

CITY OF TUSCOLA  
COUNTY OF DOUGLAS  
STATE OF ILLINOIS  
Tuscola City Hall  
December 8, 2014

Mayor Kleiss opened the council study session at 6:45 p.m. and asked if anyone had opinions on the three options for the Community Building remodel. Administrator Hoel stated he would like council to decide on a basic goal and scope for the project. Hoel went over the three options provided by the Farnsworth Group and gave cost ranges for each option. Shoemaker feels we are looking for what the group thinks conceptually, an idea of what council is thinking. Shoemaker went on to say in looking at some of these numbers, it begs the question why not start from scratch? Hoey is in favor of keeping the building for what it was intended – a center for the community to use. He is not in favor of an addition or a stage. Hoey likes options 1 and 2. Shoemaker thinks the building will require some type of stage for many of the events that are held in the building. Maxey pointed out portable stages are available in about any size. Also, maybe we should all agree on what we want and then go to the next step. Maxey would like to see HVAC and insulation improvements and some interior work. The interior portion is what will lead to the most discussion, Maxey added. Administrator Hoel went over the estimated costs (approximately \$205,000) for the interior renovation and discussed what would be included. Administrator Hoel stated it seems council is leaning towards option 2 – the mechanical portion and interior remodel. Once we have a rough idea of how long the project will take, the city staff will stop booking events for the building. Hoel will speak with Farnsworth about option 2 and get more definite proposals and a timeline. Hoey stated he is worried about the air conditioning in the building. It does not cool well when there is a large group in the building. Foreman Cruzan and Administrator Hoel pointed out the new units will be sized correctly for the building. The current units are residential units and not able to cool when large groups are using the building. Council also discussed some possible changes to the lobby area and restrooms. Maxey feels there is a lot of wasted space in the lobby area – maybe we could put some of that area to better use. Shoemaker asked what we could do to make better use of the upstairs area.

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

Mayor Kleiss went over the items on the consent agenda:

1. Minutes of the November 24, 2014 meeting
2. Payment of bills totaling \$220,197.63
3. Community Building lease with Tuscola Home Center for a Christmas party on January 10, 2015
4. Community Building lease with the Wild Turkey Federation for their annual dinner on February 6, 2015

Henderson moved to approve the items on the consent agenda. Maxey seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt. Maxey moved to approve the consent agenda for December 8, 2014. Shoemaker seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

Administrator Hoel asked council's opinion of the proposed route for the Scribner 5K planned for August 15, 2015. The route differs from the usual 5K route because the family has asked to begin and end the race at the high school.

**Time on the Agenda**

Fred McDonald, Tuscola Rotary President, spoke to council about their plans to construct a new playground for 2-5 year olds in the north end of Ervin Park. The City committed funds for the project several weeks ago. McDonald stated the advisory committee for the playground has worked hard to get the plans together. He showed pictures of the proposed 48' x 78' playground, with trike track. The club is working with North Ward for a name for the playground; a club member is narrowing down the color choices; and the MOPS group will decide what panels to order. Rotary has a goal of constructing the playground in April 2015. McDonald passed around samples of surface materials and discussed the advantages of using rubber mulch topped with a rubber bond. McDonald went over the Rotary fundraising to date: they have a Rotary grant of \$4000 with a \$4000 match and a \$45,000 pledge from the city. Several local organizations and businesses are planning fund raising efforts to help with the expense. McDonald went on to say an additional \$45,000 is needed to put down the 'cadillac' surface, which is the rubber mulch topped with a rubber bond. McDonald would like council to consider matching Rotary dollar for dollar on the surface costs. If Rotary can raise an additional \$22,500, the city would match that amount. Shoemaker asked about costs for the entire project. McDonald estimates \$65,000 for the playground without a fence and the basic surface. An additional \$45,000 should cover the cadillac surface and fence. If council has questions or concerns, McDonald would be happy to answer them. Mayor Kleiss asked council to think about the request for additional funds and where this might fit in the new budget.

**Mayor** - Nothing

**City Clerk** – Nothing

**City Treasurer**

Treasurer Long reported Eddie Boutilier is the only TIF delinquency. The city is in the process of redoing ID's. Anyone interested should stop by and have their photo taken.

**City Attorney** – Nothing

**City Administrator** - Nothing

**Ordinances**

- Administrator Hoel asked for action on the levy ordinance. Hoey moved to approve ordinance 2014-0-16, an ordinance for the levy and assessment of taxes for the fiscal year beginning May 1, 2014 and ending April 30, 2015, of the City of Tuscola. Day seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.
- As discussed at the last meeting, an ordinance was prepared to regulate parking on Jones Boulevard. Maxey moved to approve ordinance 2014-0-17, an ordinance amending chapter 76, schedule 1 of the City's code of ordinances to prohibit parking on the west and south sides of Jones Boulevard. Cleland seconded. The restrictions for parking on the curve on Jones Boulevard will be handled with signage. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.
- Council discussed an ordinance to regulate boating on the lake at Wimple Park. The ordinance is written to state boating only during daylight hours. Maxey asked if the time could be more specific. After some discussion, most council felt sunrise to sunset would suffice. Day pointed out another option would be ½ hour before sunrise and ½ hour after sunset. Administrator Hoel suggests setting

the ordinance hours as sunrise to sunset. If someone is on the lake 15 minutes or so before sunrise or after sunset, there would be no problem. Administrator Hoel will make the clarification of allowed boating hours and bring the ordinance back for council consideration at a future meeting.

Resolutions

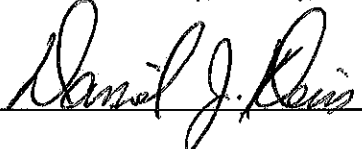

After a brief discussion, council felt there was no reason for an executive session. Henderson moved to approve resolution 2014-R-7, a resolution concerning the review and release of executive session minutes and the destruction of executive session audio recordings prior to June 11, 2013. Hoey seconded. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

Requests for TIF Assistance

Administrator Hoel brought council up to date on the TIF committee's recommendation for a grant on the property at 211 North Parke. Lydia and Nicholas Puddicombe have requested a TIF grant in the amount of \$4975 for architectural services. Day moved to approve the TIF committee's recommendation of a \$4975 TIF grant to Lydia and Nicholas Puddicombe. Truitt seconded. VOTE YEA\* Cleland, Day, Henderson, Maxey, Shoemaker, Slaughter, Truitt. Alderman Hoey abstained. Motion carried.

Attorney Bequette reported he has prepared a draft agreement and loan modification for Scott Kibler Agency, Inc. Bequette stated the real estate taxes and insurance are current on the property. The terms of the agreement include: timely mortgage payments, re-amortized until the end of TIF; rent assignment to the City; keeping the building insured; setting aside funds for real estate taxes; a renewed personal guarantee by Scott Kibler; and dismissal of current foreclosure lawsuit. Maxey moved to approve the TIF loan modification agreement with Scott Kibler Agency, Inc., and authorized Mayor Kleiss to enter into the settlement agreement to dismiss the foreclosure lawsuit. Hoey seconded. Mayor Kleiss pointed out Kibler's original TIF loan was for approximately \$185,000. The current balance is around \$60,000. Kleiss is glad we were able to restructure the loan and keep this business in the downtown. After a question from Truitt, Attorney Bequette noted the previous fees have been re-amortized for the life of the loan. VOTE YEA\* Cleland, Day, Henderson, Hoey, Maxey, Shoemaker, Slaughter, Truitt.

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