



**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN,  
ILLINOIS, MONDAY, JANUARY 27, 2020**

1 The City Council of the City of Sullivan, Illinois, met in regular session on Monday, January 27, 2020, 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.

Commissioner Abbey Sherwood	- present
Commissioner Mike Fowler	- present
Commissioner Chuck Woodworth	- present
Mayor Richard Glazebrook	- present
Commissioner Peggy Hargis	- present

2. Riley Glerum & Jim Gleason from IGW Architecture gave a presentation summarizing the existing condition survey and analysis they completed on the Titus Home and property. The purpose of the survey was to evaluate the physical condition of the facility and provide a cost estimate for potential conversion to office space. Mr Glerum shared that there are some possible drainage issues, the walkways require repair, the driveway needs to be replaced, the parking lot needs to be expanded, the roof needs to be replaced in five to ten years and a majority of the windows and doors need to be replaced for efficiency. Overall the building is not handicapped accessible and would need to be gutted and significantly remodeled and reconfigured to convert to office space. This would include new walls, ceilings, drop ceilings, new electrical, new plumbing, and a new HVAC system. Mr Gleason explained that changing the use of the building would eliminate the current HVAC system. He has some concerns that the plumbing is not properly connected to the sanitary sewer which would need to be corrected. There are 2 electrical services, the service is not up to code and would need to be upgraded and the violations remedied. The sprinkler system also needs to be upgraded if the building is converted to office space. The probable construction cost estimate to repurpose the building came to \$1,123,425, which included a new parking lot, a new driveway, resolving drainage issues, landscaping, building envelope and interior elements, an elevator, HVAC work, plumbing, electric and sprinkler work. This total does not include testing and other "soft" costs that could raise the total estimate by twenty percent.

There were questions as to whether a new roof was included in the estimate, if the estimate included any work for the apartment or garage, whether it would be cheaper to renovate or to demo and rebuild, if the City employees could complete the work and how much demolition would cost. Mr Glerum responded that the roof was not included in the estimate, but it did include the demolition of the two outbuildings. He also explained that to decide which option would be cheaper, it would depend on the size of the structure and what kind of structure was built. Dan Flannell responded that the City employees would not be involved in the demolition of the building due to a lack of needed equipment and training. Mr Glerum's estimate for demolition was \$100,000.

3 Mayor Glazebrook asked if there were any comments from the public. There was a question regarding the completion of the alley behind the thrift shop and when the building on the corner of Harrison and VanBuren will be repaired.

4 Mayor Glazebrook read the items on the consent agenda.

- Approval of minutes of the previous regular meetings held January 13, 2020
- Approval of claims except those in the TIF IV funds

A motion was made by Commissioner Sherwood and seconded by Commissioner Hargis that the consent agenda be approved. Upon a roll call being taken, the results were as follows

Commissioner Abbey Sherwood	- yea
Commissioner Peggy Hargis	- yea
Commissioner Mike Fowler	- yea
Commissioner Chuck Woodworth	- yea
Mayor Richard Glazebrook	- yea

and the motion was declared carried by omnibus vote.

5 A motion was made by Commissioner Sherwood and seconded by Commissioner Woodworth to approve the claims for TIF IV Upon a roll call being taken, the results were as follows

Commissioner Abbey Sherwood	- yea
Commissioner Chuck Woodworth	- yea
Commissioner Mike Fowler	- abstain
Commissioner Peggy Hargis	- yea
Mayor Richard Glazebrook	- yea

and the motion was declared carried.

6 Commissioner Sherwood thanked the Street Department for their assistance with tree removal in Tabor Park. She reported that the Civic Center Director position has been filled by Wendy Elzy and Melissa Krieger was hired to serve as the Director of Aquatics and Programming. Treasurer Sarah Golden is on maternity leave and the Assistant Treasurer, Nakayla Swisher, will be filling in during her absence Commissioner Sherwood informed the public that Dollar General is still leasing their previous location and is aware that all of the lights have been left on. Casey's has been in contact with the City and hopefully something will begin soon on the new building.

7 Commissioner Fowler reported talking with Kevin Landrus from Sullivan Schools regarding the led lighting conversion. He has also been in contact with Rodd Whelpley about an incentive program for residents to replace their air conditioners with more efficient models. There has been no further information received from BHMG on the underground fuel tank for the electric plant. He attended a foreman meeting and had a meeting with Mayor Glazebrook about an increase in lineman wages. Commissioner Fowler contacted other communities about their lineman wages and other benefits. He gave examples of alternatives to a wage increase, including longevity pay, and half an hour lunches resulting in a shorter work day Handouts were given to council members showing information he compiled on wages and benefits and rate study graphs from the IMEA.

8. Commissioner Woodworth reported that an OSHA representative performed inspections at the water and sewer plants. They identified areas that needed improvements and corrective action has already been taken. Commissioner Woodworth attended a Nitrification Action Planning Meeting with the IEPA and explained that the City has up to four years to develop and implement this plan. Nitrification of the water in mains and storage tanks becomes stale or stagnant when the natural ammonia is treated with free chlorine. The City currently uses a Mioxx system that promotes nitrification in the system. To remove the possibility of nitrification, chlorine gas needs to be used to burn the ammonia out of the water. The water plant will be making some treatment modifications to remedy this issue.

9. Commissioner Hargis reported that sixty feet of tiling remains to complete the Corey Street project. They will allow the modifications to settle for a year before resurfacing.

10. A motion was made by Commissioner Hargis and seconded by Commissioner Sherwood to waive formal bidding and accept the proposed agreement from Surmeier & Surmeier Incorporated for aggregate crushing at the rate of \$5.50 per ton. The request for waiver of formal bidding is based upon the anticipation the final cost of said services performed will exceed \$25,000.00. Upon a roll call being taken, the results were as follows:

Commissioner Peggy Hargis	- yea
Commissioner Abbey Sherwood	- yea
Commissioner Mike Fowler	- yea
Commissioner Chuck Woodworth	- yea
Mayor Richard Glazebrook	- yea

and the motion was declared carried.

11. Mayor Glazebrook announced that he would like to appoint Kyler Lane to the cemetery board. He shared that there will be a strategic planning meeting and a cemetery board meeting held in February. The SCED will be holding a luncheon on January 29, 2020 and on August 15<sup>th</sup>, Lake Shelbyville will be celebrating its fifty year anniversary.

12. A motion was made by Mayor Glazebrook and seconded by Commissioner Woodworth that Kyler Lane be appointed to the Cemetery Board. Upon a roll call being taken, the results were as follows.

Mayor Richard Glazebrook	- yea
Commissioner Chuck Woodworth	- yea
Commissioner Abbey Sherwood	- yea
Commissioner Mike Fowler	- yea
Commissioner Peggy Hargis	- yea

and the motion was declared carried.

13 A motion was made by Commissioner Sherwood and seconded by Commissioner Hargis to approve the engagement letter with West & Company for their preparation of financial audits and reports for the fiscal years 2020, 2021 and 2022. Upon a roll call being taken, the results were as follows

Commissioner Abbey Sherwood	- yea
Commissioner Peggy Hargis	- yea
Commissioner Mike Fowler	- yea
Commissioner Chuck Woodworth	- yea
Mayor Richard Glazebrook	- yea

and the motion was declared carried.

14 Dan Flannell shared that he was contacted by the IEPA to host a hazardous household waste collection in Sullivan. The last collection was held approximately twelve years ago at the expense of the IEPA. The collection site will be located in Wyman Park and would be held between March 21, 2020, and June 27, 2020. Mr Flannell read the list of items that will be accepted and explained the possibility that latex paint could also be accepted if the City chooses to do so Neal Tire participated in the previous collection and accepted vehicle batteries and tires. They are checking to see if they will be allowed to collect these items along with the household waste collection. Mr Flannell has also been in contact with Advanced Disposal and proposed the annual city-wide clean-up for July 11, 2020, and July 19, 2020

15 A motion was made by Commissioner Woodworth and seconded by Commissioner Hargis to approve the hazardous household waste collection and city wide clean up Upon a roll call being taken, the results were as follows.

Commissioner Chuck Woodworth	- yea
Commissioner Peggy Hargis	- yea
Commissioner Abbey Sherwood	- yea
Commissioner Mike Fowler	- yea
Mayor Richard Glazebrook	- yea

and the motion was declared carried

16 A motion was made by Commissioner Sherwood and seconded by Commissioner Hargis to pass Ordinance 20-1- Amending Chapter 9 – Cemetery – Modifying meeting and oath requirements. City Administrator Dan Flannell explained that the proposed amendments are to reduce the number of board meetings held and to eliminate the requirement of an oath of office Upon a roll call being taken, the results were as follows.

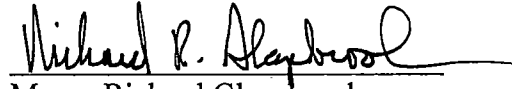
Commissioner Abbey Sherwood	- yea
Commissioner Peggy Hargis	- yea
Commissioner Mike Fowler	- yea
Commissioner Chuck Woodworth	- yea
Mayor Richard Glazebrook	- yea

and the motion was declared carried

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

Commissioner Chuck Woodworth	-yea
Commissioner Mike Fowler	-yea
Commissioner Abbey Sherwood	-yea
Commissioner Peggy Hargis	-yea
Mayor Richard Glazebrook	-yea

and the motion was declared carried and the meeting was adjourned at 7.42 p.m.

  
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Mayor Richard Glazebrook

Attest   
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Carrie Creek, City Clerk