

**COMMITTEE OF THE WHOLE  
MONDAY – MAY 14, 2018  
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD  
WASHINGTON, ILLINOIS**

Mayor Manier called the Committee of the Whole meeting of May 14, 2018 to order at 6:30 p.m. in the Library meeting room at Five Points Washington.

Present: Aldermen Adams, Brownfield, Brucks, Butler, Cobb, Dingledine, Gee, and Moss.

Absent: None.

Also present: City Administrator Culotta, Controller Baxter, City Engineer Andrews, Public Works Manager Schone, P & D Director Oliphant, Deputy Chief Stevens, City Treasurer Dingledine, and City Clerk Brown.

**MINUTES**

1. Aldermen wishing to be heard on non-agenda item – Alderman Butler provided an update on Tazewell County Consolidated Communications (TC<sup>3</sup>) noting that our original interim move in moving our facility to East Peoria while the permanent facility in Morton is under construction may look different as Pekin's facility will not be able to accommodate Morton during the interim period. He added that Washington's facility may stay operational for an undetermined amount of time under a lease agreement with TC<sup>3</sup> while Morton moves to the East Peoria facility for the interim period. He asked if there were any objections to working through the attorney on negotiating a lease agreement with TC<sup>3</sup>. There were no objections. He shared that TC<sup>3</sup> has hired a Director as well.
2. Citizens wishing to be heard on a non-agenda item – John & Sharon Amdall provided comments regarding the agenda item relating to the utility rate study and the hiring of a consultant for a fee of \$25,490. Those comments are included at the end and are made part of this record.
3. Approval of Minutes: Alderman Brucks moved and Alderman Gee seconded to approve the minutes of the April 9, 2018 regular Committee of the Whole meeting. Motion carried unanimously by voice vote.
4. **BUSINESS ITEMS**
  - A. Wine Time Presentation – Mr. Chad Ward, Cardinal Restaurant Group, provided a brief history of how the business plan for Wine Time in Cherry Tree Shopping Center unfolded since first applying for a liquor license in 2016. He shared a PowerPoint presentation that re-introduced the branding of Marilyn's Wine Time which is what is being proposed for their Cherry Tree space. The presentation included pictures of his Marilyn's Wine Time Dunlap location showing a lounge area, a bar area, a seating area, a canvas painting party taking place, and a private video gaming room, as well as their family of brands including Del's Popcorn Shop, Marilyn's Wine Time, Blondie's, Cardinal Place, Debbie's, and Davis Bros. Pizza. Following the presentation concerns were raised about the initial liquor license request back in 2016 not focusing this business as a video gaming café and how it seemed to change and be more about gaming. It was noted that the video gaming ordinance was amended as there was no interest in having gaming parlors in the community in an interest to protect existing businesses. Mr. Ward apologized for the breakdown in communication that occurred between Cardinal Restaurant Group and the City regarding their business plan. Alderman Gee and Alderman Cobb expressed their desire to see the Dunlap location in person and investigate this matter a little further. Mayor Manier shared his appreciation to Mr. Ward for the presentation. Mr. Justin Paul, American Commercial Realty, representing Cherry Tree Shopping Center, commented on the difficulty of this space and their willingness to help in transitioning it. He shared the overall excitement they are seeing in leasing

spaces and looks forward to seeing a full shopping center in the future. He commented that he appreciates the working relationship with P & D Director Jon Oliphant and his desire to see Mr. Ward's business open.

- B. Washington Chamber of Commerce Contract – Eric Obalil, Chamber Board President expressed his appreciation to present their annual contract this evening and thanked the Committee for partnering with the Chamber in its efforts to strengthen and grow our business community here in Washington. Chevie Kriete, Chamber Executive Director, presented a review of last year's annual work agreement that had been passed out to everyone prior to the meeting. She noted that a new Membership Manager (Wendy Wagner) was hired and we are now able to provide and fulfill more services to our members. Alderman Butler asked about the shift to 70/30 in the summary of changes for next year and what it had been before. Chevie shared that this percentage came out of their strategic plan exercise where it was shown that what they were doing was more of a 30/70 where 30% was being spent on membership and 70% spent on events and they are shifting to 70% on membership and 30% on events. Alderman Butler asked how they will measure this and Chevie shared that they are currently making some changes to help the shift. She shared that they have partnered with the Park District to help with GND festival operations this year as an example which is helping to alleviate staff time and focus more on membership. She touched on areas within the proposed contract for next year including their quarterly business strategy meetings that help create an environment for members to come and learn and share ideas; tracking sales tax dollars and using this to see when we do our marketing push throughout the year; working on a strategy with other cities, chambers, and Mayor Manier on a sales tax campaign due to the amount of dollars being lost to online buying; and GND festival will be scaled back this year only due to the limited parking that is available and Ufrings will be working with them to help out as much as they can in their temporary location. She noted that quarterly reports will also be submitted to the Council this coming year. Following a brief discussion it was the consensus of the Committee to move this item forward to City Council for consideration.
- C. Solar Energy Special Use Request – P & D Director Oliphant provided the following: 1) StraightUp Solar has submitted a special use application on behalf of Ryan Riech, who is the property owner at 320 N. Summit Drive; 2) the property is 3.48 acres and zoned R-1A (single-family residential); 3) the special use is required in order to install a roof-mount solar array on the roof of an accessory structure per the recently approved solar energy ordinance; and 4) it would be located on the detached garage on the southern portion of the property and will cover 49% of the south facing roof (50% coverage is allowed). Following discussion, it was the consensus of the Committee to move this item forward to City Council for consideration.
- D. Water/Sewer Rate Study – Alderman Brownfield shared the reason for bringing this item before Committee was to help in getting projects moving forward on the east end of town for next year and to see if there is anything that we will get differently by not just doing the study in-house. City Engineer Andrews shared the following: 1) on February 19, 2018, Chairmen of the Finance & Personnel & Public Works committees met with staff to review the results of the Request for Qualifications/Proposals for a budgeted rate study; 2) seven firms submitted with the following three (3) viewed as more favorable since they were, or had teamed with financial firms: Ehlers, proposed at \$39,000; Municipal & Financial Services Group, proposed at \$36,840; and Raftelis (w/CMT), proposed at \$25,490; 3) the Raftelis submittal was deemed to be more favorable (90% financial & 10% engineering support) and in March of 2018 another discussion was held with both committees and it was felt that additional work could be conducted in-house to help advance the study; and 4) as such, staff has begun some of the preliminary undertaking of this effort, with current American Water Works Association (AWWA) publications. He shared that in addition to annual day to day operating costs, AWWA recommends to prepare a full cost model of the system, factoring in useful life of the distribution system. He shared the full cost model is started by preparing a nessie curve of when watermain were installed and using it to

forecast replacement needs using AWWA's findings. Discussion ensued on the importance of moving infrastructure projects forward in a timely manner; the importance of having a complete study done in order to help tell the story of future utility rate increases; and consideration of what the staff time component might look like without engaging a consultant. Following discussion, it was the consensus of the Committee to have staff reach out to Raftelis to see if they can still hold to the 60-day timetable and also have a representative attend the next Council meeting where this item will be brought forward to Council for consideration.

5. Other Business – Alderman Brucks asked the status of the W223 Property loan refinancing and Administrator Culotta shared that he is still waiting to hear from the bank and could have something to bring forward at next Monday's Council meeting.
6. At 8:20 p.m. Alderman Gee moved and Alderman Adams seconded to adjourn. Motion carried unanimously by voice vote.



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Patricia S. Brown, City Clerk

# Committee of the Whole Comments

May 14, 2018

Topic: decision to hire a consultant for utility rate study for a fee of \$25,490

## COMMENTS:

Appreciate the City of Washington history of fiscal responsibility – Thank you!

Very impressed with the water infrastructure needs analysis document from the City Staff

The City Staff analysis shows that the water rates will have to double to fund the required water infrastructure replacement between now and 2030.

Consultants can be of value if they deliver impactful deliverables not otherwise available

Deeply concerned if it ever looks like a consultant might be “borrowing our watch to tell us the time” (as frequently happens)

In the final analysis, the City of Washington water rates will most likely be based upon a comparison to other nearby communities. This will establish the budget for the infrastructure improvements.

## QUESTION:

How will the outcome be different if we hire the consultant?

Would the outcome be any different if we do not hire the consultant and if the City Staff develops a budget, a recommendation on a rate increase, and a comparison of the rates in Washington to other nearby communities and similar-sized communities?

## REQUEST:

If the Committee of the Whole decides to proceed with hiring the consultant, please include in the final memo a very clear statement on both:

- What the consultant can provide that City Staff cannot provide
- How the report from the consultant will make any difference in the outcome of the necessary water rate increase for the City of Washington

*Sharon & John Amdall*