



REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN, ILLINOIS, MONDAY, JANUARY 8, 2024

1. The City Council of the City of Sullivan, Illinois, met in regular session on Monday, January 8, 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. Lee Beckman from Milano & Grunloh gave an update on the status of grants and City projects.

- The City is still waiting on the executed grant agreement from DCEO for the Main Street Water Main Project. Mr. Beckman is estimating summer construction with advertisements going out late spring/early summer. This project will be completed while school is out to alleviate any issues that may occur.
- A DCEO Grant application will be submitted on January 18th for sewer improvements on the west and south sides of the school. The City has collected a water sample and will send it to the lab this week.
- The funds from the ITEP grant have been classified as state money, which will allow a local letting to be held and will also provide funding for work that is done prior to the agreement being received from IDOT.
- The Water Plant project has been completed and there are one or two additional items that need to be corrected. Mr. Beckman believes that overall the project went really well.
- The Industrial Way project has been completed and the final pay estimate will be approved this evening. Project expenses should be paid out of EDP & TARP funds first before utilizing State Legislative Funds. The City will need to contact their grant manager for a modification to use any remaining State Legislative Funds for 1200N
- The two projects that were funded by Rebuild Illinois funds have been completed. The remaining funds will be used on the 1200N project.
- The NOFO for the Unsewered Grant is supposed to be released in early 2024. The City has already completed a planning grant for this project and there is a good chance that the sewer project for the two areas on the north side of town could be funded.
- The bid opening for Phase I of the Safe Routes to School grant was held. A preconstruction meeting is likely to be scheduled within the next thirty days. There will be a contract between the State of Illinois and the contractor and the City will have an engineering contract with Milano & Grunloh. The State will make all of the payments to the contractor and then invoice the City once the project is complete. Doug Shook will serve

as the resident engineer for the project and will complete the necessary tasks through the online program.

- An application for Phase II of the Safe Routes to School Grant was submitted and announcements should be made in the first quarter of 2024.
- Materials for the Eastview Lift Station should be delivered by the end of January. Weather will play a determining factor on when the project will begin. It is estimated that the project will take ten to fourteen days to complete. The contractor will return in the spring to complete the seeding, mulching and any concrete work that remains.
- Announcements for Phase II of the OSLAD grant are expected soon.
- If the City is interested in applying for a PARC grant for a large brick and mortar project they will need to complete some preplanning.
- Contractors hit a sand van on the 1200N sewer project last month, which required the sewer depth to be adjusted. The plans to run the sewer to the IDOT yard are 95% complete. These plans will include a lift station and a force main that will pump back to the lumber yard and then to a gravity sewer. The City Clerk reached out to IDOT about their easement for the project. Once the easements have been received the project will be bid. Mr. Beckman believes that the sewer could potentially be installed on state right-of-way, but that it would be better to complete the project through private easements.
- Possibilities are being explored for some street improvements to Water Street and north on Madison that could be done in conjunction with Zak Horn's development. The project could possibly be eligible for EDP funding, which could provide \$30,000 for each job it creates. Commissioner Shook is working with Mr. Horn to get his UICS and NICS codes, which will be used to verify his eligibility for the project.

Commissioner Woodworth asked if Mr. Beckman knew the amount of funding that could be received through the Unsewered Grant. He responded that the estimates are outdated and will need to be redone due to a significant increase in prices, but estimates that this would be a two million dollar project. The City previously received a planning grant which was 100% grant eligible and he anticipates the same for the project, but there are no guarantees. Eligibility will be determined when the NOFO is released. If funded, the earliest construction could begin in late 2025.

Commissioner Kirk asked if Mr. Beckman's firm was involved in the demolition of the City Building and if he had any suggestions for the exposed exterior wall. Mr. Beckman responded that this would be a question for an architect.

3. Mayor Mossman asked if there were any comments from the public. There were none.

4. Mayor Mossman read the items in the consent agenda:

- Approval of minutes of the regular meeting held December 27, 2023
- Approval of claims
- Approval of Resolution 24-A – A Resolution Authorizing the Destruction of Audio or Video Recordings of Closed Meeting Sessions

- Approval of mileage reimbursement for Commissioner Kirk
- Approval of Pay Estimate #3 (Final) for \$62,494.20 to Beniach Construction for the Industrial Way Project

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to approve 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	- abstain
Commissioner Chuck Woodworth	- yea
Mayor Mike Mossman	- yea

and the motion was declared carried by omnibus vote.

5. Commissioner Sherwood reported that the Park Department has been taking down Christmas lights and preparing for spring. The Street Department finalized the demo and grading of the tennis and basketball courts at Wyman Park. The Electric Department is finalizing their part of the lighting for the middle ball diamond. Commissioner Shook and Commissioner Kirk have discussed options for lighting at the south diamond. The Phase II application for the OSLAD grant has gone to the next level for review and approval and awards are anticipated in the near future.

There is a full-time front desk position open at the Civic Center, the employee currently filling this position is leaving for college. She informed the Council that all part-time minimum wage employees received a one dollar an hour raise due to the Illinois minimum wage step increase.

6. Commissioner Kirk reported that the Electric Department completed twenty-two JULIE locates, completed multiple line drops for Liberty Lumber as they work on the interior of their building, repaired and replaced eight street lights, completed 26 building permits for North Lake Community Development, worked with JM Test to have their hot sticks, blankets, hot tools and cover-ups tested, set two secondary lift poles, replaced six additional street lights, checked the capacitor banks for generations, met with the management at Agri-Fab about a harmonics issue and worked a downed secondary service on Polk Street. Nelson's Tree Service has completed the tree trimming around the main lines and will be leaving on Friday. BH Electric is here until March. They are still working and will start wrapping up their projects. The firmware for the Nexgrid system is being looked at due to a recent metering issue. The contractors framed up, laid out and set three poles on Market Street.

7. Commissioner Woodworth thanked the Street Department for helping with the repair of the parking lot at Liberty Lumber. He also thanked Wallace Excavating for their work on the 1200N sewer, which has been completed. The City is waiting on IDOT to approve the modified plans for the sewer on Route 32. Materials for the Eastview Lift Station should be on hand by the end of January. The City is waiting on repairs and corrections to be made at the Water Plant before final payments will

be made. Mark Allsop has been talking with one of the contractors after a new issue arose last week. The installation of the Cedar Dale Subdivision will start this month, all materials are on hand.

Commissioner Woodworth has seen numerous complaints on Facebook about one of the City's trash providers. LRS has imposed a rate increase to its' customers for service for their past billing cycle and their current billing cycle. He asked if someone from the City could contact them and ask them to answer their calls. The City Clerk stated that she had called the company a few months ago about an invoice and never received a call back. Mayor Mossman stated that he will call the company.

8. Commissioner Shook reported that the Street Department completed brush pick up and street sweeping, hauled Christmas trees to Howie's, assisted the Sewer Department at Liberty Lumber, assisted the Park Department, polished trucks, lubed snow plows and are getting ready for winter. New cameras have been installed at the brush lot.

Commissioner Shook stated that the City needed letters from residents for the DCEO grant application for the storm sewer improvements by the school. After receiving an email from Lee Beckman about this, Treasurer Bushue stepped up and did a good job on getting the task completed.

9. Mayor Mossman asked the Council to review the information on the TIF IV amendment and to let him know if they had any questions so they could discuss it.

The Gas Department has one more gas line to install at the Cedar Dale Subdivision. The line is ready to install once the trenching has been completed.

The Council previously received a bid of \$75.00 for the old police car that is used by the Gas Department. The original bidder has approached the Mayor and made a counter offer of \$200.00. Mayor Mossman stated that it is up to the Council to determine how they want to move forward. The department won't be using the car after their new truck is delivered next week. Commissioner Woodworth was in favor of selling the car for \$200.00, Commissioner Shook agreed. The City will move forward on the sale.

10. Mayor Mossman stated that the Sullivan Fire Protection District has made a request to the City for a ten year commitment of \$40,000 a year in TIF funding to assist them in purchasing a fire truck. Treasurer Bushue previously provided the Council with information about TIF payouts, but this information didn't include TIF IV. New projects in TIF IV that weren't completed by January 2023 will not be assessed until January 2024 and payable in 2024/2025. Commissioner Shook believes that this would be money well spent if it could prevent even one house fire. Commissioner Sherwood is in favor of the idea, but not in favor of using TIF funds. She suggested that the City may be able to provide funding through investment income from the Titus proceeds, Titus proceeds or income from the general fund. She believes that the increment in TIF IV will be needed to promote growth in that area. Commissioner Sherwood has asked the City's TIF consultant to prepare some projections for the Council. Commissioner Woodworth would be in favor of the contribution due to the benefits it would offer to the community. He voiced his concern about the taxing districts pointing out how much money they have lost due to the TIF districts. Adding that the TIF districts provide an incentive for developers

and had they not been established, everyone would have lost out. The City has provided \$1,000,056 in additional TIF funds to the Fire Department, which wouldn't have happened without TIF. Commissioner Kirk is concerned that the City could potentially run out of TIF funds due to the unexpected costs that could be incurred in TIF IV. He suggested waiting a year for the taxes to be established on the new developments prior to committing to a contribution like this. Mayor Mossman noted that the rent for the City Buidling is coming out of TIF IV and thinks that this should be budgeted out of General Corp. Commissioner Shook agreed. The Mayor had confirmed with Commissioner Sherwood that this was planned to be a short-term expense because of the previous plans for a new City Building. Moving the rent expense to the General Corp fund would allow for a funding option through TIF IV. Moving forward, Commissioner Shook plans to take a different stance on the use of TIF funds as he believes it should be used for development. He suggested that some of the funding for the Fire Department come from TIF and another account be used to fund the remainder. Commissioner Sherwood stated that the terms of the agreement can be determined at a later date, but that the Fire Department needed an answer as soon as possible. Fire Chief Chris Wright confirmed that they can confirm their spot and lock in the price once they get the go ahead. No money is due on the purchase until the chassis is delivered, which is estimated to be fourteen months from now. The SFPD can secure the chassis with the loan they will receive from the state. The remaining balance will be due upon delivery and will be paid by an additional loan secured by the Fire District. Commissioner Woodworth stated that part of the returns on the Titus proceeds are being used to fund the water plant, suggesting that this may be an additional option for funding.

A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to fund the fire district on the purchase of a new truck, the funding to be determined before it arrives. 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.

11. Mayor Mossman confirmed that the lease with Rose Frevert for the commercial property located at 304 S. Hamilton had been amended and asked if there were any other corrections or revisions that needed to be made. Commissioner Woodworth confirmed that he was okay with the corrections. Ms. Frevert is willing to sell the building for approximately \$215,000. If the City it interested in purchasing the building they could potentially make a counter offer.

A motion was made by Commissioner Sherwood and seconded by Commissioner Shook to approve a twenty-four month lease with Rose A. Frevert for the commercial property located at 304 S. Hamilton St. 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.

12. Mayor Mossman initiated a conversation on changing the Council meeting days by stating that this was requested by Commissioner Shook to allow him to be more accessible for meetings. Commissioner Shook has discussed this individually with the Council members. The office staff have been asked if this would have any impact on bill paying or any other tasks that are completed in the office and it doesn't appear that this will cause any issues. Commissioner Shook explained that Mondays are his busy days and he tends to be traveling. He has attended meetings remotely but could be more involved and make it to more meetings if they were changed to Thursdays. Mayor Mossman stated that the meeting schedule will need to be amended if the Council is in favor of the change.

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to change our meetings to the second and fourth Thursdays of the month at 6:00 p.m. Upon a roll call being taken, the results were as follows:

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

and the motion was declared carried.

13. A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to adjourn into closed session at 6:52 p.m. to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees (5 ILCS 120/2(c)(1)) 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.

14. The meeting was reconvened at 7:44 p.m.

15. A motion was made by Commissioner Shook and seconded by Commissioner Woodworth to adjourn the meeting. 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 and the meeting was adjourned at 7:44 p.m.



Mayor Mike Mossman

Attest 

Carrie Creek, City Clerk

