

CITY OF TUSCOLA  
COUNTY OF DOUGLAS  
STATE OF ILLINOIS  
TUSCOLA CITY HALL  
August 12, 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. Mayor Kleiss led the Pledge of Allegiance.

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the July 22, 2019 meeting
- Payment of bills totaling \$124,616.84
- Request for Craft Market to be held on Festival Corner October 5, 2019

Rund moved to approve the items on the consent agenda. Truitt seconded. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop. Day moved to approve the consent agenda for August 12, 2019. Shoemaker seconded. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

Mayor

Mayor Kleiss noted the "T" painting on South Prairie was completed on Sunday. Kleiss asked for approval of the tourism board appointees as presented. Truitt moved to approve the Tourism Board for the period of June 1, 2019, through May 31, 2020. Copy attached making these appointments part of the minutes. Waldrop seconded. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

City Clerk – No Report

City Treasurer

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

City Attorney – No Report

City Administrator – No Report

Ordinances

The ordinance regarding the Ironhorse Special Service Area (SSA) was tabled until the August 26 meeting. Administrator Hoel stated by waiting until the next meeting we will be able to iron out some details that will be included in the ordinance such as the legal description of the area to be included in the SSA and a projected financial package. Mike Weber, PGAV, has informed Hoel we will be able to meet the end of the year deadline if the ordinance is approved on August 26, 2019.

## Resolutions

During the past two years, Building Inspector Salmon has been working to update the city's building codes. According to Administrator Hoel, the one big thing is the requirement of sprinklers in new single family homes. This is a requirement of the International Residential Code; however, he and Salmon are going to recommend we exclude this from our codes. The rest of the codes are updates and some new legislative changes as related to energy conservation. Hoel went on to say the proposed resolution will start the process to adoption of the new codes. A thirty day notice is required before final action is taken. Hoey moved to approve resolution 2019-R-3, a resolution to consider adoption of new or updated building codes. Truitt seconded. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

## Contracts and Agreements

Administrator Hoel discussed the heating/cooling of the city's building at 100 North Main (The Vault) and the need to supplement the current system, especially in the first floor retail area. Hoel recommends a ductless cassette unit he believes will be effective. Cleland moved to approve the proposal from All Pro to install a heat pump mini split ductless system at 100 North Main at a cost of \$13,775.00. Shoemaker seconded. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

## Requests for TIF Assistance

Mayor Kleiss stated Austin Apgar has requested a modification of his assumption agreement for the purchase of the Daylight Donuts building from Richard Kidwell. The original agreement regarding the loan has changed from the city forgiving \$10,000, of the \$50,000, loan if Apgar was able to get a business into the building within a certain time frame. According to Mayor Kleiss, Apgar has paid the original loan amount of \$50,000 down to \$35,000, but has been unable to establish a business in the building. Apgar now has someone interested in purchasing the building for a Burgers and Beer restaurant, Kleiss stated, and would like to modify his assumption agreement to include principal payments will be suspended for up to 12 months during closing and build out and the entire remaining loan balance of approximately \$35,000, will be forgiven upon satisfactory build out and opening of the restaurant. Shoemaker moved to approve the modification of the assumption agreement with Austin Apgar regarding the purchase of the Daylight Donuts building. Truitt seconded. Shoemaker asked for clarification on the loan forgiveness. Mayor Kleiss stated this means when the restaurant is opened. Hoey asked how close the restaurant is to opening. Administrator Hoel stated Apgar has indicated they are under contract with him. VOTE YEA\* Cleland, Day, Hoey, Rund, Shoemaker, Slaughter, Truitt, Waldrop.

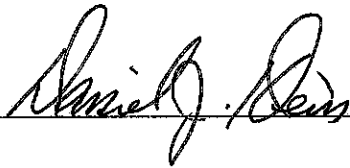
## Other

Administrator Hoel updated council on the Ervin Park grant and gave a presentation on the project components. Mike, lead engineer with MSA, was in attendance to answer questions. Hoel stated the project to resurface tennis and basketball courts and replace lighting on three ball diamonds is ready to bid. The bid opening will be September 9, 2019, prior to the council meeting. Completion date for the ball diamond work is March 1, 2020, and May 1, 2020, for the rest of the project, Hoel added. Hoel showed slides of color choices for the tennis/pickle ball courts and basketball courts and asked council their preferences and color combinations. The north tennis court upgrade will include fence replacement, sidewalk going to ADA accessible

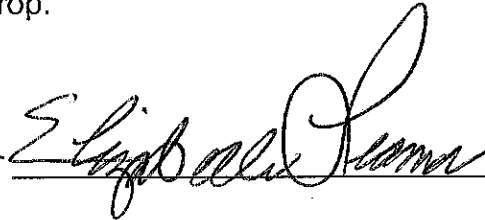
parking (requirement), and removal of overhead electrical, if any. The basketball court north of the pool will be resurfaced and sidewalk and ADA parking added. The combination tennis/basketball court in the south end of the park will be updated and include a sidewalk to ADA parking, removal of the fence around the basketball portion, fence replacement around tennis courts, and replace wooden poles for lighting with metal. The girls soft ball diamond will go from eight light poles to four and the overhead electrical will be removed. The Little League diamond will also have eight poles replaced with four and overhead electrical removed. The HS boy's baseball diamond will go from eight poles to six – two in outfield and two down each foul line. Shoemaker asked if one contractor would complete the project or if it would be divided up between several contractors. Mike answered there would be one general contractor who would then sub out portions of the project. Hoey asked if all existing asphalt would be torn out and redone. Hoel answered the basketball court north of the pool would be mill and overlay. All other existing asphalt will have to be torn out.

Mayor Kleiss and council congratulated Alderwoman Truitt on her 47<sup>th</sup> wedding anniversary.

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



Mayor



City Clerk

Tuscola Tourism Board  
Annual Appointments

As required by City of Tuscola Code of Ordinances Section 122.09, the Mayor must annually appoint, with the approval of the City Council, the members of the Tourism Board. For the board year beginning June 1,2019 and ending May 31,2020, the following individuals are submitted, for your approval, as members of the Tourism Board:

Randy Hastings, Hillard Agency- President (Community member at large)  
Drew Hoel, City of Tuscola  
Teri Gerardi, Holiday Inn Express (Hotel owner/operator)  
Donna Kidwell, Winterberry (Retail business owner)  
Michele Black, First Federal (Community member at large)  
Devon Flesor Story, Flesor's Candy Kitchen (Business/Chamber representative)  
Stacey Rae, Sweet Soul Boutique (Retail Business owner)  
Bill Hill (Community member at large)