



**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN,  
ILLINOIS, THURSDAY, APRIL 4, 2024**

1. The City Council of the City of Sullivan, Illinois, met in regular session on Thursday, April 4, 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. Mayor Mossman read the items in the consent agenda:
- Approval of minutes of the regular meeting held March 21, 2024
  - Approval of minutes of the special meeting held March 25, 2024

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to pass the consent agenda. 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 by omnibus vote.

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

Paula Buxton of Buxton Garden and Flower Shop stated that her business was contacted by the Cemetery Foreman to cancel the standing order they had with the City. This seventeen year standing order is for silk hanging baskets for Johnson, Enterline, Tabor, Wyman and Titus stones and also the Veteran Memorial. Ms. Buxton added that a reason wasn't given as to why the order was canceled. She would like to see the placement of flowers continue with a local business. Mayor Mossman explained that other local businesses have shown interest in providing the baskets and this was done to give everyone the same opportunity. The flowers for the square and the baskets would then be rotated each year. The Mayor apologized that an explanation as to why the order was cancelled wasn't provided to Ms. Buxton.

4. Commissioner Sherwood reported that the Park Department has been mowing and cleaning up from the recent winds. The fishing season will open this weekend, a fishing license and trout stamp are required. Last week, the fencing for the splash pad was put up and the lake was stocked.

She asked to add an Esri software agreement renewal for the City's GIS system to the next agenda. This is a three-year agreement for a total of \$34,800.00. The City has used this software since 2015. The City requested a proposal from Cloudpoint Geospatial for GIS services, which came in at \$82,000 per year. The proposal doesn't include travel expenses if someone would need to be on-site. There is also a server update for the GIS software that needs to be completed this year at an estimated cost of \$25,000 to \$40,000.

5. Commissioner Kirk reported that the contractors left on the 25<sup>th</sup>. The tank for the fuel tank replacement project at the Power Plant was delivered two weeks ago; the project should be completed next week. The Distribution Crew completed sixty-three JULIE locates within the last two weeks. Last Sunday the town lost power for approximately fifteen to twenty minutes before the Plant went online to generate power for two hours. Due to the fuel tank replacement project, an emergency inlet was used to feed fuel directly into the plant. The outage was caused by a tree that had fallen on the transmission line by Moweaqua. Commissioner Shook stated that this is why the City hires contractors to trim trees. There are two feeds that can provide power to the City, one is in Chesterville and runs to Bethany, the other runs down Route 51 to Moweaqua and then to Bethany. The feed then runs from the Bethany substation to the City.

6. Commissioner Woodworth reported that there were complaints of basements being flooded due to the rain last week. The Distribution Crew pulled manhole lids and noted that the sewer was full. The Sewer Plant was also flooded, but everything was contained and no discharges occurred.

7. Commissioner Shook reported that the Street Department had some brush due to the rain, but no large areas of standing water. A new drain that was installed at the north end of Worth Street took care of the previous flooding that occurred in that area. The new mulch grinder moved in yesterday, he is still trying to get the feel for the process and will hopefully be grinding mulch this week. The Safe Routes to School project is approximately half way done and should be completed within the next two or three weeks weather permitting.

8. Mayor Mossman had nothing to report.

9. A motion was made by Commissioner Shook and seconded by Commissioner Kirk to approve the claims. 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 carried.

10. Joe Keller addressed the Council regarding his request to extend TIF III. He believes that TIF III has aided in the progress of Keller Trucking and Green Gardens.

Mayor Mossman explained that TIF III is nearing expiration and that the state statutes allow a twelve year extension. Mr. Keller believes the extension could provide an opportunity to expand the trucking business, double the size of Green Gardens and encourage the construction of new homes. His decision to establish his business in Sullivan was partly due to the TIF district.

Commissioner Sherwood asked if a change needed to be made with the Intergovernmental Agreement with the School District. The Economic Development Director suggested offering the school thirty-percent to make them whole. The percentage will need to be discussed by the Council.

A motion was made by Commissioner Kirk and seconded by Commissioner Shook to follow the action of the extension of TIF III through this amendment that we have in our packet and whatever comes after that. 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 carried.

11. Commissioner Sherwood stated that the City was awarded an OSLAD Grant of \$1.152 million for the second phase of improvements to Wyman Park. This is a matching grant, leaving the City responsible for \$576,000. Some of that can be provided through man hours completed by City employees.

There were numerous comments from the public on the issues of safety of both the public and the athletes, the ongoing maintenance of the fields, and how the City would come up with the funds for the project. Many thought the grant would provide a great opportunity for the City.

The diamonds are made up of brown ag lime and contain 30 dry wells that were installed to help drain water. An irrigation system is used in the off season and fertilizers and sprays are used to maintain the fields during the spring.

Commissioner Sherwood stated that there wouldn't be a tax increase to fund the project. She believes that the budget for the park could absorb the expense through transfers from sales tax. The City will have two years to complete the project once the grant agreement is received.

The improvements include new fencing for all three diamonds, new dugout boxes, seeding and mulching of both the infields and outfields, grading, earth work, resurfacing of both the north and south parking lots, ADA compliant parking spaces with concrete slabs and access ways, dog watering stations, drinking fountains, bat roosts, bird houses, a walking path at the south end of the lake, and some composite trees for fish habitat.

Commissioner Shook is concerned about the funding but was impressed by the amount of residents that came out to support the project.

A motion was made by Commissioner Sherwood and seconded by

Commissioner Shook to approve the grant agreement with the State of Illinois Department of Natural Resources for OSLAD Phase 2. 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 carried.

12. Mayor Mossman asked Gordie Wood from Wood Insurance to explain the quotes for the Police Professional Liability Insurance, the Public Officials Management & Employment Practices Liability Insurance and the Police Professional Liability Insurance. Mr. Wood stated that the current coverage for the City's Police Professional and Errors and Omissions is one million dollars and proposed an increase in coverage to five million dollars. The change in coverage would result in an approximate sixty thousand dollar increase in premiums annually.

A motion was made by Commissioner Kirk and seconded by Commissioner Sherwood to pass the three insurance policies. 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 carried.

13. The Council has been working with Laurie Minor and the City's TIF Consultant to establish a plan to amend the TIF IV district for new developments. A map was presented which outlined the existing TIF III and TIF IV districts, proposed additions to TIF IV, an area for contiguity between TIF III and TIF IV and areas that could be removed from TIF IV. The additions to TIF IV are for properties with proposed developments. Areas that could be removed from the TIF IV district include the Eastview Subdivision, Pifers Lane and the White Heath Subdivision. Ted Walk is interested in the changes in the eav that would occur. Mayor Mossman explained that the Council would first need to approve the map, which would allow for the eav to be figured. Most of the development is moving south along the highway. The Mayor believes that some of the parcels in the TIF district could be removed as they were included for contiguity but don't bring any value.

Commissioner Kirk asked who would handle the annexation of the properties. Mayor Mossman responded that the City Attorney will draft the agreements. Commissioner Woodworth added that TIF IV is a relatively new district with very little revenue, if TIF III and IV were contiguous, funds could be moved between the two districts to fund projects. Inducement resolutions that will allow the developers to move

forward in anticipation of the TIF IV amendment will be discussed later in the meeting. Mayor Mossman anticipates a council vote on the TIF IV map at the next meeting. The Council will need to discuss an intergovernmental agreement for the School District and whether or not to increase that agreement to thirty percent. Commissioner Woodworth noted that a portion of the Cedar Dale Subdivision water and sewer infrastructure was funded by both TIF II and III, as TIF IV hadn't generated enough revenue. If an area is needed for contiguity, Commissioner Shook would like to find a path with a lower eav rather than taking in developed property. Commissioner Sherwood added that funds from TIF III have also been used to purchase a piece of equipment to be used in that district. Mayor Mossman is hopeful that this will be the last amendment to TIF IV. Commissioner Kirk asked where the money in TIF III would go if it isn't contiguous with another district. The Mayor stated that the money from TIF III could be rolled into another TIF district upon its expiration. Commissioner Kirk is unsure what the TIF III funding would be used for, as the water and sewer are already installed in that area. Mayor Mossman would like the minimal amount of properties to be included if TIF III and IV will be contiguous. Prior to voting on a finalized map, the Mayor would like to speak with the other taxing bodies.

14. Mayor Mossman called a recess at 7:30 p.m. The meeting resumed at 7:33 p.m.

15. Nancy Elder's term on the Zoning Board of Appeals will expire on April 30, 2024. If reappointed, her next term will expire on April 30, 2029.

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to reappoint Nancy Elder to the Zoning Board. 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 carried.

16. Ben Guyot's term on the Zoning Board of Appeals will expire on April 30, 2024. If reappointed, his next term will expire on April 30, 2029.

A motion was made by Commissioner Kirk and seconded by Commissioner Shook to reappoint Ben Guyot to the Zoning Board of Appeals for a term ending April 30, 2029. 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 carried.

17. Gregg Foster doing business as the Toy Bar has requested a Special Use Permit for an event being held at 1225 Building on April 20, 2024.

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to approve a Special Use Permit for Gregg Foster doing business at The Toy Bar. 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	- abstain
Mayor Mike Mossman	- yea

and the motion carried.

18. Commissioner Woodworth stated that the bid opening for the Main Street Water Main was held. The bids received were \$684,473, \$563,450 and \$470,705. Milano & Grunloh Engineers have reviewed the bids, all of which met the requirements, and recommended the low bid from C & S Companies Incorporated for \$470,705.00.

A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to award the bid for the Main Street Water Main Project to C & S Companies for \$470,705.00. 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 carried.

19. A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to approve the contract with C & S Companies for the Main Street Water Main Project. 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 carried.

20. Mayor Mossman explained that Ordinance 24-6 – An Ordinance Providing for and Approving the Fourth Amendment to Sullivan TIF District IV would remove two parcels from TIF IV. This would remove Brad Rau's property in White Heath Subdivision and a piece of property that Commissioner Shook is interested in purchasing.

A motion was made by Mayor Mossman and seconded by Commissioner

Woodworth to pass Ordinance 24-6 – An Ordinance Providing for and Approving the Fourth Amendment to Sullivan TIF District IV. Upon a roll call being taken, the results were as follows:

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

and the motion carried.

21. Mayor Mossman explained that the Resolutions to amend TIF IV allow the developers to get started on their projects while the City works on amending the TIF district.

A motion was made by Commissioner Sherwood and seconded by Commissioner Shook to approve Resolution 24-Q – A Proposed Amendment to Sullivan Tax Increment Financing (TIF) District IV – Darin Burdick Redevelopment 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 carried.

22. A motion was made by Commissioner Sherwood and seconded by Commissioner Shook to approve Resolution 24-R – A Proposed Amendment to Sullivan Tax Increment Financing (TIF) District IV – Bernius Properties, LLC Redevelopment 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 carried.

23. A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to pass Resolution 24-S – A Proposed Amendment to Sullivan Tax Increment Financing (TIF) District IV – Main Street Capital Partners, LLC Redevelopment Project (Masonic Temple). 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 carried.

24. A motion was made by Commissioner Sherwood and seconded by Commissioner Woodworth to approve Resolution 24-U – A Proposed Amendment to Sullivan Tax Increment Financing (TIF) District IV – Agri-Fab, Inc Redevelopment Project. Upon a roll call being taken, the results were as follows:

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

and the motion carried.

25. A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to pass Resolution 24-T – A Proposed Amendment to Sullivan Tax Increment Financing (TIF) District IV – Main Street Capital Partners, LLC Redevelopment Project (Large Commercial). 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 carried.

26. Commissioner Kirk asked to adjourn into closed session at 7:44 p.m. to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body (5 ILCS 120/2(c)(1)).

27. The meeting reconvened at 8:10 p.m.

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

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



and the motion was declared carried and the meeting was adjourned at 8:10 p.m.

Mike Mossman  
Mayor Mike Mossman

Attest Carrie Creek  
Carrie Creek, City Clerk