



**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN,  
ILLINOIS, MONDAY, JUNE 12, 2023**

1. The City Council of the City of Sullivan, Illinois, met in regular session on Monday, June 12, 2023, 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 asked if there were any comments from the public.

Nancy Barker asked why a piece of property was being removed from TIF IV. Mayor Mossman explained that this is Commissioner Shook's property and it is being removed so he can vote on future TIF items.

Bob Ingram inquired about the 1000 kVA transformer that was listed in the minutes and asked when the purchase of that item was approved. It was stated that this was done at the first meeting of this Council. The previous Council had ordered a transformer and a larger one was needed. This Council waived the bidding for the purchase of the unit.

Ann Short said it was nice to see a representation of women on the Council.

Roger Tice provided the Council with a newspaper article regarding financing available to businesses.

3. Mayor Mossman pulled the minutes from the consent agenda and explained that the date was incorrect, the minutes will be voted on at the next meeting.

4. Commissioner Woodworth asked that the Arcola Water Main claim for \$20,674.00 and the Wallace Excavating claim for \$33,084.70 be pulled from the consent agenda.

5. A motion was made by Commissioner Kirk and seconded by Commissioner Shook to approve the claims except for those in TIF funds. 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.

6. Mayor Mossman read the items in the consent agenda:
- Pass Resolution 23-O – A Supplemental Resolution for Maintenance Under the Illinois Highway Code (MFT)
  - Approval of Pay Estimate #2 (Final) for \$13,121.96 to Ne-Co Asphalt Company for the VanBuren Street Project
  - Approval of Pay Estimate #7 for \$14,725.00 to Grunloh Construction, Inc. for the Water Treatment Plant Project
  - Approval of Change Order #1 from Grunloh Construction for the Water Treatment Plant Project for an increase of \$843.53
  - Approval of Pay Estimate #4 for \$49,542.50 to All Service Contracting Corp for the Water Treatment Plant Project
  - Approval of Pay Estimate #11 for \$329,471.14 to Grunloh Building for the Water Treatment Plant Project
  - Approval of Change Order #4 from Grunloh Building for the Water Treatment Plant project for an increase of \$120,703.68

A motion was made by Commissioner Woodworth and seconded by Commissioner Sherwood to approve the consent agenda. Upon a roll call being taken the results were as follows:

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

and the motion was declared carried by omnibus vote.

7. A motion was made by Commissioner Sherwood and seconded by Commissioner Kirk to approve TIF claims and the travel reimbursement for Commissioner Shook. 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	- abstain
Mayor Mike Mossman	- yea

and the motion was declared carried.

8. Commissioner Sherwood reported that the Park Department has been mulching, cleaning out flower beds, trimming trees, cleaning up Tabor Park and installed the aerator at the lake. Ed Moody has been helping with the Park Rec program.

There have been several interviews for the Director and Maintenance positions at the Civic Center. Commissioner Sherwood is hopeful to have someone hired for the maintenance position by the end of July. The Director position was offered to Jason Drury; he accepted and will start on Monday. Commissioner Sherwood is excited about the experience and knowledge that Mr. Drury has to offer. She thanked Wendy Elzy for her years of service to the City. The Civic Center will be offering public swim throughout the summer.

Commissioner Sherwood introduced Jill Bushue, the new City Treasurer. Mrs. Bushue has been training and helping with the audit and will be an asset to the City.

9. Commissioner Kirk noted that the City has been spending a lot of money out of town. He encouraged spending locally as much as possible, even if the prices are a little bit higher. The Electric Department spent \$8.6 million over the last 4 years, which is more than what it brought in. Almost \$4 million of that went back to the City to support non-revenue departments. BHMG has completed the rate study and asked the City to charge departments the retail rate for utilities. By charging a reduced rate, it has become a burden to the citizens. Increasing the rate will allow the city to charge its customers the least amount possible. Commissioner Kirk would like the Council to make sure that their budgets include the increase.

10. Commissioner Woodworth reported that the Distribution Crew repaired a large leak on Friday night. He thanked the Street, Gas & Electric Departments and Metro Communications for their quick response in locating the utilities. They started the repair at 7:00 p.m. and were finishing up at 2:00 a.m. The sewer for the Cedar Dale Subdivision will be completed after the installation of one more street crossing.

It was recently discovered that some of the valves for the Water Plant were manufactured outside of the United States. The supplier provided documentation and claims that the valves are exempt from the American Patriots Act. Rural development will determine if the valves need to be replaced. If so, the supplier will be responsible for the expense. They also found three other fittings that were not produced in the U.S., those fittings are being replaced at no cost to the City. Delivery of the lime silo is expected on July 16<sup>th</sup>. The plant is expected to start-up at the end of July, possibly July 22<sup>nd</sup>. Commissioner Woodworth would like to be there during the start-up process to make sure everything is working like it should. The City has agreed to provide all the needed chemicals for the start-up process.

11. Commissioner Shook met with a representative from Tabeling. They will be starting on the remaining apartment buildings this year. The first two buildings were rented prior to being built and most of the tenants are new Sullivan residents. He also met with IDOT regarding the entrances off of Route 32 onto the Tabeling property and the lumber yard. All future access in that area will have to be onto right-of-way streets, not onto parking lots. The City will need to meet with the developers to come up with a plan for this.

Last week the contractors started on the sanitary sewer for the Industrial Way project. They had a conflict with a gas line and the Gas Department was quick to respond. The gas line relocation should be done today or tomorrow.

Commissioner Shook is interested in alternatives to burning and will be meeting with a company out of Decatur that grinds yard waste into mulch. Over the weekend someone set the burn lot on fire. There used to be a gate at this location, but it was removed so citizens had access to it after hours.

A box culvert will be installed on 1200N east of Patterson road, the road to Bradford Hills. This is scheduled for late summer. The plan is to start on the project at 10:00 p.m. and have it completed by 6:00 a.m. A load of rock will be available on site, which can be used to fill in the hole in case of an emergency. Commissioner Shook plans to continue reporting on this so people are aware and will consider sending out letters and having the department go door to door to notify the residents affected. Commissioner Kirk suggested sending a notification out through Code Red.

The Street Department has been hauling excess dirt from the dump lot. Contractors were hauling dirt in faster than they could haul it out so they shut the lot down until they can get the piles reduced.

12. Mayor Mossman apologized that the flags weren't out for Memorial Day. He thought that this was something that just happened, this wasn't the case. The Street Department and the Electric Department are working together to get the flags put up for Flag Day, the Fourth of July and Labor Day.

A time capsule was buried in Wyman Park 50 years ago as part of the Centennial Celebration. The capsule is supposed to be opened in July of this year. Mayor Mossman would like to plan a little celebration at the site on a Saturday in late July. The vault company will be contacted to raise and open the vault. It is likely that the items will be given to the Historical Society to create a display. He would like to invite Janet Roney and Ann Short to speak about the events that went on that week.

Mayor Mossman and Commissioner Kirk met with the City's TIF consultant to discuss TIF IV and its' proposed amendments. The Council will not move forward on this until they receive figures from the TIF Consultant.

He asked that the departments tighten up their budgets as much as possible. Spending should be reduced to keep the City in good financial condition. Jill Bushue and Nakayla Swisher have been working on the budget, which will be presented and approved in July.

13. Commissioner Woodworth has noticed that there are a lot of item sitting around the green boxes at the corner of Jackson and Hamilton. He asked if the City could have them removed from the property. Mayor Mossman has talked with Larry Yoder, property owner, and he would like to have the boxes removed. Mr. Yoder has tried calling the number on the box and has had no response. Chief of Police, Andy Pistorius, has been asked to make some calls and have them removed.

14. Commissioner Sherwood provided a history of events for the City Hall Project. In October 2020, the City had its first meeting with Utz Architecture. After meeting with the firm several times, they came to a Council meeting and presented a needs and options review. That review outlined issues they found with the building and laid out renovation costs versus building new. Those numbers showed that it would be

more cost effective to build new, rather than to remodel or renovate the current building due to its structural issues. At that time, the budget for the project was \$1.9 million. The City continued to work with Utz on design ideas throughout 2021. During that time, the Council discussed and explored options for other locations, which included: the current location, the McDonald Building, the adjoining bars, the Jibby's lot and the old Dollar General. They also explored various locations off the square. In March, the Council made its intentions clear, in open session, that they were going to move forward at the current location with a two or three story building with the possibility of a basement. On March 17, 2022, Utz provided a timeline for the project: designs and drawings would be provided to the City in late summer/early fall of 2022, the design consultation specifications would be rendered 12 weeks after that and bidding and contract negotiations would be 6 weeks following that. Early this year, Utz presented the City with an estimate fee schedule. The contract was approved and obligated the City to pay ten percent of the total project costs. On April 28, 2022, the Council entered into a contract with Utz and agreed to move forward with the demo. In August 2022, the bid for demos was published and a bid of \$196,400.00 was accepted from Yoder Farm Drainage. The demo took place in February 2023. Several meetings occurred during that time and the design and floor plans were finalized. A bid opening was held and all bids came in over budget. Commissioner Sherwood felt uncomfortable accepting those bids and decided to eliminate the basement from the plans. Utz has finished the plan modifications and would like to set a timeline to rebid the project.

On May 23, 2023, Commissioner Sherwood received a message from Mayor Mossman asking her not continue with the design and engineering of the project and that he had asked the previous Council to stop the project. She added that Mayor Mossman never reached out to her specifically during the last two and a half years while she has been working on the project. She said that Mossman then stated that he thought she knew how he felt and that is why she sped up the process and tried to get the project done before the new Council took over. She admitted to this and said she did it because she didn't want to start over after working on the project for three years. Commissioner Sherwood stated that she will respect the Council's decision and how they choose to move forward. She believes it is important that they discuss this and that everyone has all of the facts. Mayor Mossman confirmed that he asked Commissioner Sherwood to stop any further development of the project. The bid opening was way over budget and he felt the need to get all of the Council members up to date on the project before moving forward. He confirmed that he had talked with Commissioner Woodworth and Commissioner Booker and asked them to consider not moving forward with the project. He added that he was not trying to be mean; he just feels that if the new Council members are going to be part of the project they need to know what is going on.

Commissioner Shook would like a chance to look at the revised plans that were received today. He is concerned about ADA access at the location and the loss of parking to accommodate that access. He believes that if the City expects developers to invest money in the downtown area the City should also be willing to do so. Commissioner Kirk explained that the only reason he wanted to stop the project was because the bids came in two million dollars over budget. He asked where the rest of the money for the project would come from. The City has TIF funds earmarked for the project, but the bids exceeded that amount. He doesn't believe now is the time to move forward on the project, especially when they City

doesn't have additional funds that could supplement the project. Commissioner Shook pointed out that there could be additional expenses that weren't included in the City's budget for the project. Commissioner Sherwood was optimistic that the \$2.9 million would cover the demo, engineering fees and any unexpected expenses. Mayor Mossman would like the Council members to review the design. Commissioner Kirk believes that with the unknown cost of the sewer for 1200N and infrastructure projects that are in the works, that the City may have to issue bonds to fund all of these project. Commissioner Sherwood previously received an email from Sarah Golden where she allocated what it would look like to have the funds separated. She is willing to have Jill Bushue look into this and see how things can be moved around if it falls into a reasonable budget. Commissioner Woodworth added that the City has spent plenty of money on this and it would be a shame to stop it at this point. He is onboard with moving forward with a rebid and seeing what results from that. Mayor Mossman stated that the Council needs to decide if the project can be completed with the amount of money it will require. He would like the Council to review numbers as well as the plans, as it is important that they are financially responsible with City funds. Commissioner Sherwood offered to put an informational spreadsheet together showing the options that were explored and why those options were decided against. The basement alone was approximately one million dollars. She is optimistic that after removing the basement that the bids will be under the budget.

15. Mike Keown presented on the Sullivan American Legion's annual fundraiser for the Fourth of July fireworks. Last year the prices increased \$4,500. They have removed some of the ground displays from the show to maintain the cost of \$21,000. If they can raise the same amount they did last year, they will be able to pay for this year's show and have enough for the first payment for next year's show. All of the money that the legion receives from the donations goes to the fireworks.

Mayor Mossman expressed appreciation for the Legion's efforts and the work they put into the Fourth of July. During Commissioner Kirk's previous term, any money received by the Electric Department for the sale of scrap was added to the donation. He would like to continue this practice. This year the City has \$910.00 from the sale of scrap between the Electric and the Street Departments. Mayor Mossman was in support of a donation to the America Legion, as their Fourth of July celebration brings a lot of people to the community.

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to continue to support the American Legion fireworks with a donation of \$11,000.00. 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.

16. Commissioner Woodworth informed the Council that the City's Code of

Ordinances imposes an automatic four percent increase on water and sewer rates. He is in support of the increase due to the increase in the cost of chemicals for the water and sewer plants. The revenue generated from the increase would not be used to fund the actual Water Plant; it is funded by a loan through Rural Development.

A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to approve the Ordinance 23-12 – An Ordinance Amending Designated Portions of Chapter 38, Article IV, Division I – Sewer Rates and Division II – Water Rates of the Revised Code of Ordinances of the City of Sullivan, Moultrie County, Illinois. 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.

17. Commissioner Kirk informed the Council that the Electric Department has two bucket trucks that barely pass the safety inspections and a Vermeer boring machine that is outdated. They would like to get rid of the equipment as they no longer have a use for it. There is a large auction company that will come here and take pictures of the equipment and list the items on an online construction auction. When an item sells, the buyer will come here and pick it up. Commissioner Shook believes this would be more efficient than accepting sealed bids.

A motion was made by Commissioner Kirk and seconded by Commissioner Woodworth to approve Ordinance 23-13 – An Ordinance Authorizing the Disposal of Personal Property Owned by the City of Sullivan and to sell the three items at auction. Upon a roll call being taken the results were as follows:

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

and the motion was declared carried.

18. A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to approve Resolution 23-P – A Resolution Authorizing an Application for a Rural Economic Development Loan. Mrs. Krieger intends to apply for a loan from Rural Development for a new daycare/dance studio. The City will serve as a pass-through and will have no liability on the loan. Commissioner Woodworth appreciates the new business opening on the south side of town but doesn't like to see it leaving the square. Mayor Mossman and Commissioner Sherwood talked about the space restrictions at the current location. The dance studio has many students and several of those are coming from other towns. 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.

19. Mayor Mossman asked to postpone the discussion on TIF. Commissioner Sherwood showed interest in having a TIF meeting with the taxing bodies and the TIF consultant. Mayor Mossman said that the Council can bring her in, but he would like to wait until the requested information has been received. Commissioner Kirk said Gwen is aware that they want to have a meeting with her, but this is something that will have to be done during the day since she is out of Bloomington. Commissioner Woodworth would also like to meet with the consultant to refresh his knowledge of TIF.

20. Ann Short, Mike McLaughlin and Michelle Nolen presented options for a roof replacement at the library. The roof has been replaced, recoated and repaired numerous times since its construction in 1978. The library has a flat roof and the numerous repairs are causing water to pool on the roof rather than run into the drains. The Library Board talked to various roofing companies and has two viable bids. The quote from Industrial Services was \$218,506.00 and comes with a 20 year warranty. The quote from Central Roofing was \$210,335.60 and comes with a 10 year warranty. The roof will be stripped and replaced with one solid membrane. The bid from Industrial Services was an additional \$8,000.00, but offered a better roof with an additional warranty on both materials and labor. Industrial Services is affiliated with Carlile, a long standing company which is likely to still be around to back the twenty year warranty. The Library Board would like to move forward with the bid from Industrial Services. A third bid was received but was severely underbid. Mayor Mossman asked to have the item added to the agenda for the next meeting. Commissioner Shook believes bidding the project would be a waste of time. Commissioner Woodworth suggested waiving the bidding and going with one of the first two quotes.

21. A motion was made by Commissioner Sherwood and seconded by Commissioner Woodworth to approve Ordinance 22-14 – An Ordinance Providing for and Approving the Third Amendment to the Sullivan tax Increment Financing District IV Redevelopment Project Area, Plan and Projects. This Ordinance removes Commissioner Shook’s property from TIF IV. This will allow him to participate in any future TIF matters. Upon a roll call being taken the results were as follows:

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



Mayor Mike Mossman

- yea

and the motion was declared carried.

22. Mayor Mossman stated that IMRF has requested an accelerated payment for a retired Electric Department employee. Commissioner Kirk met with Nakayla Swisher to discuss the issue and they are in agreement with the numbers. Mrs. Swisher explained that accelerated payments are calculated on an employee's final rate of earning. IMRF takes the highest four consecutive years and looks for anything in that time frame that exceeds a six percent increase. The employee had one period with an increased amount of overtime hours and on-call pay and another period that included the payout for vacation accrual and a couple of raises. The City is required to make the payment.

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

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

and the motion was declared carried and the meeting was adjourned at 7:27 p.m.



\_\_\_\_\_  
Mayor Mike Mossman

Attest   
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Carrie Creek, City Clerk

