

CITY OF TUSCOLA  
COUNTY OF DOUGLAS  
STATE OF ILLINOIS  
September 9, 2013  
Tuscola City Hall

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

### Consent Agenda

Administrator Hoel went over the items on the consent agenda:

- Minutes of the August 26, 2013 meeting
- Payment of bills totaling \$273,113.08
- Pay request of \$94,837.50, from Stark Excavating for work on the Scattering Fork Drainage project
- A change order in the amount of \$36,600, submitted by Stark Excavating, to reinstall 800 feet of the sewer force main near the Red Barn
- Fundraising request for September 28 from 8<sup>th</sup> grade class members planning to go to Washington, DC
- Community Building lease request from Alan Shoemaker for September 13, 2013 Tuscola Alumni Homecoming event
- Community Building lease request from Felipe & Antonia Ruiz for a party on October 12, 2013
- Request from Tuscola Rotary to place their SAM Pantry sign on Festival Corner the week of October 7

Hoey moved to remove the 8<sup>th</sup> grade fundraising request from the agenda for further discussion. Henderson seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Truitt moved to approve the consent agenda for September 9, 2013, as amended. Shoemaker seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor Kleiss opened discussion on the fundraising request from the 8<sup>th</sup> grade students by saying our intent for fundraising is to help not for profit groups. Hoey agreed and added he is not sure this is something we should ask our shoppers to pay for. Henderson pointed out we have five girls this week; there may be five more next, and five more after that. Shoemaker agrees with Hoey's perspective on the shoppers at the mall. Shoemaker is concerned about safety. It is evident growth is coming and there will be more traffic in the mall area. Seip added he does not want to decide how students do their fundraising. He is concerned with the city streets. Seip has only voted to allow 501 3C not for profits to conduct fundraising on the streets. Hoey moved to deny the fundraising request submitted by the 8<sup>th</sup> grade students for the Washington, DC trip. Maxey seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Truitt. VOTE NAY\* Slaughter. Motion carried.

Mayor

Mayor Kleiss wished Alderman Maxey a Happy Birthday!

City Clerk - Nothing

City Treasurer

Treasurer Long reported TIF delinquencies of more than 60 days are PMG Tuscola LLC; Jeff Winans and Kristin Winans; Eddie Boutillier; and Bruce and Andrea Robinson.

City Attorney - Nothing

City Administrator - Nothing

Ordinances

Mayor Kleiss presented an ordinance to increase the Class B liquor licenses in the city. A Class B license covers beer, wine, and liquor consumed off premises. Kleiss stated we currently have one request pending for Class B and most likely Lambo's will want a Class B license. Truitt moved to approve ordinance 2013-0-9, an ordinance amending Section 111.21 to increase the number of Class B liquor licenses from three to six in the City of Tuscola. Hoey seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Kleiss commented the Tuscola Package Liquor building looks great with the new concrete drive and siding on the building.

Contracts and Agreements

Treasurer Long discussed the city's health insurance renewal and reported to council the findings of the staff and insurance broker. Long stated the Affordable Care Act is set to go into effect the first of 2014, with implementation by January 1, 2015. Our insurance company, Health Alliance, has offered a 14 month renewal, which would take us to the very last date to implement the Affordable Care Act. Long believes this is the best option; right now there is no clear plan or prices for the Affordable Care Act. Long went on to say she did not want to make company changes or plan design changes this year because big changes will be coming next year. Health Alliance is going up quite a lot this year and will go up quite a bit more next year, Long stated. In order to keep cost increases to the employees as low as possible, Long suggests raising the deductible from \$200/Ind and \$400/family to \$300/Ind and \$600/family (out of pocket costs). The employee and city will split employee dependent premiums increases. Long added the staff and broker looked at a lot of health plans, both government and private sectors, and feel they are still offering a very competitive product for a very good plan. This type of plan is a good benefit. It requires some paperwork and follow up on the part of the employee, but has saved the city well over \$500,000, in the last several years. Truitt moved to approve 2013-14 health insurance renewal as recommended by staff and insurance broker. Seip seconded. Mayor Kleiss commented health insurance is in a state of flux right now. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Requests for TIF Assistance – Administrator Hoel went through the recent TIF committee recommendations for grants and/or loans.

- Seip moved to approve the TIF committee's recommendation of a 50% grant, up to \$6000, to Jim and Kay Higgins for installation of ADA restrooms at the Wee Warriors Day Care, 306 East Southline Road. Cleland seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
- Shoemaker moved to approve the TIF committee's recommendation of a 50% grant of the low bid, up to \$1,025, to the Douglas County Farm Bureau for tuck point and masonry repair on their building at 105 North Main. Henderson seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
- Henderson moved to approve the TIF committee's recommendation of a 50% grant, up to \$4570, to Richard and Donna Kidwell for paint, gutter, doors, and windows for their warehouse building located at 601 South Main. Maxey seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
- Hoey moved to approve the TIF committee's recommendation to modify the existing redevelopment agreement with Domenic Greco, owner of the Dollar General building. Greco has requested additional funding to cover \$3420 in cost overruns on roofing and bathroom installation. The committee recommends modifying the agreement to fund the overruns at 50% grant (\$1710) and 40% loan (\$1369). Maxey seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
- Truitt moved to approve the TIF committee's recommendation of a modification to the redevelopment agreement with Richard and Donna Kidwell for their property at 114-116 West Sale Street. The modification allows for an increase of \$2750 in grant funding and an increase of \$2200 in the loan for masonry repairs to the Winterberry building. Cleland seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
- Seip moved to approve the TIF committee's recommendation of a one year extension of the 5KC's LLC (Tuscola Car Wash) redevelopment agreement. Shoemaker seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

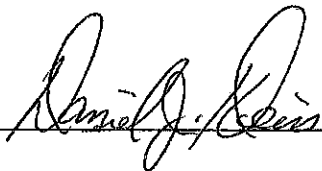
Other

Mayor Kleiss opened discussion on the Amishland Phase II agreement and final plat. Kleiss stated the original agreement was basically a donation of the land for phase II by Edgar County Bank and TNB. Mayor Kleiss added these negotiations did not work out. Edgar County Bank is interested in recouping the property taxes on this land. The city's option for securing the property for Phase II of the development is to purchase the property at a cost of \$53,774.53, Kleiss stated. Maxey questioned why we are paying so much more than our original offer. Kleiss explained the bank always expected the \$53,774.53, but we did not understand this. The bank expects this amount to recoup the property taxes paid over the last five years. Kleiss added it's a good idea to have this property in our control and this is a reasonable amount to pay. The total acreage in question is about ten acres. Administrator Hoel pointed out the key obligation the city is taking on is to install the infrastructure for Phase II. The cost for infrastructure is estimated at \$500,000 - \$600,000. Once this is done, the ground can be developed and the city will control ten acres of it. Mayor Kleiss noted the City was able to recoup its cost on phase I just with the Red Barn development. Maxey moved to approve the agreement for the transfer and redevelopment of land for Amishland Phase II, pending approval by Attorney Bequette. Seip seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Truitt moved to approve the final plat of Amishland Country Village Phase II, upon agreement and execution by all parties. Shoemaker seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

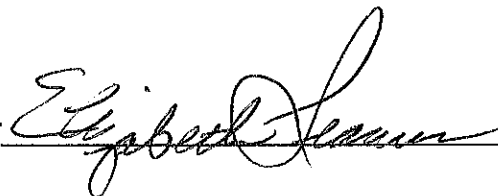
Shoemaker stated he has had requests from citizens in his ward about using golf carts on the road to go to the mall now that development is going on in the area. Administrator Hoel reported the IDOT governs who can cross state routes and where. Once the signal is installed, we can probably request an additional crossing, possibly at Progress.

Henderson brought up the issue of dog droppings all over the Wimple Park area. The cross country team practices there, Henderson stated, and the runners go home with the droppings on their shoes. Administrator Hoel agreed, saying you can't take two steps without getting in it. Seip suggests fencing an area for dogs to run. If dogs are off their leashes, they have to be in the fenced area. Clean up stations would also be needed for the fenced areas. Mayor Kleiss suggested council think about the fencing idea and how to pay for it.

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



Mayor



City Clerk