



REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN, ILLINOIS, MONDAY, OCTOBER 23, 2023

1. The City Council of the City of Sullivan, Illinois, met in regular session on Monday, October 23, 2023, at 6:00 p.m. at the Elizabeth Titus Memorial Library, 2 West 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 via phone
Mayor Mike Mossman	- present

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

Bob Ingram asked for an update on the City Building. Mayor Mossman responded that the City doesn't currently have the funds needed for the project, but will reevaluate the issue in the future. Nancy Barker asked if the item was tabled and what would happen with the lot. Mayor Mossman replied that the lot will be cleaned up and made more presentable.

Bob Elder informed the Council that the first manhole south of Agri-Fab on Hamilton Street is loose and sitting at an angle. Commissioner Shook confirmed that the manhole is on the list for repair. Commissioner Woodworth will have the lid replaced; the current lid is worn and no longer fits correctly.

Nancy Barker asked how much money was spent on the City Building and if the funds were considered a loss. Commissioner Sherwood stated that after demo expenses and architectural fees, the City incurred approximately \$400,000 on the project. Mayor Mossman explained that the \$2.9 million in TIF funds that were set aside for the project weren't enough to cover the total cost. The City is looking at different sources of revenue to help with the project. Ms. Barker then asked if the money could be used for something else. Mayor Mossman confirmed that the money was rolled over into TIF IV. The funds will be used to cover TIF IV expenses, as it is a newer TIF district and hasn't generated much revenue. Commissioner Kirk added that the houses that were built in the Burdick Subdivision should generate increment this coming year. Ms. Barker then asked if Titus funds could be used to help with the construction. The Mayor would like to refrain from using the Titus funds. Commissioner Kirk thinks that the lot is too small and stated that the item was tabled so the Council could find another location or find a way to make the project work. The plans included two stories to allow for enough space for the City's current needs and for future growth. Commissioner Shook believes that the architect's work could be used in future designs for the project. Commissioner Kirk explained that the \$4 million in the TIF account is needed to pay for the road improvements on 1200N and the 1200N sewer expansion.

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

- Approval of minutes of the regular meeting held October 9, 2023
- Approval of claims

- Approval of the Treasurer's report for September 2023

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

4. Commissioner Sherwood reported that the Park Department is still removing trees from the park and hopes to have a majority of the dead trees removed by the end of fall. Once this is done, new trees will be planted.

The monthly utility bill for the Civic Center has increased approximately \$7,000.00 as a result of the recent rate increases for City accounts. The Civic Center is offering many new classes, information can be found on their Facebook page or by calling the facility.

The Annual Treasurer's Report was provided to the Council for review and will be published in this week's News-Progress. Treasurer Bushue is finalizing budget-to-actuals and should have these to the departments next week. Utility accounts are being reviewed to ensure that the rates outlines in the City's Ordinances match the amounts in the billing software. City-wide clean-up will take place this week.

5. Commissioner Kirk didn't have a report

6. Commissioner Woodworth reported that the sewer project on 1200N has started and pipe has already been laid. He is working on securing the easements for the Route 32 sewer extension. A conference call will be held with Lee Beckman on Friday morning to discuss the project in more detail.

He met with a landowner to address concerns about the location of the Eastview Lift Station. Commissioner Woodworth tried to move the project slightly, but the customer is still dissatisfied and does not want the lift station on their property.

The open house and ribbon cutting for the Water Plant has been moved to November 16th from 4:30 p.m. to 6:30 p.m. at the request of the engineers.

7. Commissioner Shook reported that the Eastview Drainage tile has been completed and the Street Department will continue to keep an eye on the trench and will keep it filled with rock.

The 1200N culvert replacement went smoothly and they were able to keep the road open throughout the process.

The Street Department helped the Park with tree removal, ran the street sweeper, filled potholes and completed equipment maintenance.

Commissioner Shook was contacted by IDOT about the repaving project for Route 32. The project was scheduled for 2024 but has been pushed back to 2025. IDOT will be widening the intersection and turn radiuses at the intersection of Route 32 and Water Street and would like to eliminate the entrance to the yellow house. The entrance to the City Building off of Water Street will remain open.

8. Mayor Mossman announced that a meeting will be held with Gwen Crawford on Friday at 11:00 a.m. to discuss the TIF IV amendment. He has been approached by citizens asking about the regulation of decompression brakes and would like the Council to discuss the issue at the next meeting. The Gas Department installed a gas line for a habitat house, fixed the corner of Mattox and Route 32 and had a new tap installed on the gas line on Route 32 by Hydro-Gear.

9. Commissioner Sherwood asked if the gas install for the Cedar Dale Subdivision will be starting soon. Mayor Mossman responded that the Gas and Electric Departments have been coordinating with the each other on the project. There were some questions about the easements for the subdivision and Laurrie Minor has assured the City that the easements are in place. The City will need to ensure that the Gas and Electric Department have the authority to access the properties for repairs. Commissioner Shook thinks that the easements for the gas and electric may have been recorded when the plat was recorded. Mayor Mossman will follow up on this to make sure they are in place.

10. One bid was received for the purchase of a 2024 GMC Sierra 3500 HD Truck for the Electric Department. The bid was as follows:

Jackson Family Dealerships	\$52,180.86
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Commissioner Kirk asked if the bid included a delivery time, it did not. Commissioner Shook stated that there is a union issue with the UAW and delivery time could be delayed. Commissioner Kirk asked that the Council wait to award the bid and that the Clerk provide the bid to the Electric Foreman. Mayor Mossman asked to have this added to the next agenda.

11. Kent Schmohe addressed the Council and explained that this is the third year for the Pool Facility Use Agreement between the City and the Sullivan Blue Dolphin Swim Team. The proposed agreement will expire in 2027 and memorializes all of the things that the City and the SBD have been sharing over the years.

A motion was made by Commissioner Sherwood and seconded by Commissioner Kirk to approve the Pool Facility Use Agreement with the Sullivan Blue Dolphin's Team retroactive from May 1, 2023 through May 1, 2027. 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.

12. Commissioner Kirk stated that a subdivision project was completed on Hagerman Street east of Market Street quite some time ago. The project required the relocation of a pole and the electric lines to be buried underground. The City just received the boring invoice from Seabaugh, totaling over \$25,000.

A motion was made by Commissioner Kirk and seconded by Commissioner Shook to skip bidding and approve to pay Zach Seabaugh for the claim. 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.

13. Mayor Mossman explained that the Gas Department would like to purchase a new truck and to dispose of two trucks and the old police car. He stated that the 2008 Dodge Ram 2500 was to be pulled from the ordinance, as the Park Department is interested in that vehicle. A bid advertisement is to be issued for the sale of the remaining vehicles.

A motion was made by Mayor Mossman and seconded by Commissioner Shook to approve Ordinance 23-36 – An Ordinance Authorizing the Disposal of Personal Property Owned by the City of Sullivan. Upon a roll call being taken, the results were as follows:

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

and the motion was declared carried.

Commissioner Woodworth stated that the bid document for the purchase of the new truck for the Gas Department listed Nate Herschberger as the Gas Foreman. He further stated that the council had not voted on this appointment. Mayor Mossman confirmed that this had not been brought to the Council and that Mr. Herschberger hasn't been appointed as the Foreman, but is currently running the department as the Interim Foreman.

14. Commissioner Kirk thought that the previous Council has compiled a list of equipment and labor rates for local construction companies and asked if the list was still available. Commissioner Woodworth was unaware of such a list, but did recall a prevailing wage listing. Mayor Mossman responded that this had been done when he and Commissioner Kirk were on the Council previously. The list was used to rotate between local contractors for the completion of smaller projects that didn't

require bidding. He proposed that the Council could talk with local contractors about this.

15. Commissioner Shook stated that Surmeier & Surmeier is in the area and is available to crush the large amount of concrete the City has received from the demolition of the school. The charge for this service has increased from \$6.50 a ton to \$7.25 a ton. Treasurer Bushue stated that there is enough money left in the budget to crush a large amount of the concrete. Last year, the City sold \$27,713.00 worth of crushed concrete. Commissioner Shook has been approached by other municipalities and contractors interested in purchasing some of the crushed concrete. In 2022, the rock was sold for \$8.00 a ton, Commissioner Shook would like the Council to determine a fair price for the product and suggested \$10.00 a ton. Commissioner Kirk doesn't believe that \$10.00 is enough, when the City is loading the rock.

A motion was made by Commissioner Shook and seconded by Commissioner Sherwood to waive bidding and approve the contract with Surmeier & Surmeier, Inc for concrete crushing. 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. Mayor Mossman asked for discussion on the City's animal ordinance in regards to chickens. Commissioner Shook isn't in favor of the idea of licensing and approving individuals wanting to have chickens and thinks that if the Council passes an ordinance that the individuals should be responsible and operate within the law. Mayor Mossman stated that there could be complaints that the City will need to address. Commissioner Sherwood is in favor of the idea. She added that many of the ordinances allow six to eight chickens and require that the area be kept clean. The City of Arcola does not allow animal slaughtering or carcasses but issues fines for violations of the ordinance. Mayor Mossman agreed that if a viable complaint is made that a fine could be issued. Commissioner Woodworth noted that there were guidelines on keeping the area and the coop clean, a required coop size, and restrictions on roosters. He would be in agreement with hens and a restriction on roosters. If the City moved forward on the issue, Commissioner Kirk would agree with six hens and thinks the chickens should be removed if a complaint is received. A member of the public stated that the Village of Bethany has imposed a three strike rule. Residents are fined for the first two violations, after the third violation the chickens are removed. Mayor Mossman asked the Council to be prepared to vote on the issue at the next meeting. Commissioner Woodworth received requests to enforce the removal of chickens if the Council decides not to make changes to the ordinance.

17. A motion was made by Commissioner Sherwood and seconded by

Commissioner Shook to approve the agreement with Building Systems of Illinois for the Wyman Park Splash Pad & Sports Courts project and authorize the mayor to sign any contracts for this 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.

18. Treasurer Bushue informed the council that the library roof replacement was included in the library's budget, which slightly increased the funding it receives from the Gen Corp. fund. She asked how the Council would like to move forward on paying the invoice because they had previously discussed paying it from TIF. Commissioner Kirk noted that there are excess funds in the economic development fund and that a lot of TIF funds are being used for the development on the south end of town. Commissioner Sherwood explained that a resolution and an ordinance were passed, establishing criteria on the expenditure of those funds. Treasurer Bushue believes that it would be ok to pay for the project through the library fund. Commissioner Sherwood stated that the library isn't in TIF IV, so the claim wouldn't be able to be paid with those funds. Mayor Mossman stated that the warranty should be received before the payment of \$211,535.60 is made. Commissioner Kirk suggested that the city ask that the repairs be defined, as there was a previous discussion about the roof decking being replaced as needed. Mayor Mossman asked that the Treasurer request an itemized bill from the contractor.

A motion was made by Commissioner Shook and seconded by Commissioner Kirk that when the conditions set forth are met we pay the library roof replacement out of the library budget/gen corp. funds as Jill lined out. 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.

19. Mayor Mossman informed the Council that CEFS has requested permission to place a bench on the sidewalk outside their office. He then read Ordinance 33-2-10, which addresses obstructions on the streets and sidewalks. The ordinance states that this can be allowed if permission is given by the Council and recorded in the minutes. Commissioner Shook would like to see where the bench would be placed, as he has concerns about snow removal. Commissioner Kirk thought a bench had been in that area for years and suggested that the agency be required to take the bench indoors when it snows. Commissioner Shook and

Commissioner Woodworth agree that they would be ok with the idea if the bench wasn't attached to the sidewalk. Mayor Mossman will talk with CEFS about the issue and will share the information with the Council. He asked that the item be tabled and voted on at the next meeting.

20. Invoices received from Anixter and Seabaugh Underground Construction for the Keller Development on West Hagerman came in just under \$50,000. Mayor Mossman believes that this was a TIF III expense and can justify the claims being paid from that fund. Commissioner Sherwood stated that the City didn't appropriate for the expense out of TIF III and paying the invoices from this fund will require an adjustment to the appropriations at the end of the year. Mayor Mossman responded that the appropriations are adjusted every year and that it makes sense to pay for the equipment upgrade out of TIF III. Commissioner Woodworth asked why the Electric Department got rid of their boring machine. Commissioner Kirk explained that the piece of equipment was outdated and that Seabaugh's could have the project completed before the Electric Department got the machine set up.

A motion was made by Commissioner Kirk and seconded by Commissioner Woodworth to designate TIF III funds for Anixter and Seabaugh Underground Construction invoices for the Keller Development on West Hagerman. Upon a roll call being taken, the results were as follows:

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

and the motion was declared carried.

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 6:58 p.m.



Mayor Mike Mossman

Attest 

Carrie Creek, City Clerk

