



## REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN, ILLINOIS, THURSDAY, MARCH 21, 2024

1. The City Council of the City of Sullivan, Illinois, met in regular session on Thursday, March 21, 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 gave an update on the status of grants and City projects.
- The bid opening for the Main Street Water Main will be held on March 27<sup>th</sup>, with construction anticipated for mid to late May. It is possible that the construction will be completed prior to the next school year.
  - The \$650,000 storm sewer grant for improvements by the school was applied for on January 18<sup>th</sup> and will be announced in June.
  - The field work for the ITEP grant is done and they are working on the design. Mr. Beckman suggested getting with Mediacom to discuss the utilities that are on the poles. He also suggested holding a planning meeting to discuss the project in the next month or two.
  - The contractor for the Water Plant improvements has completed a punch list of outstanding items and provides a one-year guarantee on their work. The City is working with Rural Development on the use of some of the leftover funds. The interest rate on those funds is 1.25%.
  - The State Legislative Grant was used to complete the Bernius Project. The remaining funds have been authorized for 1200N and an extension has also been approved. Mr. Beckman suggested a planning meeting on this project as there are remaining funds from Rebuild, State Legislative, TARP and EDP.
  - The NOFO for the unsewered grant hasn't been released.
  - Construction for the Safe Routes to School project has started and the paperwork will be completed online. The contract is between the contractor and the State. The City is responsible for paying for any expenses exceeding the grant award. A \$52,000 line item for tree removal has been removed from the bid. The City will have the trees removed for \$5,000. There are a few more concrete panels that will need to be replaced due to exceeding the 2% cross slope caused by freezing and thawing.
  - Announcements for the Safe Routes to School Phase 2 haven't been made.
  - The Eastview Lift Station was moved north thirty feet, which resulted in a nine inch difference in the elevation. This caused the manhole to stick out a foot above grade, it has been cut down and is now flush with the surrounding property.

- The City was awarded \$600,000 for the OSLAD Phase 2 project and could possibly expect to see paperwork and a grant agreement within the next thirty to sixty days.
- The sewer to the lumber yard on 1200N was constructed by the City. All funding is in place for the 1200N roadway project except for the TARP funding, which has been applied for. Mr. Beckman anticipates this being a late 2024 project. The City is still waiting for easements for the sewer running to the IDOT shed. The project can be bid once all the easements have been signed.
- The Worth Street extension has been surveyed and Milano & Grunloh is doing the Preliminary Engineering 1, which should be completed within the next thirty to sixty days.
- There have been some conversations with Metro regarding a building project that could potentially add jobs. Metro has the necessary paperwork to complete an IDOT funded project which could possibly provide funding for fifty percent of the project. The project cost is estimated at \$1.5 to \$2 million. This would allow for a mill project on Water Street from the radius returns to Madison Street and would include some new curb and gutter on Madison Street. New pavement would be added to the new building and on north to the highway.

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

Nancy Barker asked if the Council has considered hiring another City Administrator to monitor the City's daily activities. Mayor Mossman replied that this hasn't been discussed as a council. Ms. Barker then asked if the Commissioners received a weekly or monthly report showing the overtime for their departments. Commissioner Kirk stated that he does not. Commissioner Woodworth is only aware of overtime when there is a large leak. He doesn't monitor this because it is part of the job and has to be done. Commissioner Shook responded that overtime for storms, snow storms and fallen trees is in their budget and would be reviewed if it became excessive. Nancy then asked if item number two under new and unfinished business regarding Ryan Nuding was for a new position that was being created. Commissioner Shook responded that this wasn't a new position and asked the Clerk to explain. The City Clerk stated that in the past the City has purchased their rock salt through the County. Last year the Street Foreman was able to get the salt through the state contract. This year's agreement requires something in writing from the City stating that a vote was taken to allow Mr. Nuding to make the purchase or to sign an agreement for the purchase.

Bob Ingram asked about items number seven and eight under the consent agenda. He added that there isn't anything in the notes addressing what is happening and hasn't heard any discussion amongst the Council. Mayor Mossman explained that the items are allowed under the consent agenda. The Treasurer resigned and the interim Treasurer needs the ability to sign checks, which is what those items are regarding.

Ted Walk asked if they could get an idea of how much EAV will be added to and removed from TIF IV once an official amendment is presented. Mayor Mossman replied that there are some new developments that have been discussed and some items will

be removed to balance everything out. The taxing bodies will be notified prior to the Council moving forward.

4. Mayor Mossman read the items in the consent agenda:
  - Approval of minutes of the regular meeting held March 7, 2024
  - Approval of minutes of the closed session held February 26, 2024
  - Approval of claims
  - Approval of the Treasurer's report for February 2024
  - Pass Banking Resolutions 24-I through 24-O with First Community Bank of Moultrie County
  - Pass Banking Resolution 24-P with First Mid Bank & Trust
  - Authorize the removal of Jill Bushue as an authorized signer for all City accounts with Scott State Bank, First Community Bank of Moultrie County, First Mid Bank & Trust, Illinois Funds and US Bank
  - Authorize the addition of Nakayla Swisher as an authorized signer for all City accounts with Scott State Bank, First Community Bank of Moultrie County, First Mid Bank & Trust, Illinois Funds and US Bank
  - Approval of Change Order #2 from Wiggs Excavating for the Eastview Lift Station Project for an increase of \$2,400.00.

Commissioner Woodworth asked to pull the \$659.59 claim to Sloan Implement due to the item being returned. Commissioner Kirk stated that he disagreed with three of the claims and would be voting no.

A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to approve the consent agenda with the removal of the claim for Sloan Implement. 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	- nay
Mayor Mike Mossman	- yea

and the motion was declared failed by omnibus vote.

5. Commissioner Sherwood reported that fencing and a trailer have been brought in for the OSLAD Phase 1 project. The contractor plans to start pouring asphalt on April 1<sup>st</sup> and to have the project completed by July 4<sup>th</sup>. She thanked the Street Department for moving and replanting a tree.

Jason Drury has been seeking quotes for the HVAC system at the Civic Center. Commissioner Sherwood would like to look into applying for a PARC grant which could be used to help with renovations to the facility. Lifeguards have been hired for the upcoming season and plans are being made to start discussing this year's Park Rec Program.

HR Director Nakayla Swisher met with IDOT about the payment process for the Safe Routes to School Project. The pending fund transfers from Meeder Investments have been completed.

6. Commissioner Kirk reported that the Distribution Crew completed sixty JULIE locates in the last two weeks, replaced transformers, pulled wire, worked on a bank of transformers across from the funeral home and worked with the contractor on Cottontail Lane. The tank at the Electric Plant has been set. Seneca, the contractor working on the fuel tank replacement, jerked wires out of a transformer while trying to complete some underground work. Commissioner Kirk asked the Treasurer to keep track of the costs that the City has incurred from the mishap, including man hours, contractor hours and a new 500 kVA transformer.

He asked Commissioner Sherwood if the City was going to bid insurance and issue an RFP for the City's audit this summer. When the Council last approved the insurance they were under a deadline. He would like this to be prepared for bidding, as it hasn't been bid in a long time. He also wanted to make sure that the RFP for the City's audit was issued due to the price hike from the City's current auditing firm. Commissioner Sherwood stated that they are getting that wrapped up and is hopeful to present this to the Council at the next meeting.

7. Commissioner Woodworth reported that the crew is working on making repairs at the Sewer Plant and are having a hard time finding replacement pumps. They have also been cleaning out the lagoon, which requires the sludge to be run back through the plant and retreated.

The wet and dry wells for the Eastview Lift Station are being cut down to be flush with the ground. Once the project is complete, nothing by the street will be above grade. The lift station was moved thirty feet to the north and the control panel was moved back by the transformers.

The Distribution Crew repaired a broken sewer lateral today and has been completing other general distribution system maintenance for the last few weeks.

8. Commissioner Shook reported that the Safe Routes to School project is approximately 25% complete. The old sidewalks are being replaced with five foot wide ADA compliant sidewalks with ramps. He also spoke with Kevin Landrus from the school about the project nearing the school in the next month. The project is anticipated to take six weeks and the contractors are on their second week.

9. Mayor Mossman stated that the Fields Wright Medical Center is for sale. The tenant has contacted the Mayor to ask if the City had any interest in the building, as he would like to stay at that location. Mayor Mossman asked the Council to think about the idea. The building has been listed for \$1.1 million, which is negotiable. The last time it was for sale it had mold in the basement, needed the roof replaced and needed a new HVAC system. At that time, the building was offered to the City for \$1.00. The owners have made some repairs since then. The building has a lot of open space and the basement is basically empty. The Mayor will try to find out what the seller would take for the building.

10. Kelly Lockhart from Coles County Regional Planning explained that the Chamber received a RISE grant that provided state funds for the development of a comprehensive plan. The steering committee provided a lot of information for the plan, which is designed to guide the future for the City. These are typically five to ten year

plans that cover transportation, economy, land use and future land use. The survey sent out through social media resulted in a 19.8% response rate. Comprehensive plans also help with grant eligibility with IDNR, EPA and FEMA groups and is expanding to other state and federal agencies. Laurie Minor added that there will be an addendum correcting the downtown regrades.

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to adopt the comprehensive plan. 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.

11. A motion was made by Commissioner Shook and seconded by Commissioner Woodworth to authorize Ryan Nuding to enter into the contracts listed. This will allow the Street Foreman to enter into contracts, to include joint participation agreements, on behalf of City of Sullivan with the State of Illinois and any of its agencies or departments and to execute any documents which may be necessary to purchase the City's rock salt. 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.

12. A motion was made by Commissioner Woodworth and seconded by Commissioner Shook to authorize the use of local and state funds for the construction of the Cedar Dale Subdivision. This will allow Milano & Grunloh to send the sewer permits for the Cedar Dale Subdivision to the EPA. 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.

13. A motion was made by Commissioner Woodworth and seconded by

Commissioner Kirk to authorize the construction of the Route 32 sewer extension project with the use of only local and state funds in order to send the EPA sewer permit application to the EPA. 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.

14. Mayor Mossman explained that Nakayla Swisher has been filling in as the Treasurer since the resignation of Jill Bushue. A motion was made by Commissioner Sherwood and seconded by Commissioner Shook to approve the appointment of Nakayla Swisher as the Interim Treasurer effective immediately. Upon a roll call being taken, the results were as follows:

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

and the motion was declared carried.

15. Commissioner Sherwood announced that she would like to appoint Clint Thompson as the new Park Foreman effective April 13, 2024. A motion was made by Commissioner Sherwood and seconded by Commissioner Shook to appoint Clint Thompson as the new Park Foreman. 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.

16. Mayor Mossman explained that some new developments are being pursued in TIF IV which would provide additional EAV for the City. The Council has discussed removing some parcels and adding others to the TIF district. Commissioner Shook is in favor of removing Eastview, Pifers Lane and White Heath and adding parcels that provide the possibility for development. Mayor Mossman added that some parcels would need to be added so new developments would be contiguous with TIF IV. Commissioner Shook suggested having two Council members meet with Gwen Crawford and Laurie Minor to work on a map that could be presented for a vote at the

next meeting. Mayor Mossman responded that a special meeting could be held for the Council to discuss this as a group. Commissioner Shook felt that the last meeting held to discuss TIF IV resulted in additional confusion. Mayor Mossman encouraged the Council to review the maps and informed Ted Walk that the taxing bodies will be notified if a formal plan is being considered for adoption. Laurrie Minor listed projects that would be added to TIF IV, which included: a rehab to the Masonic Temple, a large commercial development, the expansion of Bruder Tank which would add another fifty to sixty jobs, Central Properties and Lux build, another commercial build, a possible residential build, and a gym. Projects already in TIF IV include: a daycare, four potential housing builds, a potential multi retail department, and two commercial rehabs. Some properties will need to be annexed into the City so they can be included in TIF IV. Commissioner Sherwood mentioned that the land between Eastview and Cottontail Lane would need to be contiguous if it was going to be developed in the future. Laurrie Minor suggested waiting to add the land until a development is confirmed, as the developer would need enough time to recoup their costs. This could result in the creation of a smaller TIF district.

17. Mayor Mossman explained that Resolution 24-G states that the City will add Booker Realty's parcel to TIF IV. This will allow them to move forward with their purchase of the mentioned property. A motion was made by Commissioner Shook and seconded by Commissioner Woodworth to pass Inducement Resolution 24-G for the Booker Realty, LLC project for the TIF IV Amendment. 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.

18. Inducement Resolution 24-H for Rural King Realty, LLC is for the ground south of 1200N. The Resolution states that the City will add the parcel to TIF IV. This will allow them to move forward with their purchase of the mentioned property. A motion was made by Commissioner Woodworth and seconded by Commissioner Kirk to pass Inducement Resolution 24-H for the Rural King Realty, LLC project for the TIF IV amendment. 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.

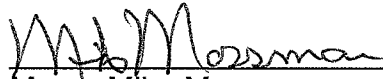
19. Mayor Mossman explained that Brad Rau has asked to have his parcel in the

White Heath Subdivision removed from TIF IV and Ordinance 24-6 would allow the removal. Commissioner Sherwood asked if this was necessary since the Council has discussed removing the White Heath Subdivision from TIF IV. She also wondered if it would cost the City more to remove one parcel rather than waiting to remove the whole subdivision. Mayor Mossman also wondered if they should wait to remove the whole subdivision at one time. The subdivision was in TIF IV so Darin Burdick could have access to his property for additional development, he no longer needs this access. Mayor Mossman suggested tabling the Ordinance to determine the cost to the City.

20. A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to adjourn the meeting. 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 and the meeting was adjourned at 7:02 p.m.

  
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Mayor Mike Mossman

Attest   
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Carrie Creek, City Clerk