

CITY OF TUSCOLA  
COUNTY OF DOUGLAS  
STATE OF ILLINOIS  
TUSCOLA CITY HALL  
June 24, 2019

The regular meeting of the City Council was called to order with Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop, and Mayor Kleiss in attendance. Sean Conner, representing TK Martin VFW Post 10009, led the Pledge of Allegiance.

Public Comment - None

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the June 10, 2019, meeting
- May 2019 Financial Report
- Payment of bills totaling \$87,106.93
- Pay request – Sandschafer Electric for wooden light pole replacement in the amount of \$17,780 (\$500 over the previously approved amount due to subcontractor not originally quoting prevailing wages.)
- Kiwanis Easter Egg Hunt on April 4, 2020 with a rain date of April 11, 2020

Truitt moved to approve the items on the consent agenda. Waldrop seconded. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop. Rund moved to approve the consent agenda for June 24, 2019. Shoemaker seconded. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

Requested Time on the Agenda – Sean Conner and Jon Beck, representing TK Martin VFW Post 10009, were present to request permission to have a parade on Thursday, July 4, 2019 beginning at 9:00 a.m. at the Tuscola Post Office, proceeding to the Douglas County Courthouse and back. Also requested permission to hand out “Pledge of Allegiance” cards at the intersection of Sale and Main Streets and the mall, for donations to their general fund, which is used for scholarships. They would be at the corner before and after the “Sparks in the Park” parade on July 6, 2019.

Mayor - No Report

City Clerk – No Report

City Treasurer

Treasurer Long reported Eddie Boutilier and Red Barn Veterinary Services are delinquent on their TIF loans.

City Attorney – Absent

City Administrator – No Report

Ordinances

- The annual appropriations ordinance is available for review at City Hall. A hearing regarding this ordinance will be held at 7:15 pm before the July 8, 2019 council meeting. Action can then be taken on the ordinance at the July 8 or July 22 meeting and then filed with the County Clerk by the end of July.

Resolutions, Contracts and Agreements

Audit engagement letter with Larsson, Woodyard, & Henson, LLP in the amount of \$13,500 for the annual audit. This is the third year of our three year proposal with them. Motion to approve the audit engagement letter with Larsson, Woodyard, & Henson, LLP in the amount of \$13,500 for the annual audit was made by Day. Seconded by Cleland. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

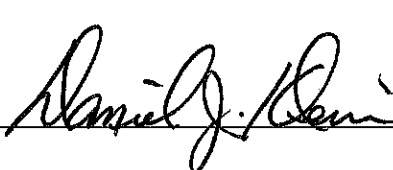
Requests for TIF Assistance

Administrator Hoel explained the redevelopment terms for the old North Ward property with Northward Square, LLC. After soliciting proposals, council tentatively approved the sale of said property to Northward Square, LLC. The developers need to begin to develop infrastructure plans and cost estimates but need some assurance that they have an agreement with council prior to incurring costs. The Option Agreement would be prepared by Attorney Bequette. The terms of the agreement would be to purchase the property for \$60,000, \$20,000 of which would be due upon closing, \$10,000 each upon the sale of lots up to 4, with the full balance to be paid within 2 years of closing. Upon closing, a subdivision plat would be recorded, with a construction bond or irrevocable letter of credit, to guarantee that the infrastructure gets installed before the city would transfer title. The development plan will provide for no less than 14 lots with 4-8 design plans to choose from, a homeowner's or condominium association with restrictive covenants regarding size and value. The developer would be committing to the construction of not less than 2 homes within 18 months of closing, and the sale of not less than 4 lots, in addition to those 2 homes already constructed, within 18 months of closing. Shoemaker made a motion to approve the redevelopment terms for the old North Ward site with Northward Square, LLC. Seconded by Hoey. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

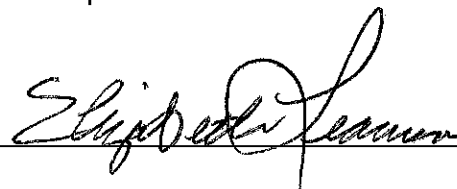
Other

The mayor inquired whether there is a "no skateboarding" sign at Festival Corner. Administrator Hoel said it is an ordinance violation, but no sign is posted.

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



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Mayor

 City Clerk