



**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN,
ILLINOIS, MONDAY, SEPTEMBER 26, 2022**

1. The City Council of the City of Sullivan, Illinois, met in regular session on Monday, September 26, at 6:00 p.m. at the Elizabeth Titus Memorial Library, 2 West Water Street, Sullivan. The meeting was called to order by Mayor Richard Glazebrook. A roll call was taken.

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| Commissioner Abbey Sherwood | - present |
| Commissioner Mike Fowler | - present |
| Commissioner Chuck Woodworth | - present |
| Commissioner Doug Booker | - present |
| Mayor Richard Glazebrook | - present |

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

Cathrine Craig, a downtown business owner, addressed the Council in support of the proposed Ordinance restricting residences on the first floor of the downtown business district. Mrs. Craig believes that adding additional residences downtown would make it a neighborhood rather than a retail establishment, which could deter patrons from visiting the downtown area.

Sharon Slaughter expressed her disappointment in the lack of notice given to those affected by the Ordinance change. She explained that they operated a business in their building after purchasing it in 1984. When the business closed it was converted into a residence. The proposed Ordinance would make it difficult for the property owner to sell their building. She added that no one has ever contacted her wanting to purchase her building. The buildings need a lot of work to keep them from falling down, which requires a large amount of money.

Kathy Woodworth's building was purchased in 2008, with the intention of running a business downstairs and living upstairs. At that time the building was in poor shape and numerous repairs were made. When the store located in the downstairs closed, it was turned into an apartment. Mrs. Woodworth added that she doesn't want to be told what she can do with her building. The building wouldn't comply with the proposed ordinance if it were to be sold because the living space upstairs is larger than the retail space downstairs. They currently have a renter living downstairs, which also wouldn't be allowed by the proposed ordinance. She questioned how long the building would be grandfathered-in. Mrs. Woodworth suggested that the Council table the ordinance and create a committee made up of people that live on the square. She explained that people were not told about these changes. She informed as many people as she could because they have all invested lots of money to improve and maintain the buildings in the downtown area.

Howard Sanders found out about the meeting an hour prior. He explained that they have also put a lot of money into their building. The main floor of his

building served as an office space for 10 years and was rented out after that. He stated that they shouldn't be told what to do with their property.

Nancy Barker asked why the owners of the affected buildings weren't notified.

Kathy Woodworth then stated that the Chamber brought the proposal of the Ordinance change to the City Council, adding that it was not the City's place to inform the property owners.

Mel Workman stated that he has remodeled three properties for residential living on the ground floor and is upset that he wasn't notified of the proposed changes. He has invested a lot into the community and into the buildings that would be dilapidated or demolished had he not renovated them. The proposed changes would limit the economic viability of the properties they have all invested in and would cause financial hardships. He explained that one of his employees went to the City and was told that they couldn't build on the ground floor anymore, operating like the Ordinance had already been passed. He expressed shock that this would have been passed without notifying the people that it affects. Mr. Workman shared information he found in an article advocating for mixed use of retail, residential and commercial properties in downtown areas. He would like the Council to think about the people that have invested here and to respect their rights as property owners.

Candi Moody purchased her building in 2015 with the intention of starting an Air B & B. The floor plans were changed after being told that the City's Ordinance didn't allow this. They decided to go with a smaller retail space with living space on the second floor, which will not comply with the proposed Ordinance. She said they were told that they would be grandfathered in, but is concerned that it could easily be changed by another vote that they wouldn't be notified about.

Zac Horn has noticed the progress made in the downtown area over the last twenty-two years. He doesn't think the four owner-occupied buildings are anyone's concern and that those residences add to the downtown. Mr. Horn has heard positive comments about the downtown area, what a great place it is and its reflection of the pride put into it. He went on to explain that he doesn't have a concern about anyone that currently resides downtown, but that something negative could result if left unchecked. Mr. Horn stated that there is a need for available spaces in the downtown and there are people contacting him looking for spaces. He is in hopes that there will be a discussion on how to respect the property owners while allowing a mixed community of commercial development and residences. He believes unrestricted residential development downtown is not in the City's best interest.

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

- Approval of minutes of the regular meeting held September 12, 2022
- Approval of claims except those in TIF funds
- Approval of Treasurer's Report for August 2022

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

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|------------------------------|-------|
| Commissioner Abbey Sherwood | - yea |
| Commissioner Mike Fowler | - yea |
| Commissioner Chuck Woodworth | - yea |
| Commissioner Doug Booker | - yea |
| Mayor Richard Glazebrook | - yea |

and the motion was declared carried by omnibus vote.

4. A motion was made by Commissioner Sherwood and seconded by Commissioner Booker to approve the TIF claims. Upon a roll call being taken, the results were as follows:

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|------------------------------|-----------|
| Commissioner Abbey Sherwood | - yea |
| Commissioner Doug Booker | - yea |
| Commissioner Mike Fowler | - abstain |
| Commissioner Chuck Woodworth | - yea |
| Mayor Richard Glazebrook | - yea |

and the motion was declared carried.

5. Commissioner Sherwood reported that the Park Department finished the turkey grit in Tabor Park, have been mowing and are planning for the holiday season. New Christmas lights have been ordered and she is hopeful that more will be ordered soon. The agreement for the OSLAD grant was received, signed by Mayor Glazebrook and returned to DNR. The City has two years to complete the project. Treasurer Golden has been working with the department heads to organize the City's role in the project that includes a splash pad, basketball courts and tennis courts. The City has received its second distribution of the ARPA funds, which are allocated for lift stations. Treasurer Golden has been going through the RFP submissions for the City's investment funds and has broken it down for the Council to review. Commissioner Sherwood read the Treasurer's report. The final plans have been completed for the interior of the City building. Plans for the exterior have not been finalized at this time.

Commissioner Booker asked if the City received a price for the construction of the new City Building. Treasurer Golden explained that the City will not have a price until bids are received for the project. Commissioner Sherwood stated that it will be in the two million dollar range due to the Council's decision to stay on the square, which requires demolition of the current building and the addition of an elevator.

6. Commissioner Fowler reported that Bret Guin will be attending the Electric Foreman Academy hosted by the IMEA. Commissioner Fowler met with the Distribution Foreman to discuss manpower and the option of hiring an additional Apprentice Lineman or continuing to use contractors. The Foreman spoke highly of the crew from BH Electric. Commissioner Fowler thinks that the City should consider signing a long term contract with BH Electric after their current contract expires in December. The City received an estimate of \$9,637.50 from Fletcher Reinhardt Service Company for work to be completed on the new transformer. Commissioner Fowler then gave an update of the tasks that have been completed by the contractors and the Distribution Crew.

Commissioner Sherwood asked if there was an estimated cost for the replacement transformer for Princeton. Commissioner Fowler said that Princeton was going to order transformers and assumed that they would send the City an invoice. Commissioner Sherwood then asked if the crane rental was included in the total Commissioner Fowler has presented for the transformer, it was not.

7. Commissioner Woodworth reported that the water plant project is moving along and more concrete work is being completed. The City will be installing the required septic tank, saving the City approximately \$28,000. The Distribution Crew has installed three service lines/taps for the office buildings at the Tabeing project, all sewer main connections have also been completed. They repaired a couple leaks and removed a hydrant at the water plant due to its interference with the new roadway. The Distribution Crew discovered that the valve that was closed for the Mason Point water tower wasn't holding back water, resulting in the tower overflowing. The tower was drained and the water main was cut and capped. They are experiencing delays in orders for meters and other parts needed for upcoming projects and are hopeful that the delays will be minimal.

8. Commissioner Booker reported that the Street Department has been mowing, patching roads, cleaning storm drain intakes, cleaning the dump lots, completed lawn bag pick up, trimmed trees around stop signs, picked up trash on the square, worked on and washed equipment, cleaned the shop, pushed up concrete, which will be crushed soon and started a drainage ditch project at the Street Department.

9. Mayor Glazebrook reported that the Cemetery staff continue to mow, perform upkeep on the Cemetery, are working on the area around the pavilion and are taking care of the flowers and keeping them watered. They have also been getting the seeds for the prairie pollinator fields that were funded by a grant from the Lumpkin Foundation. The Gas Department is working on the installation

of gas lines and are working with a company to finalized the odorization of the gas.

10. A motion was made by Mayor Glazebrook and seconded by Commissioner Booker to approve the action on Ordinance 22-16 – An Ordinance Approving and Authorizing the Execution of a First Amendment to the Intergovernmental Agreement with Sullivan Community School District Unit #300. This is to modify the percentage of TIF funding that the school will receive. Commissioner Sherwood and Treasurer Golden met with Mr. Walk and the TIF consultants and reviewed this information. Upon a roll call being taken, the results were as follows:

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|------------------------------|-------|
| Mayor Richard Glazebrook | - yea |
| Commissioner Doug Booker | - yea |
| Commissioner Abbey Sherwood | - yea |
| Commissioner Mike Fowler | - yea |
| Commissioner Chuck Woodworth | - yea |

and the motion was declared carried.

11. A motion was made by Commissioner Sherwood and seconded by Commissioner Woodworth to accept the bid from YFD for \$196,400 for the demolition of the City Building.

After meeting with Greg Yoder, Commissioner Booker was concerned about the demolition and building against an already failing wall. His understanding was that the wall would be left standing and the new foundation would be on the inside of that wall, shortening up the property. He then suggested that the City buy the bar adjoining the City Building to reduce the added precautions that Yoder would have to take in the demolition process. Commissioner Sherwood stated that this has been discussed for the last two years and was an option that was explored. Unfortunately, the bar next door is only a portion of a building and tearing into the facade would create more structural issues to that building. Greg Yoder trusts the engineers opinion and believes that it will be ok if the wall is left. The demolition of the second story will require the crew to be extra careful and extra precautions to be taken, which is Mr. Yoder's biggest concern. The basement will be filled in after the demolition and capped off with six inches of rock.

Upon a roll call being taken, the results were as follows:

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|------------------------------|-------|
| Commissioner Abbey Sherwood | - yea |
| Commissioner Chuck Woodworth | - yea |
| Commissioner Mike Fowler | - yea |
| Commissioner Doug Booker | - yea |
| Mayor Richard Glazebrook | - yea |

and the motion was declared carried.

12. A motion was made by Mayor Glazebrook and seconded by Commissioner Sherwood to share a portion of the City's Worker's Compensation Dividend with full-time employees in the amount of \$250.00 per employee. Upon a roll call being taken, the results were as follows:

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|------------------------------|-------|
| Mayor Richard Glazebrook | - yea |
| Commissioner Abbey Sherwood | - yea |
| Commissioner Mike Fowler | - yea |
| Commissioner Chuck Woodworth | - yea |
| Commissioner Doug Booker | - yea |

and the motion was declared carried.

13. A motion was made by Commissioner Sherwood and seconded by Mayor Glazebrook to table Ordinance 22-18 until the council creates a committee and further discusses the Ordinance.

Mayor Glazebrook would like to get all of the parties together to resolve the issues. Commissioner Sherwood believes that there should be some type of standard that won't negatively affect those living in the downtown area. The current parameters are outdated and need to be changed. Mel Workman agreed that they are very outdated and would like the affected parties to sit down and come up with a better plan.

Upon a roll call being taken, the results were as follows:

| | |
|------------------------------|-----------|
| Commissioner Abbey Sherwood | - yea |
| Mayor Richard Glazebrook | - yea |
| Commissioner Mike Fowler | - yea |
| Commissioner Chuck Woodworth | - abstain |
| Commissioner Doug Booker | - yea |

and the motion was declared carried.

14. A motion was made by Commissioner Sherwood and seconded by Commissioner Fowler to approve Ordinance 22-19 – An Ordinance Approving The Termination of The Sullivan Tax Increment Financing (TIF) District I Redevelopment Project Area, Plan & Project.

Commissioner Fowler asked if the money would be transferred. Treasurer Golden explained that she worked with the TIF consultants to determine whether or not there were ongoing projects in TIF I that would require the fund to be left open or if the fund could be dissolved and the funds transferred. The ordinance

dissolves the fund and transfers any money to TIF IV prior to the termination of TIF I on December 31, 2022.

Upon a roll call being taken, the results were as follows:

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|------------------------------|-------|
| Commissioner Abbey Sherwood | - yea |
| Commissioner Mike Fowler | - yea |
| Commissioner Chuck Woodworth | - yea |
| Commissioner Doug Booker | - yea |
| Mayor Richard Glazebrook | - yea |

and the motion was declared carried.

15. Commissioner Sherwood encouraged the Council to meet with Treasurer Golden within the next two weeks to review the RFPs for Investment Management Services. The eight submissions have been broken down for the Council to evaluate the pros and cons, the return on investments, the fees and what the firm has to offer. She believes that she will be prepared to give the final recommendation for these services and move forward with the approval at the next meeting, but doesn't believe it will be appropriate until the Council meets with Mrs. Golden.

16. 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:

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|------------------------------|-------|
| Commissioner Abbey Sherwood | - yea |
| Commissioner Chuck Woodworth | - yea |
| Commissioner Mike Fowler | - yea |
| Commissioner Doug Booker | - yea |
| Mayor Richard Glazebrook | - yea |

and the motion was declared carried and the meeting was adjourned at 7:13 p.m.


Mayor Richard Glazebrook.

Attest Carrie Creek
Carrie Creek, City Clerk

