

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
May 23, 2011
Tuscola City Hall

The regular meeting of the City Council was called to order at 7:50 P.M. with Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt and Mayor Kleiss present. Hop Conner led the Pledge of Allegiance.

Consent Agenda

Administrator Hoel went over the items on the consent agenda for May 23.

- Minutes of the May 9, 2011 meeting
- The financial report for April 2011
- Payment of bills totaling \$87,994.42
- A final pay request from Natare Corp in the amount of \$10,000 for the pool project
- Lion's Club request to have the Hearing Bus at Festival Corner on June 24, 2011
- Girl Scout request for Twilight Camp at Ervin Park August 13-14, 2011

Maxey moved to approve the items on the consent agenda. Hoey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Cleland moved to approve the consent agenda for May 23, 2011. Henderson seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Requested Time on the Agenda

Jim Harbaugh spoke on behalf of the Lion's Club. They appreciate the council's cooperation. Harbaugh invited everyone to come get their hearing tested for free on June 24.

Mayor

Mayor Kleiss read a proclamation making June 14, 2011, Flag Day and Hop Conner's 90th birthday, as 'Hop Conner Day' in the City of Tuscola. Mayor Kleiss thanked Paul Wisovaty for making the suggestion for Hop Conner Day and Administrator Hoel for writing the proclamation.

City Clerk – Nothing

City Treasurer

Treasurer Long reported the only TIF delinquency is PMG Tuscola LLC.

City Attorney - Nothing

City Administrator

Administrator Hoel asked council to consider providing email addresses for the City's webpage. Hoel stated this can be done several ways; email can be sent directly to personal accounts, through the info account that would be filtered by city staff and then forwarded, or a

separate email can be set up for council members. This request is part of the website set-up, Hoel stated, and would be a way for people to contact their aldermen.

Contracts and Agreements

Treasurer Long discussed the employee health insurance renewal and stated the change to Personal Care last year has worked out well for the City. We were able to save \$90,000 - \$100,000 in costs. Long recommends staying with this plan for the coming year. The city could increase the deductible from \$1500 to \$2000 and \$3000 to \$4000 and increase the HRA slightly. With these changes, we will come in at about 2% over last year's costs. By increasing the deductible, employees will see their premiums go down slightly and the city will realize a \$100,000 savings over the State insurance costs for another year. Seip moved to approve the FY 2012 employee health insurance renewal, as presented. Maxey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Requests for TIF Assistance

Council took action on two committee recommendations for TIF assistance.

1. Douglas County Abstract has requested assistance for roof repairs and minor interior damage caused by the leaky roof. Truitt moved to approve a TIF grant of 50% of the total cost for repairs up to \$5000 to Douglas County Abstract, 110 East Sale. Hoey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
2. M Five Foods, LLC, has requested assistance for remodeling the Smokehouse Restaurant at 1109 Tuscola Boulevard and opening a bulk foods/deli/coffee shop. Hoey moved to approve the committee's recommendation for a 50% TIF grant, up to \$22,000, to M Five Foods, 1109 Tuscola Boulevard. Cleland seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Tabled Discussion Topics

♦ Administrator Hoel summarized the purchase proposal for the Chris Hill property at 130 West Sale. This is the building next to the Dotson Building, which is planned for demo. After the feasibility study for demo of the Dotson Building, council decided to try to purchase and demolish the Hill property next door rather than try to accommodate the common wall and staircase challenges, Hoel stated. The additional costs for accommodating the common wall and staircase would be close to the cost to purchase and demo the building. Hoel has proceeded on the assumption that if the City could purchase the building at the right amount, this would be preferable to trying to stabilize the stairway and common wall. Hoel went on to say, Chris Hill has agreed to a purchase price of \$32,000 for the building. Hill would then put all of that back, plus personal funds, in to improvements on Indiana Avenue. These improvements would be in the form of curbs along the west side (1 block) and installation of antique street lights. The Indiana Street right of way would be narrowed, Hoel stated, but it would remain a city street. Shoemaker asked if all the language in the contract spells out exactly what Hill can and cannot do on Indiana Avenue. Hoel answered the construction standards all cover this. Shoemaker asked how the payments would be policed. Hoel suggests putting a time frame in the agreement and adding Hill would be paid as work progresses. Hoel stated he is confident that if Hill does the work as we prescribed, we will be getting good value. Attorney Bequette pointed out there are a lot of pieces to this. A contract is necessary; the city will hold a public hearing for the right of way narrowing to vacate x number of feet on each side. Hoel and Attorney Bequette will begin drawing up agreements

for the property purchase, and Hoel will arrange for asbestos abatement on the two buildings to be torn down.

♦ The pool will open this Saturday, May 28. Hoel stated he would like to plan an event to celebrate the renovations and re-opening of the pool. This would be a week long event designed to promote the pool. Hoel will incorporate a 'ribbon cutting' into the promotion.

♦ Administrator Hoel discussed bids for a park utility vehicle to replace the 12 year old Gator. John Deere in Atwood submitted a bid for a Gator, similar to what is used in the park now, at the state bid price. This vehicle would suit our needs, Hoel stated. The other vehicle bid, submitted by Do-It Best, is a larger utility vehicle at the GSA bid price. This vehicle is a Toro Workman MD and comes in at \$1200 more than the Gator. The Toro has an option of attaching a groomer for use on the ball diamonds. The committee discussed both bids and the pros and cons of the groomer option, as well as the size of the vehicles, Hoel stated. Maxey asked if this piece of equipment would be used for the ball fields only. Hoel stated it would not; the base vehicle would be used for daily park/city maintenance. Maxey asked if this vehicle would only be used by city employees. He was told someone from Little League would use it to drag the diamonds on occasion. Also, during festivals there is a chance someone from TEDI or Chamber might use it. Shoemaker stated with the quotes received, the city has budgeted enough to purchase the Toro plus groomer, if needed. Shoemaker also stated he wants the city to have the best and safest tools; he is fine with purchasing the Toro, but wonders if the groomer is more of a want than a need. There is a possibility the park will have other expenses, and he does not want the city to go over budget so early in the year. Shoemaker went on to say, there is a homemade groomer at the park that could possibly be fitted to use with the new vehicle. Maxey asked again about people other than city employees using the equipment. Is this something the city allows? Hoel answered it is not necessarily something we allow; it just happens. Foreman Cruzan pointed out the only time this normally happens is during week-end tournaments. Ryan Tabling, park manager, prepares the diamonds for play each day during the week. Brian Moody stated during festivals, TEDI and the Chamber are very cautious with the Gator. He tries to be sure he is the only one driving the Gator. Maxey also has concerns about city employees driving and tearing up the equipment and cited an example at the south fire station. Henderson moved to purchase the Toro Workman MD as the park utility vehicle from Do-It Best at a cost of \$7777.30. Cleland seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. The groomer option will be investigated further. Mayor Kleiss stated it is always good to remind everyone using equipment that they should protect and respect the equipment as if it is their own.

New Business

Administrator Hoel pointed out the committee has drafted some new TIF application processes. The committee is trying to provide more help to people on up front work required when doing major projects. There is some required due diligence that is quite costly. The new process creates a system for evaluating the projects and up front studies required. Any questions about the TIF application process for major projects should be directed to Administrator Hoel. Action will be taken at a later date.

Hoel discussed the water tower paint/repairs by first stating it would not have made any difference if we would have caught the problem three years ago. The problem is there was delaminating. A primer, intended for bare metal, was put on the entire water tower. The tower had shop primer already and the two layers caused delaminating. Hoel went on to say the solution of over coating is no longer viable. The real fix is going to be strip the whole

tower and re-paint at a cost of around \$600,000. The engineer recommends doing this and doing it correctly. Hoel reported there is still quite a bit of room left on the IEPA water loan and he is working with the EPA to put this project on that loan. The original plan was to spend \$350,000 of the water fund capital plan this year or next on the water tower solution, Hoel stated. By not doing this and putting all the water tower expense in the EPA loan, the long term deal is better for the city financially. Hoel stated the IEPA loan will close in September and the water tower work will have to be bid in the next month or two. Hoel will continue working with the IEPA to include the \$600,000 in the water system loan program. Seip pointed out there was faulty workmanship/product on the water tower. We need to get the tower stripped and painted, but we should also look into the contract and see if we can recover damages. Because of the poor workmanship and products used, the city is paying an additional \$350,000, Seip stated. Administrator Hoel pointed out the contractor did come back about 10 years ago to make repairs and do spot painting. Attorney Bequette and Administrator Hoel will look into the contracts and see if there is action to be taken.

Mayor Kleiss announced he would have committee appointments ready for the next meeting. TEDI Director Moody announced an 'Eggs and Issues' meeting @ noon on Wednesday (25th) at Ironhorse. FutureGen will be on the agenda. There is also a US DOE public meeting @ Ironhorse on June 7 from 7:00-9:00 P.M. An open house will be held before the hearing, beginning at 4:00 P.M. The purpose of this meeting is to inform the public of plans for the FutureGen project. Moody stated the DOE is holding the meeting to discuss locating a characterization well in Douglas County. Moody stated his interest in this is the information we will receive about our sub-surface which is information we would not be likely to have.

Hop Conner thanked council and the city for the proclamation honoring him on his 90th birthday, June 14.

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

FOR Nancy J. Cleland Mayor Elizabeth A. Henderson City Clerk