

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
Tuscola City Hall
February 9, 2015

The regular meeting of the City Council was called to order with Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt, and Mayor Kleiss in attendance. Mayor Kleiss led the Pledge of Allegiance.

Consent Agenda

Kleiss went over the items on the consent agenda:

- Minutes of the January 26, 2015 meeting
- Payment of bills totaling \$90,068.48
- Community Building lease request from Debra Green for a wedding reception on May 2, 2015
- 10K route for the CCF run on June 6, 2015

Administrator Hoel discussed the 10K run route, noting it is all on the north side of the tracks. The route follows the 5K route, but also includes Parkview and another lap through town. Hoey moved to approve the items on the consent agenda. Henderson seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt. Maxey moved to approve the consent agenda for February 9, 2015. Shoemaker seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

Mayor

Mayor Kleiss submitted the name of Devin Black, Tuscola Librarian, to serve as a board member for the Douglas County Museum. Slaughter moved to approve the appointment of Devin Black to the Douglas County Museum board. Cleland seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

City Clerk – Nothing

City Treasurer

Long announced the only TIF delinquency is Eddie Boutilier.

City Attorney – Absent

City Administrator - Nothing

Ordinances and Resolutions

Mayor Kleiss presented an ordinance to council for discussion and action. The ordinance cedes the city's private bonding authority back to the Eastern Illinois Economic Development Authority. Administrator Hoel added the city has never had a private business expansion or development that would be eligible for these bonds. Henderson moved to approve ordinance 2015-0-2, an ordinance authorizing the ceding of private bonding authority. Truitt seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

Contracts and Agreements

- Hoel discussed a professional services agreement with the Farnsworth Group for Community Building architectural services. After the council study session a few months ago, Hoel went to the Farnsworth Group and asked for a design proposal to continue their work to full design and construction, using options 1 and 2 selected by council. The PSA for these services includes \$59,000 for design and a not to exceed amount of \$20,000 for bidding and construction administration. Truitt moved to approve the Professional Services Agreement in the amount of \$79,000, with Farnsworth Group for design, bidding, and construction administration for the Community Building remodel. Shoemaker seconded. Hoey asked at what point Farnsworth would be coming back to council. Hoel answered they will come back a few times during the design process. The design time frame is about three months, Hoel added. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.
- Hoel discussed a PSA for repairs from the hail damage last May. The City has 28 structures needing repairs, Hoel stated. Of those, 22 are asphalt roofs and six are either commercial flat roofs or metal. In order to ensure quality control and comply with energy conservation requirements, Hoel recommends the assistance of an architect for bidding, preparing technical specifications, and providing spot checks for quality control. Hoel went on to say he solicited proposals for architectural services from two firms, with The Upchurch Group submitting the lowest proposal. Hoey moved to approve the Professional Services Agreement with The Upchurch Group in the amount of \$11,900, for technical specifications, bidding, and quality control checks on the roofing repair projects. Day seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.
- Hoel discussed an agreement (currently being drafted) for additional funds for participation in the Intergovernmental Agreement to oppose the Clinton Landfill IEPA permit application. The agreement will include authorization to participate in the siting hearing and possible appeals. Municipalities involved in the original agreement will be asked to contribute the additional funds for attorney and technical expert fees needed for the hearings. Based on Tuscola's population, the maximum amount of additional funding required would be \$2300.88, if all municipalities participate. Henderson moved to authorize an additional \$2300.88 in additional funding for the Intergovernmental Agreement to oppose the Clinton Landfill IEPA permit application, subject to approval by Attorney Bequette. Truitt seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

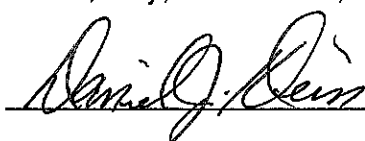
Requests for TIF Assistance

1. Several TIF recipients have requested time extension on their TIF loans. Council took action on a request from Jeremy Tengwall, dba Bailey James Enterprises, LLC, for the TIF loan on his properties at 117-123 West Sale. The TIF committee was able to tour the buildings and report Tengwall is making good progress. Truitt moved to approve a three month time extension to Bailey James Enterprises, LLC, making his deadline to draw on his TIF loan July 1, 2015. Shoemaker seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

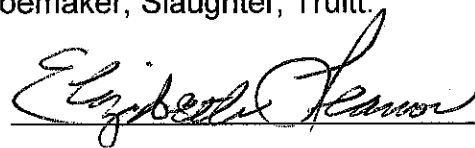
2. Richard and Donna Kidwell have requested extensions for three of their TIF projects – Daylight Donuts, Winterberry, and their storage warehouse at 601 S. Main. Henderson moved to approve an extension to December 31, 2015 for Richard and Donna Kidwell on these three TIF loans. Cleland seconded. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.
3. Mayor Kleiss discussed a TIF grant to Mac Boyd relating to the demolition of the old Dotson Building on West Sale. Boyd's property next door to the Dotson Building was damaged during this demolition and Boyd has been seeking damages for the repairs. The TIF committee recommends a grant to Boyd for structural reinforcement of the west wall of his building and the remaining east wall of the Dotson Building in exchange for Boyd dismissing the lawsuit against the city. Truitt moved to approve a TIF grant of \$24,985, to Mac Boyd contingent upon the suit being dismissed and the City being released. Slaughter seconded. Shoemaker asked if council was included in the lawsuit. Hoel answered the city is named as the defendant in this lawsuit. Council members were not named in the suit. Hoel went on to say when a party agrees to release a suit against the city; they typically state the city, its agents, employees, officers, and officials. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.
4. The Douglas County Museum TIF request includes expenses for repairs from water infiltration and mold. The TIF committee was also able to tour this building during the TIF meeting. Truitt stated much has been done there and the new director, Anna Miller, seems very knowledgeable. Maxey moved to approve a TIF grant of \$50,000 to the Douglas County Museum for repairs to their building. Day seconded. Hoey asked if other municipalities within the county also donate funds to the museum. Truitt and Shoemaker answered the new director is asking representatives from other municipalities to serve on the board. This will hopefully lead to donations from other municipalities. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

Truitt thanked the Tuscola Fire Department for meeting the 8th grade Hornets after winning they won the Regional. The Hornets will play in the Monticello Sectional on Wednesday, the 11th.

The motion to adjourn was made by Henderson and seconded by Slaughter. VOTE YEA* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.



Mayor



City Clerk