

March 9, 2015

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

Council met at 6:45 pm to discuss the 2001 Comprehensive Land Use plan, and review proposals submitted for updating the plan. Administrator Hoel gave a presentation on land use plans, reporting more than half the communities our size have complied with the state law to have a comprehensive land use plan in place. The city's comprehensive land use plan includes zoning, the three TIF plans, sub-area plans for downtown, route 36, and the Tuscola Business Centre. The biggest part of a comprehensive plan is getting input from residents, Hoel added. The plan is the master document for growth and development in Tuscola. Plan implementation is the most important part of the plan, Hoel stated. The zoning plan is the primary enforcement tool. Hoel then discussed the City's downtown and route 36 master plans, noting the items that have been implemented. Shoemaker asked if there was anything in our last plan we were unable to execute. Hoel answered he is sure there are. The city will try to build on the old plan; find what worked well and what has changed. Hoel went on to say he does not know that there were any epic fails in our plan, but everything is tempered by reality. Administrator Hoel then discussed proposals received from planning firms to come in and facilitate the comprehensive plan process. The TIF committee discussed these proposals at their last meeting, Hoel stated. The proposals came in two categories – no frills, low cost, benchmark and upper end proposals that are more elaborate in the process. The two proposals of interest to the TIF committee are a basic proposal from MSA and a high end proposal from PGAV. The MSA proposal will not be as extensive on the community input as PGAV, according to Hoel. Council discussed points in the proposals and looked at an interactive website (CrowdBrite) that could be included for additional funds. Day asked how much value we place on PGAV since we've worked with them the past 30 years. Will it be worth the additional funds to avoid the pain of going with someone new? After more discussion, council asked Hoel to ask MSA to come to the next meeting for a study session. Hoel will also email plans MSA has done for other communities to council so they can look them over before the next meeting.

The regular meeting of the City Council was called to order with Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, and Mayor Kleiss in attendance. Alderpersons Slaughter and Truitt were absent. Mayor Kleiss noted both Slaughter and Truitt had asked to be excused from this meeting. Mayor Kleiss led the Pledge of Allegiance.

Mayor Kleiss went over the items on the consent agenda:

1. Minutes of the February 22, 2015 meeting
2. Payment of bills totaling \$135,194.68
3. Community Building lease request with alcohol from Becky's Buddies for a fundraiser March 29, 2015

Hoey moved to approve the items on the consent agenda. Henderson seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker. Maxey moved to approve the consent agenda for March 9, 2015. Cleland seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker.

**Mayor** - Nothing

**City Clerk** – Nothing

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**City Treasurer**

Treasurer Long reported Eddie Boutilier is the only TIF delinquency.

**City Attorney** – Nothing

**City Administrator** - Nothing

**Ordinances**

Mayor Kleiss asked for council discussion and/or approval of the Cultural Arts Alliance ordinance presented at the last council meeting. Administrator Hoel publicly apologized to John Best for not naming him as a member of the alliance during discussion at the last meeting. Henderson moved to approve ordinance 2015-0-4, an ordinance allowing for a Cultural Arts Alliance in the City of Tuscola. Shoemaker seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker.

**Contracts and Agreements**

No action was taken on the consultant selection for the comprehensive planning proposals. MSA, one of the consultants submitting a proposal, will be invited to attend a study session before the next council meeting and go over their proposal with council.

**Requests for TIF Assistance**

Administrator Hoel reported the TIF committee recommends a grant of TIF funds to Flesor's Candy Kitchen for window repairs and replacements. The grant will cover 50% of the cost of the window repair/replacement. Day moved to approve the TIF committee's recommendation of a TIF grant in the amount of \$1400 to Flesor's Candy Kitchen. Maxey seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker.

Administrator Hoel discussed several TIF loans and grants with unused balances. The recipients were contacted to see if they were interested in an extension and whether or not they had more redevelopment activities planned. Based on the responses received, Hoel recommends rescinding five TIF grants and/or loans. Henderson moved to rescind the unused TIF redevelopment amounts of: \$23,015.63 –5KC's LLC grant; \$8,079.41 –M Five Foods grant; \$109.31 – Floyd's Barber Shop; \$18,111.04 and \$17,765.04 – Double B Properties grant and loan; and \$8750 grant and \$8750 loan previously approved for Double B Properties. Shoemaker seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker.

**Other**

Administrator Hoel called council's attention to the scheduled committee budget meetings noted in his report: Public Safety – March 26 @ 10:00 a.m.; Public Works – March 30 @ 4:00 p.m.; Finance and Administration – March 30 @ 10:00 a.m. (change from report date and time); Community Development and Planning – April 6 @ 3:00 p.m.

Mayor Kleiss announced the Douglas County Health Department will be hosting a town hall forum on March 25 at 1:00 p.m. in the Douglas County Mental Health Conference Room. The forum will discuss the dangers of heroin. RSVP's to the Douglas County Health Department.

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

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 Mayor  \_\_\_\_\_  
City Clerk