

CITY OF TUSCOLA
COUNTY OF DOUGLAS
STATE OF ILLINOIS
August 8, 2011
Tuscola City Hall

Mayor Kleiss called a public hearing to order at 7:03 P.M. The purpose of the hearing was to hear public comments and questions on the proposed Barker/Prairie Street TIF.

Administrator Hoel stated the proposed plan for the TIF redevelopment project includes: development of a single-family residential subdivision of 20-25 new houses and drainage improvements such as construction of a storm water detention basin, tearing down the old sewer plant, and creating a two stage ditch on the Hayes Branch. Hoel added the property taxes from the new houses will help offset the drainage improvement expenses. The drainage improvements will help others in the area, Hoel stated. Our engineers estimate an additional 65 existing homes will be removed from the flood zone, alleviating the need for them to carry flood insurance. Hoel went on to say the Hayes Branch Drainage District engineers have done a preliminary review of the plan and have taken no objection to the proposed drainage improvements. Mike Weber, PGAV TIF consultant, spoke about the redevelopment plan for the proposed Barker/Prairie TIF district. A copy of Weber's comments is attached, making them part of the minutes. Mayor Kleiss asked for public comments or questions. Chip and Rhonda Fair asked if the drainage improvements would help the nearby trailer park. Administrator Hoel stated there would be a benefit in that area; however, he was not sure the property would be removed from the flood zone. There being no more comments or questions, Mayor Kleiss declared the hearing closed at 7:12 P.M.

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

Consent Agenda

Mayor Kleiss went over the items on the consent agenda:

- Minutes of the July 25, 2011 meeting
- Financial report for July 2011
- Payment of bills totaling \$133,730.85
- Two fundraising requests - Judy Landeck, representing the Tuscola Kiwanis Club, announced their 'Peanut Days' fundraiser would be the week-end of September 30 & October 1. Also, the TFD submitted a written request to hold their annual Muscular Dystrophy 'Fill the Boot' campaign on August 13; 20 and Sept. 3.

Henderson moved to approve the items on the consent agenda. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Maxey moved to approve the consent agenda for August 8, 2011. Hoey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Mayor

Mayor Kleiss congratulated the 9 & 10 year old All Stars on their second place finish in the State tournament. Truitt gave council an update on the team, stating they were well coached, played together, did a great job and had fun.

City Clerk - Nothing

City Treasurer

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

City Attorney - Nothing

City Administrator

Administrator Hoel reported there have been complaints about an odor in the water. The city has been flushing lines when calls come in, Hoel stated, and this helps the problem. Illinois American is in the process of switching how they apply the chlorine in the water and the problem should be solved in the next few days.

Hoel announced the next CIMOA meeting is August 18 in Savoy. Truitt, Slaughter, and Clerk Leamon will attend.

Ordinances

Mayor Kleiss presented the sewer system loan agreement for council action. Truitt moved to approve ordinance 2011-0-16, an ordinance authorizing and providing for the City of Tuscola to execute, enter into and perform a loan agreement with the Illinois Environmental Protection Agency for the purpose of paying a part of the cost of constructing, improving, and extending the City's sewerage system facilities, and making certain covenants in providing for the operation of such sewerage system and the pledge, dedication, collection, segregation and distribution of the revenues to be derived from the operation thereof. Cleland seconded. Administrator Hoel pointed out this ordinance authorizes up to \$420,000 in loan proceeds but he anticipates it will be more like \$150,000 plus engineering. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Contracts and Agreements

Hoel discussed asbestos surveying and sampling required before demolition of the Dotson and Hill buildings and a professional services agreement from MSA. The estimated fee for asbestos inspection and sampling at 130 W. Sale and peer review at 128 W. Sale is \$3074. Hoey moved to enter into a professional services agreement with MSA Professional Services for asbestos inspection 130 W. Sale and asbestos peer review at 128 W. Sale at a cost of \$3,074. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Truitt asked if a peer review was done by an engineering firm. Hoel stated it was, but in this case it is as much about combining the two into one bid as anything.

Other

- Hoel discussed the sewer project bidding process and alternates. The base bid includes renovating the lift station, replacing two pumps, and installing a standby

generator. Alternate #1 is the installation of a second force main to the excess flow basin, Hoel stated. The committee recommends proceeding with the base bid and alternate #1. The second and third alternates (not recommended) are to seal the rock filter in the excess flow basin. Cleland moved to approve the low bid of \$300,000, submitted by Mid-State General Contracting, for renovating the lift station, replacing two pumps, installing a standby generator and installation of a second force main to the excess flow basin. Henderson seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

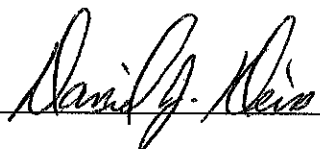
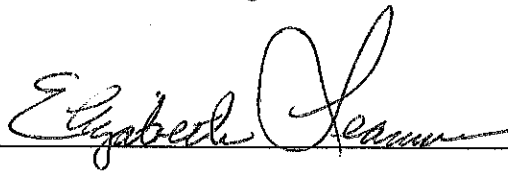
- Ten bids were received on the water tower coating, Hoel stated. He and the city engineers recommend rejecting the two lowest bids because of non-compliance with the requirements. Hoel went on to say he recommends going with the lowest responsive and responsible bidder, Hanfland Painting, for the water tower improvements at \$548,000 plus an alternate bid of \$4000 for a hydro-pneumatic tank to help buffer our water distribution. Cleland moved to approve the bid of \$552,000 from Hanfland Painting for the water tower coating improvements projects, including a hydro-pneumatic tank. Maxey seconded. Hoey asked for an explanation on the pressure tank and asked how long the tower would be down. Hoel stated the tower could be down for up to six weeks; he and Foreman Cruzan are both concerned about this, as it means we will be operating off line pressure during this time. The hydro-pneumatic tank helps absorb spikes and dips in the water pressure. This project will be done next summer. Hoey asked Administrator Hoel if he was comfortable with this. Hoel stated we are doing everything we can to minimize our risks. Shoemaker asked about a warranty from the contractor. Hoel stated there is a paint and application warranty, both subject to inspection by an on site mediator. Shoemaker asked if there was anything we could put in place in case something goes wrong during the repairs. Hoel stated he doesn't mean to be an alarmist. He has been in contact with Illinois American, and we can control the booster pumps. Also, we will coordinate with Arcola on when they fill their tower so that it will not be done during high usage times. Roll was then taken on the motion to award the bid for the water tower painting. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
- Hoel announced the current pricing on the CAT end loader expires on August 15. The committee recommends we purchase now under the state bid program, as the cost will go up significantly with the new emission standards. Hoel stated we did receive a competing bid from John Deere; however, the Altofer CAT bid was about \$5000 lower. Cleland moved to purchase the Altofer CAT 924H Wheel Loader through the state bid program at a cost of \$74,780, with trade-in. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Hoel reported Shoemaker suggested looking into the extended warranty on the new end loader and he learned that for \$3062.50, we can get an extended warranty for 5000 hours or five years. Cleland moved to purchase the 5000 hour or five year extended warranty with Altofer at a cost of \$3062.50. Shoemaker seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.
- Hoel discussed the accessories bid for the new dump truck we purchased recently and stated the Rahn Equipment was the only suitable vendor in the area. Henderson moved to waive formal bidding on the dump bed, lighting system, hydraulic system and snow plow equipment for the dump truck. Hoey seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt. Cleland moved to approve the bid from Rahn Equipment in the amount of \$28,798.92, for the purchase of a dump bed,

lighting system, hydraulic system, and snow plow equipment for the recently purchased dump truck. Seip seconded. VOTE YEA* Cleland, Henderson, Hoey, Maxey, Seip, Shoemaker, Slaughter, Truitt.

Hoey reported he has had some complaints from citizens about police officers taking garage sale signs. They would like some clarification on where the signs can be placed. Truitt stated she asked that question herself and learned they can only be placed on private property. Administrator Hoel added this happens often and when it does, the police take the signs and call the offenders.

Maxey observed the recently oiled and chipped roads seem to have an excess amount of gravel as opposed to oil this year. He wonders if there was a new spec asking for more rock. Hoel stated the specs have not changed; the amount of total rock applied to total oil will be compared and the city will pay only what was specified. Maxey added North Central Avenue, on the back side of Timmons Drive, is in need of some gravel. Foreman Cruzan stated we could put gravel there, but these were just blisters popping. The vehicles have not been throwing oil when driving down the street.

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

 _____ Mayor  _____ City Clerk

**PUBLIC HEARING
PLAN & PROJECT OVERVIEW
Tax Increment Redevelopment Plan & Project
Barker/Prairie Street Redevelopment Project Area
City of Tuscola, Illinois**

A. Overview

This public hearing is being held pursuant to statutory requirements of the Tax Increment Allocation Redevelopment Act of the Illinois statutes.

This hearing concerns a Redevelopment Plan for a proposed Tax Increment Financing District known as the Barker/Prairie Street Redevelopment Project Area. The boundaries are shown on the large exhibit.

A copy of the Tax Increment Redevelopment Plan has been on file with the City Clerk's Office since **June 2, 2011**. The Plan has been on file with the City Clerk since then for review by anybody caring to see the Plan.

The City Council set the date for this public hearing at its regular meeting of **June 13th**. Copies of the Plan were then forwarded to all local taxing bodies and the Illinois Department of Commerce and Economic Opportunity along with notices of the Joint Review Board meeting and this public hearing.

Additionally, a notice of the availability of the Plan was sent to anyone registered with the City's interested parties registry.

Also, appropriate notices of this hearing have been placed in the newspaper.

On **July 6th** the Joint Review Board met to review the TIF Plan. The Joint Review Board is made up of representatives of the various taxing bodies including a representative of the City and a public member.

The JRB voted to recommend to the City Council to approve the Plan and the designation of the Project Area.

B. The TIF Plan

The TIF Plan is designed to induce private sector investment to achieve:

1. Development of a single-family residential subdivision of 20-25 homes.
2. Alleviate flooding conditions within the development AND upstream areas nearby. It is anticipated that approximately 65 EXISTING homes will be removed from the 1% flood zone (100-year flood plain).

C. Closing Comments

Those properties within the boundaries will benefit from the program as required by law. Spill over effects elsewhere in the community is anticipated to be beneficial as well.

Pursuant to the TIF Act, the City Council may consider ordinances for approving the Plan, establishing the Redevelopment Project Area, and adopting tax increment financing no sooner than 14 days nor more than 90 days from the close of this public hearing.