

CITY OF TUSCOLA  
COUNTY OF DOUGLAS  
STATE OF ILLINOIS  
Tuscola City Hall  
January 24, 2011

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

Consent Agenda

Administrator Hoel went over the consent agenda items:

1. Minutes of the January 10, 2011 meeting
2. December 2010 financial report
3. Payment of bills totaling \$66,322.60

Truitt moved to approve the items on the consent agenda. Henderson seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Cleland moved to approve the consent agenda for January 24, 2011. Shoemaker seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor – Nothing

City Clerk – Nothing

City Treasurer

Treasurer Long announced the only TIF delinquency is PMG Tuscola.

City Attorney – Nothing

City Administrator – Nothing

Ordinances

Mayor Kleiss presented an ordinance amending the hours of operation and rental fees for the Community Building. The ordinance also adds a section regarding liability insurance. This ordinance was drawn up based on council discussion of building use for activities lasting two hours or less and the possible need to require liability insurance from the lessee for some planned uses. Seip moved to approve ordinance 2011-0-1, an ordinance to amend articles V and VIII of the Tuscola Community Building Ordinance. Cleland seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Resolutions

Administrator Hoel discussed a resolution stating the city intends to pass a groundwater ordinance, after completion of the environmental corrective action plan on the Dixie property. The actual ordinance will restrict the use of groundwater as a water supply on several parcels. Hoey moved to approve resolution 2011-R-4, a resolution declaring intent to adopt a groundwater ordinance for Dixie Travel Plaza and related properties impacted pursuant to LUST incident #20030866. Henderson seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

The next resolution for consideration was a standard IDOT maintenance resolution appropriating \$53,000 MFT funds for the annual oil and chip. Cleland moved to approve the IDOT resolution appropriating \$53,000 for the annual oil and chip and engineering costs associated with the project. Seip seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

The street resurfacing project will continue this summer on South Main and Tuscola Boulevard. The sidewalk and pedestrian bridge along North Line Road may also be done this summer, if possible. The improvements will be funded with up to \$500,000 MFT bonds and TIF funds. Seip moved to approve resolution 2011-R-5, a municipal resolution of intent for a special assessment of MFT funds in the amount of \$500,000 for engineering and construction costs associated with the resurfacing improvements. Henderson seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Truitt moved to approve the preliminary engineering and construction agreement for MFT funds with James E. Crane, PE. Cleland seconded. VOTE YEA\* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

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

Samuel Rein 2/14/11 Mayor Elizabeth Lemon City Clerk

TIF Study Session  
6:45 P.M.  
January 24, 2011

Administrator Hoel updated council on various TIF projects and requests for TIF assistance:

- The Dotson building report states asbestos is in the building. Do not have costs yet for abatement. City needs to talk with Chris Hill, owner of adjoining building, about a deal Hill would like to make involving curb and gutter on Indiana Street in exchange for building.
- Mayor Kleiss will send a letter to the Douglas County Museum board members encouraging them to move the museum downtown.
- Tucker sub-division drainage improvements could be financed by implementing a new TIF in that area. PGAV will handle the process; Hoel will speak with other taxing bodies.
- The Library may request the City's help funding a study to see if the Midwest Galleries building could be used for their expansion. Also, the TIF will install an alarm monitoring system at the library.
- The City's work is finished at the 1871 building. Working with potential restaurateurs to open a business there.
- The old North Ward site is on hold for now.
- Amishland is still a work in progress. Trying to get various landowners to agree to re-platting and possibly some infrastructure.
- The Tuscola Boulevard resurfacing will be done with MFT funds and TIF.
- Extend the TIF loan on Bob's Super Service to the full 15 years, now that the environmental clean-up has been completed.
- Scattering Forks channel improvements may be a project now that the Embarras River Management Association is developing a management plan. The improvements would be done with several sources of funding – TIF and EPA 319 grant funding.
- The Dixie property owner has signed the redevelopment agreement and will demolish the buildings and proceed with the corrective action plan. The City is required to pass an ordinance insuring no one will ever access water for drinking in the contaminated area.
- Hog Wrench has asked the City to subordinate their current mortgage. TIF committee is not in favor of this. TEDI Director Moody will put the owners in touch with the Champaign County Regional Planning Commission to see if they can help.
- Discussed business retention surveys and one on one interviews to learn priorities and preferences about the future of the downtown.
  1. A TIF assistance request concerning the Dotson Law Building – more information needed.
  2. Additional funds are needed for the downtown theatre project architecture survey. They have asked for a grant of \$3000 total.
  3. Illini Community Insurance has requested funds for signage on outside of building.
  4. The downtown diner, scheduled to open February 1, has asked for a grant of \$1,050 for clean-up and painting of the restaurant. (formerly T.J's)
  5. Steve Lacine, Lighthouse Ins., plans to move his business to the new Sav-Mor building. Lacine plans a \$44,000 renovation of his new office. The TIF committee recommends a grant of \$8000 for ADA restrooms. Lacine requests \$37,000 for renovations of his current building for a beauty salon. The TIF committee denied assistance for this project.