



## REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN, ILLINOIS, THURSDAY, APRIL 18, 2024

1. The City Council of the City of Sullivan, Illinois, met in regular session on Thursday, April 18, 2024, at 6:00 p.m. at the Elizabeth Titus Memorial Library, 2 W. Water Street, Sullivan. The meeting was called to order by Mayor Mike Mossman. A roll call was taken.

Commissioner Abbey Sherwood	- present
Commissioner Mike Kirk	- present
Commissioner Chuck Woodworth	- present
Commissioner Doug Shook	- present
Mayor Mike Mossman	- present

2. Kevin Gaden, Mike Genin and Sean McCarthy from the IMEA spoke about their Agency, the proposed Power Sales Contract and the proposed Capacity Purchase Agreement. The IMEA started in 1984 after a change in legislation allowed the formation of Joint Action Agencies. These organizations represent member towns in securing long-term power supply arrangements, building power plants, and issuing tax exempt municipal bonds. Through the IMEA the City has access to an attorney versed in electric law, representatives that assist with key accounts, and representatives on the Illinois Municipal Utility Association (IMUA). The IMEA offers renewable energy options and supports local generation owned by its members. Under the contract with the IMEA, the City's fuel cost is reimbursed any time generation is required. In 2035, the IMEA's debt will be paid off. The debt makes up twenty-five percent of their cost structure; this will result in a decrease in rates. It is likely that the transmission costs, which are passed on to the municipalities, will increase.

The IMEA uses affordability, reliability, predictability and sustainability to guide all the decisions that are made by their agencies. The IMEA is a not-for-profit agency and any expenses that they are able to eliminate are passed on to the members in the form of a lower power supply cost. They also have a 24/7 operation center that provides support to the City during outages. The service handles the communication between the City and Ameren to ensure that the City's feed is restored. Rates from the IMEA are projected to remain flat in the future due to the power being supplied through agency owned resources or long-term contracts, which reduce market volatility. These agency owned resources are made up of large and small scale solar, wind farms, coal plants and hydro. Anything that isn't covered by these resources is purchased through long-term power purchase contracts on the market. Their goal is to set low stable costs to keep the power reliable and protected from market volatility.

The IMEA has resources that need to be replaced prior to 2035. These contracts are usually secured for twenty to twenty-five years in order to receive a reasonable cost and to allow the suppliers to receive the full investment from their resources. The IMEA will also need to know who is going to want and need them to secure their power supply beyond 2035. They anticipate a twenty-five percent decrease in their power supply costs once their debts have been paid off. After 2038, they will need to replace a portion of the output that is received from the Prairie State Coal Fire Plant. In 2045, they will need to replace one-hundred percent of that output. The IMEA would like to renew their contract with the City; the proposed contract would be in effect from October

2035 to May 2055. The contract splits the rates and charges based on the load ratio share of each member. The IMEA is working to slowly transition from a primarily fossil fuel mix to a mix of renewable resources. A provision is also included in the contract which would allow the City to install a wind turbine or solar project that could provide up to ten percent of the City's peak. The IMEA will reimburse the City a minimum of \$3.20 per kilowatt a month for the output from the generation plant through the Capacity Purchase Agreement.

Commissioner Kirk agreed that commitments must be made and the value in the IMEA exceeds the purchasing power. He believes that their representation in the legislature is extremely important and that the City is very fortunate to be a part of the IMEA.

3. Lee Beckman gave an update on the status of grants and City Projects.
  - A pre-construction meeting will be held next Tuesday for the Main Street Water Main. The contractor would like to start on Wednesday. Most of the work will be completed in the grassy areas behind the curb. Roads will be bored and cutting will only be done when connections are made to the existing water mains. Due to the low bid, there is a possibility that the main could extend a little further than planned.
  - Announcements for the Storm Sewer grant should be made in June.
  - The field survey for the ITEP has been completed and Milano & Grunloh is working on the plans.
  - There is a one-year warranty on any issues that arise with the new Water Treatment Plant. Commissioner Woodworth stated that there are a few issues that Vandevanter is supposed to be correcting. After moving the chlorine injection, the master flow meter is still reading incorrectly.
  - Remaining fund from the State Legislative Grant could be utilized for 1200N.
  - Remaining funds from Rebuild Illinois have been allocated for 1200N.
  - The NOFO for the Unsewered Grant is anticipated for June.
  - Phase 1 of the Safe Routes to School project is nearing completion. Some modifications have been made to the contract decreasing the overall project cost. This may allow some additional areas to be added.
  - No information has been received for the bid opening for Phase 2 of the Safe Routes to School project.
  - The Eastview Lift Station is operational, there are a few items left in the contractors bid. The City will be taking care of some of the higher priced items like the gutter replacement.
  - The Grant Agreement for OSLAD Phase 2 has been signed and sent to IDNR. He asked that the City let them know when the documents are received.
  - The sewer has been installed on 1200N. The City secured EDP funding and announcements for TARP funding should be made soon. Once announcements are made the project can be bid. The addition of a new entrance on the north side of the lumber yard, if installed prior to construction, will require the street to be shut down. This would make the project much more economical, rather than staging construction or using flaggers.

- There are still a few more easements that need to be secured for the IDOT sewer extension on Route 32. He suggested that the City consider bidding the project in the next thirty to sixty days.
- The survey for the Worth Street extension has been completed and the typical sections will be completed within the next few weeks.
- The Downtown Improvements will include milling and asphalt overlays to some roadways, curb replacements, oil and chip and gutter replacements. If the business qualifies and there is enough job creation, the City could potentially ask for additional grant money. This is a 50/50 grant. The project doesn't qualify for TARP funding. Mr. Beckman suggested getting the streets completed prior to beginning the ITEP project to prevent damage to the sidewalks.

4. Mayor Mossman asked if there were any comments from the public.

Bob Ingram asked if any progress has been made on the City Building project. Mayor Mossman explained that nothing has been done since the Council determined that the bids were too high.

Gerry Wood thanked Commissioner Kirk and the employees at the Power Plant, adding that the one of the benefits of living in Sullivan is having affordable and continual power.

Mike Fowler asked what would happen to IMEA members if they decided against extending their contracts. Commissioner Kirk responded that they would no longer have power supplied by the IMEA. Mr. Fowler then asked why there was a rush to sign the contract now rather than waiting until a year before the contract expires. Commissioner Kirk stated that the IMEA needs to forecast the purchase of power to make it more economical. He added that the City doesn't have any other options for purchasing power.

5. The consent agenda included the following items:

- Approval of minutes of the regular meeting held April 4, 2024
- Approval of minutes from the closed session held April 4, 2024
- Approval of the Treasurer's report for March 2024
- Passage of Resolution 24-V – Adjustments to the appropriations for the Fiscal Year commencing May 1, 2023 and ending April 30, 2024

Mayor Mossman explained that the Council would also need to pass an Ordinance that goes with Resolution 24-V. He asked if the Council would rather pass the Resolution this evening or pull it and pass it with the Ordinance at a special meeting. Commissioner Shook asked to pull Resolution 24-V.

A motion was made by Commissioner Shook and seconded by Commissioner Kirk to approve the first three items on the consent agenda. Upon a roll call being taken the results were as follows:

Commissioner Doug Shook	- yea
Commissioner Mike Kirk	- yea
Commissioner Abbey Sherwood	- yea
Commissioner Chuck Woodworth	- yea
Mayor Mike Mossman	- yea

and the motion was declared carried by omnibus vote.

6. Commissioner Sherwood reported that the Park Department has been mowing. The contractors staked out the basketball and tennis courts for the OSLAD project and extended the fencing for the splash pad area.

There is a leak in the kiddie pool at the Civic Center. This occurred a few years ago and the Gas and Sewer Departments assisted in the repair. Booker's is currently evaluating the issue. Several lifeguards have been hired. Jason Drury has been doing a good job of attracting new members.

7. Commissioner Kirk reported that the Distribution Crew prepped wire for the ball diamond, worked on Nexgrid, replaced and removed some old wires and transferred the fiber optics to new poles at the south Water Plant, wired lights for the ball diamond, fixed the flag at the City Building, and worked with the Sewer Department on the Eastview Lift Station project.

8. Commissioner Woodworth reported that the Eastview Lift Station is now online. He was very impressed with Wiggs Excavating, the contractor on the project, and is hopeful to work with them in the future. Part of the curb was removed for the project and will be replaced by another contractor.

Mayor Mossman signed a Compliance Agreement for the EPA; this was required due to the Sewer Plant's failure to meet discharge compliance in December. The issue will be resolved and it is likely that the City will not be fined. The Sewer Plant Operator will be taking his Class 2 exam next month. Commissioner Woodworth has asked a few people to come in and work with him on certification items prior to the test.

There are still a few issues that need to be corrected at the Water Plant by a subcontractor for Grunloh Construction. Hydrant Flushing started this week, some areas may experience water discoloration due to the flushing. If this occurs, the water should be run longer to clear the line.

A pre-construction meeting for the Main Street Water Main Project will be held next Tuesday. The contractor would like to start on Wednesday. This project will replace the water main on Main Street from Jackson Street to the armory.

Commissioner Woodworth has been meeting with the HR Director and Jill Leka to negotiate the IBEW Contract. He would like the Council to review the negotiations being prepared by Ms. Leka prior to meeting with the union again.

9. Commissioner Shook reported that the Street Department has been working on equipment maintenance and a new contractor has start grinding mulch at the dump lot. The Street Crew has been replacing culverts alongside the work being completed by the contractors on the Safe Routes to School project.

Commissioner Shook has received several complaints about a high crown in the roadway at Eastview. After some additional drain lines are installed some of the curb failures will be repaired and the roadway will be tilled.

10. Mayor Mossman shared that the map for the City-wide clean-up went out with the utility bills. The flyer states the pickup dates and lists the items that will be accepted.

He and Commissioner Kirk met with the IFOP Union and anticipate a final draft of the contract prior to the next Council meeting.

11. Commissioner Shook explained that the Street and Alley claim to Altorfer was for several items that were repaired on a roller that the department purchased last year.

A motion was made by Commissioner Kirk and seconded by Commissioner Shook to approve the claims. Upon a roll call being taken, the results were as follows:

Commissioner Mike Kirk	- yea
Commissioner Doug Shook	- yea
Commissioner Abbey Sherwood	- yea
Commissioner Chuck Woodworth	- yea
Mayor Mike Mossman	- yea

and the motion was declared carried.

12. A motion was made by Commissioner Sherwood and seconded by Commissioner Shook to approve the Project Authorization with Milano & Grunloh to furnish design engineering, construction inspection and material testing for the OSLAD Phase 2 project. Upon a roll call being taken, the results were as follows:

Commissioner Abbey Sherwood	- yea
Commissioner Doug Shook	- yea
Commissioner Mike Kirk	- yea
Commissioner Chuck Woodworth	- yea
Mayor Mike Mossman	- yea

and the motion was declared carried.

13. Mayor Mossman explained that the addendum for the Revolving Loan Fund will offer a lower interest rate to restaurants. Commissioner Sherwood added that there is already someone interested in applying. Commissioner Kirk asked who was going to make sure that the City was the first lien holder on the loans and who will approve them. Commissioner Sherwood stated that she, Mayor Mossman, the Treasurer and Aaron Kirk make up the Revolving Loan Fund Committee. The Committee will review the applications and recommend them to the Council for approval. Mayor Mossman feels that the Treasurer would ensure that the City holds the first lien.

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to pass Ordinance 24-7 regarding the revolving loan fund. Upon a roll call being taken, the results were as follows:

Commissioner Doug Shook	- yea
Commissioner Abbey Sherwood	- yea
Commissioner Mike Kirk	- yea
Commissioner Chuck Woodworth	- yea
Mayor Mike Mossman	- yea

and the motion was declared carried.

14. Mayor Mossman explained that Ordinance 24-8 was to increase the percentage for the TIF III Agreement with the School District from twenty percent to thirty percent. Commissioner Shook suggested the Council talk about the amended TIF IV map which would add EAV to the taxing bodies. Ted Walk stated that the TIF IV amendment would add six million dollars and remove four million, thus increasing the size of the TIF district. Commissioner Shook added that he wasn't ready to vote on the issue. He is concerned that this would set a precedence for TIF IV. Commissioner Woodworth was not in agreement to the increase, as he believes this takes too much away from the developers and the increment. The Economic Development Director suggested the increase to enhance the TIF III extension. Commissioner Sherwood was in favor of the increase. She believes that City and the taxing bodies have a partnership and need to cooperate to encourage the development of the TIF districts. Commissioner Kirk was not in agreement as Aspen Creek, Keller Warehouse and Westport would all see a decrease in their increment. Commissioner Shook asked to table Ordinance 24-8.

15. A motion was made by Commissioner Sherwood and seconded by Commissioner Kirk to approve the three-year Small Utility Enterprise Agreement for \$34,800 with Environmental Systems Research Institute, Inc. Upon a roll call being taken, the results were as follows:

Commissioner Abbey Sherwood	- yea
Commissioner Mike Kirk	- yea
Commissioner Chuck Woodworth	- yea
Commissioner Doug Shook	- yea
Mayor Mike Mossman	- yea

and the motion was declared carried.

16. Mayor Mossman provided the Council with information regarding the increment generated by the TIF IV amendment and asked them to review the proposed map. The map has already been reviewed by the City's TIF consultant. The map will be sent to the City's Engineer for finalization after it has been approved by the Council.

17. Commissioner Woodworth explained that Milano and Grunloh didn't reshoot the grade for the Eastview Lift Station when it was moved twenty feet. This resulted in the valve vault and the wet well sitting a foot above ground. They were both cut down to grade which increased the cost of the project. That expense will be split between the City and Milano & Grunloh. A submersible transducer was also added, which increased the price by \$5,000. The lift station is online and has been in service for two weeks.

A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to approve Change Order #2 from Wiggs Excavating for the Eastview Lift Station of an increase of \$9,297.00. Upon a roll call being taken, the results were as follows:

Commissioner Chuck Woodworth	- yea
Commissioner Doug Shook	- yea
Commissioner Abbey Sherwood	- yea

Commissioner Mike Kirk - yea  
Mayor Mike Mossman - yea

and the motion was declared carried.

18. Mayor Mossman explained that Tabeling Development is interested in developing a small subdivision of nine houses and a restaurant behind the coffee shop. An entrance off of the highway would be added north of the coffee shop and tie into the road by Courtyard, providing a second access to the area. Commissioner Shook stated that this would be a private street and Tabeling will be responsible for the snow removal and upkeep. The homes built by the developer will be approximately \$300,000. There are already individuals interested in purchasing the homes. A variance was received to build the homes six feet off of the property line. The developer worked with the Fire Chief to adjust some of the radiuses on the curve south of the subdivision to allow fire truck access. Commissioner Sherwood thought that the restaurant is ready to move forward.

A motion was made by Commissioner Shook and seconded by Commissioner Woodworth to approve the preliminary subdivision plan for PIN #08-08-11-400-046, 1612 S. Hamilton St. Upon a roll call being taken, the results were as follows:

Commissioner Doug Shook - yea  
Commissioner Chuck Woodworth - yea  
Commissioner Abbey Sherwood - yea  
Commissioner Mike Kirk - yea  
Mayor Mike Mossman - yea

and the motion was declared carried.

19. A motion was made by Commissioner Kirk and seconded by Commissioner Sherwood to adjourn into closed session at 7:35 p.m. to discuss the collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees (5 ILCS 120/2(c)(2)). Upon a roll call being taken, the results were as follows:

Commissioner Mike Kirk - yea  
Commissioner Abbey Sherwood - yea  
Commissioner Chuck Woodworth - yea  
Commissioner Doug Shook - yea  
Mayor Mike Mossman - yea

and the motion was declared carried.

20. The meeting reconvened 7:41 p.m.

21. A motion was made by Commissioner Woodworth and seconded by Commissioner Kirk to adjourn the meeting. Upon a roll call being taken, the results were as follows:

Commissioner Chuck Woodworth	- yea
Commissioner Mike Kirk	- yea
Commissioner Abbey Sherwood	- yea
Commissioner Doug Shook	- yea
Mayor Mike Mossman	- yea

and the motion was declared carried and the meeting was adjourned at 7:42 p.m.

Mike Mossman  
Mayor Mike Mossman

Attest Carrie Creek  
Carrie Creek, City Clerk