

ADJOURNED EMERGENCY MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN, ILLINOIS, WEDNESDAY, JULY 21, 2010, A.D.

1. The City Council of the City of Sullivan, Illinois, met in an adjourned emergency session on Wednesday, July 21, 2010 at 7:00 p.m.. The meeting was called to order by Mayor Ann Short. A roll call was taken, which showed the following members as present:

Commissioner Mike Mossman
Commissioner Mike Kirk
Commissioner Bill Hagen
Commissioner Jeff Lane
Mayor Ann Short

- present
- present
- present
- present
- present

(CLERK NOTE: Notice of this meeting was made as stated (Exhibit A) and was published in the News Progress on 7-21-2010)

2. Mayor Short stated the purpose of this adjourned session of the Emergency Meeting, held on July 20, 2010, is for discussion and possible action to retain contractor for demolition if building located at 1 - 3 E. Jefferson is found to be hazardous.

3. Mayor Short presented the preliminary report submitted by Mr. Keith Brandau, structural engineer for Sodemann & Associates (NOTE: Exhibit B). It was Mr. Brandau's recommendation that the building be demolished.

4. A motion was made by Commissioner Hagen and seconded by Commissioner Kirk to demolish the building located at 1 - 3 E. Jefferson. The motion was reduced to writing and read to the Council. Upon roll call being taken, the results were as follows:

Commissioner Mike Mossman
Commissioner Mike Kirk
Commissioner Bill Hagen
Commissioner Jeff Lane
Mayor Ann Short

- yea
- yea
- yea
- yea
- yea

and the motion was declared carried.

5. The following Ordinance was presented:

ORDINANCE 10-10

AN ORDINANCE AUTHORIZING AN EMERGENCY CONTRACT FOR DEMOLITION BY THE CITY OF SULLIVAN, MOULTRIE COUNTY, ILLINOIS

A motion was made by Commissioner Kirk and seconded by Commissioner Mossman to approve the Ordinance as read by Mayor Short. The motion was reduced to writing and read to the Council. Upon roll call being taken, the results were as follows:

Commissioner Mike Mossman
Commissioner Mike Kirk
Commissioner Bill Hagen
Commissioner Jeff Lane
Mayor Ann Short

- yea
- yea
- yea
- yea
- yea

and the motion was declared carried and the Ordinance adopted and the Mayor did sign the same in open meeting and did direct the Clerk to record the same in full in the records of the Council.

6. Steve Wood, City Attorney, stated IEPA has stated possible asbestos removal can continue without taking certain precautions due to the imminent danger of

collapse of the building. Mr. Wood stated the Mayor, upon the approval of the Ordinance, would be responsible for hiring a contractor to do the demolition.

A draft copy of an Agreement for Demolition of Commercial Building has been provided to the Council members. Mr. Wood pointed out the contract states that work will begin within 24 hours of the execution of the agreement. Mr. Wood and Mr. Brandau agreed on the terms and conditions stated in the agreement contract. Work will take place under supervision of the City engineer and will follow the specifications for demolition.

Commissioner Kirk stated the contractor should be informed the removal of the debris in the street by the G3 building is to be included in the contract.

Mr. Wood emphasized that the City's insurance carrier has stated the City could be held liable if no action is taken.

7. Zach Horn inquired how this process was arrived at. Mr. Horn asked if the property owner has been given the chance to repair the building and if the City will have to absorb the costs incurred. Mayor Short responded by saying the property owner was not asked to repair the building as she has stated she has no insurance on the property. The cost will have to be absorbed by the City and the City will then file a lien on the property for those costs.

8. A motion was made by Commissioner Hagen and seconded by Commissioner Lane that the minutes of the meeting be engrossed by the Clerk. The motion was reduced to writing and read to the Council. Upon roll call being taken, the results were as follows:

Commissioner Mike Mossman - yea
Commissioner Mike Kirk - yea
Commissioner Bill Hagen - yea
Commissioner Jeff Lane - yea
Mayor Ann Short - yea

and the motion was declared carried.

9. A motion was made by Commissioner Mossman and seconded by Commissioner Kirk that the meeting be adjourned. The motion was reduced to writing and read to the Council. Upon roll call being taken, the results were as follows:

Commissioner Mike Mossman - yea
Commissioner Mike Kirk - yea
Commissioner Bill Hagen - yea
Commissioner Jeff Lane - yea
Mayor Ann Short - yea

and the motion was declared carried and the meeting was adjourned at 7:20 p.m..

Attest G. Sue Bides
City Clerk

Ann Short
Mayor Ann Short

NOTICE

EMERGENCY MEETING

An Emergency Meeting of the Sullivan City Council will be held at 7:00 p.m. on Wednesday, July 21, 2010.

The purpose of this adjourned emergency meeting is for discussion and possible action to retain contractor for demolition if building located at 1-3 E. Jefferson Street is found to be hazardous.

G. Sue Sides, City Clerk

Posted 7/21/10 by G.S. Sides

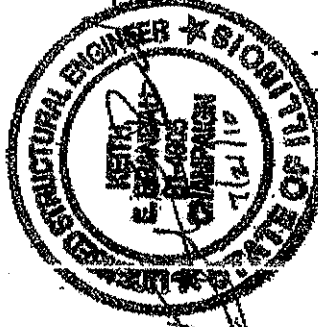
Sodemann and Associates, Inc.

340 NORTH NEIL STREET
POST OFFICE BOX 557
CHAMPAIGN, ILLINOIS 61824-0557
TEL 217 352-7688
FAX 217 352-7922

**PRELIMINARY REPORT
#1 & #3 E. JEFFERSON STREET
SULLIVAN, ILLINOIS**

for
CITY OF SULLIVAN

By
Keith E. Brandau, P.E., S.E.



INTRODUCTION

Sodemann and Associates were contacted by the City of Sullivan to observe the condition of the building at #1 and #3 Jefferson Street in Sullivan, Illinois. The building had reportedly been damaged by high winds on July 19, 2010. I visited the site on July 21, 2010 and made the following preliminary observations.

PRELIMINARY OBSERVATIONS

The building is a three story, multi-wythe brick structure, with timber frame 1 floors. According to city officials the building has been unoccupied for approximately 10 years. The structure is estimated to be approximately 100 years old. The roof of the building has been completely removed by high winds, and the parapets on the east, north, and west walls have collapsed. The majority of the east parapet has collapsed onto the adjacent building to the east. The north parapet has collapsed both into the building and onto Jefferson Street. The majority of the west parapet has collapsed into the building, with some brick falling onto the street. The collapsed parapet walls have created large gaping holes in the third floor ceiling, with large amounts of brick accumulated on the third floor.

Large areas of the plaster ceilings are missing. The plaster ceilings and walls exhibit extensive areas of cracking. Water damage to the ceilings, walls and floors was evident throughout the building. The wood floors are warped at numerous locations. The odor and appearance of mold and mildew are prevalent throughout the structure. In the basement of the building water marks approximately 1'-6" to 2' above the floor indicate prior flooding, and mold was observed to be growing profusely on the walls.

Several areas of the brick walls, both interior and exterior, were observed to exhibit extremely soft or missing mortar. The mortar parging on the exterior of the south elevation is failing at several locations and has become delaminated.

CONCLUSIONS and RECOMMENDATIONS

In my professional opinion, the building is in extremely poor condition and portions of the building could collapse at any time, without warning.

I recommend that the building be demolished.