

**COMMITTEE OF THE WHOLE
MONDAY – SEPTEMBER 10, 2018
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD
WASHINGTON, ILLINOIS**

Mayor Manier called the Committee of the Whole meeting of September 10, 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: Controller Baxter, Public Works Director Andrews, P & D Director Oliphant, Police Chief McCoy, Deputy Chief Stevens, City Treasurer Dingledine, and City Clerk Brown.

MINUTES

1. Aldermen wishing to be heard on non-agenda item – None.
2. Citizens wishing to be heard on a non-agenda item – None.
3. Approval of Minutes: Alderman Moss moved and Alderman Gee seconded to approve the minutes of the August 13, 2018 regular Committee of the Whole meeting. Motion carried unanimously by voice vote.

4. **BUSINESS ITEMS**

- A. Cell Tower Lease Agreement Buyout – P & D Director Oliphant shared that Landmark Dividend, LLC has presented a proposal to the City to buyout our two existing cell tower antenna leases (Verizon-Blumenshine & T-Mobile-Water Tower #1) for a 35-year period and a possible future buyout of our Verizon lease that is not up and running yet on Water Tower #1. He went over a financial analysis spreadsheet that indicated the remaining revenues through the current terms of the agreements and possible future revenues generated from lease extensions, as well as future revenues generated once the Verizon-Water Tower #1 agreement lease becomes active (at the time of equipment installation). He noted that if all three leases were to run through their terms the total revenue received would be \$1,733,853.72, plus any possible annual extensions of the Verizon-Blumenshine agreement past 2022. He shared that Landmark Dividend has offered \$530,000 to buyout the two active agreements for a 35-year term and at the end of that term would have the option to extend the term an additional 35-years at an anticipated price of \$1,471,993.01. Also, Landmark has indicated that the \$530,000 offer would be increased to \$820,000 if the Verizon-Water Tower #1 equipment is installed and the lease becomes active. He introduced Mr. Michael Henschel, Vice President, Acquisitions of Landmark Dividend who provided an overview of their company and what they do and went over their lease acquisition proposal. Following discussion, it was the consensus of the Committee to complete a financial investigation of viability and what it means for the City before bringing it forward for consideration. Mr. Henschel noted that perhaps a letter of intent could keep this moving forward if the decision timeline is out upwards to 6 months.
- B. Police Department Monthly Review – Police Chief McCoy provided the August 2018 monthly review statistics as they compare to August 2017, as well as 2018 year-to-date statistics and how they compare to 2017. He shared the monthly statistics are a snapshot and the year-to-date statistics give a better overall picture of the activity reported and acts as a more valid “report card” to base decisions on future enforcement action and tactics. He asked for any questions on the report and there were none.

- C. Two-Week Hands Free Enforcement Period – Police Chief McCoy briefed the Committee on a two-week hands free enforcement period they have scheduled beginning September 17th and ending September 28th. He indicated that a new law was recently passed and beginning January 1, 2019 if someone is issued a ticket in violation of the Hands Free Driving Act it will go on their driving record as a moving violation. He noted that during this two-week enforcement period they will be issuing tickets to those who are either texting or talking on the phone while driving to bring awareness to citizens of the new law that begins January 1, 2019.
- D. Door Security – City Hall – Police Chief McCoy shared the following in regards to a new door security system for City Hall: 1) replacement of the current system is of utmost importance; 2) bids have been solicited for a system that would easily integrate with the current Police Department system; 3) a bid was received from S & S Builders for the door hardware and from K-Com Technologies for the access control system; and 4) the cost for materials and installation total \$10,024. Following discussion, it was the consensus of Committee to move this forward for Council consideration after looking at what the cost would be to add an exit component to the system and to also look into what the cost would be to do all City facilities with this type of system in the future.
- E. Multi-County Enforcement Group (MEG) Position – Police Chief McCoy brought forward for discussion and consideration a request to increase the number of officers by one position. He shared that this would allow them to assign one officer to the MEG unit full-time, noting that the cost for a new basic position would be approximately \$85,000. He shared that the MEG unit is an independent undercover drug unit that operates under the jurisdiction of the IL State Police and is headquartered in Peoria County. He went over the details of how the unit is structured sharing that having a full time Washington Officer assigned would ensure that we would be getting full time attention by an agent that would be available whenever needed along with any undercover work that would be being done. Discussion ensued on the following topics: the structure of a full time MEG officer; our current annual member contribution of \$3K that would continue; the overall financial obligation; the rise in our drug activity; possible cost sharing with other communities; and, how an additional officer would not be out of line or excessive as our overall budget percentage for dedicated police service at 23% is comparable to other communities our size. Following discussion, it was the consensus of Committee to have the Public Safety Committee review this in more detail before moving it forward to Council for consideration.
- F. S. Main Street Storm Sewer Consideration – Danforth to Burton Street – Public Works Director Andrews brought forward for consideration the opportunity to include a storm sewer improvement while undertaking the curb and sidewalk improvements along S. Main between Danforth and Burton Street. He shared the following: 1) the Square is not currently served by storm sewer and relies on a series of grates across the radius islands to help direct surface flow to inlets located about one block away in each direction; 2) the current arrangement does not meet the current IDOT Drainage Manual guidelines; 3) the addition of two inlets would meet guidelines and also help to provide a future sump collection system to buildings around the Square; and 4) the improvement is within the TIF and the overall cost would be \$30K. Following discussion, it was the consensus of Committee to move this to Finance & Personnel for TIF funding consideration and on to Council for consideration.
- G. Transportation Alternatives Program (TAP) Application Discussion – P & D Director Oliphant brought forward for discussion two project considerations for the Tri-County Regional Planning Commission's (TCRPC) recently announced call for projects for TAP funding. He shared the following: 1) both projects were discussed at the August 6th Public Works Committee meeting and Committee's desire was to proceed with an application for the Business 24 sidewalk construction between Gillman Avenue and constructing as far east as the funding would allow toward Mt. Vernon Plaza; 2) the other project consideration was to widen the existing 4' sidewalk along Business 24 from N. Cummings Lane to Gillman Avenue to an 8-10' wide shared use path; 3) one of TCRPC's criteria they will be looking at this year is consistency with the BikeConnect HOI: Heart of Illinois Regional Bicycle Plan and while the 4' sidewalk extension is eligible to be submitted, we will need a compelling argument on why we couldn't construct to a 10' wide path and given the criteria it may not score as favorably; 4) multiple projects can be submitted if there is

a desire; and 5) this call for projects is for a three-year funding cycle and not a 2-year like in the past. Following discussion, it was the consensus of Committee to submit an application for the sidewalk extension between Gillman Avenue and east towards Mt. Vernon Plaza as far as funding allows.

5. Other Business – Treasurer Dingledine shared that on September 20th the City’s Health Insurance/Wellness Committee is holding its third session on the topic of financial fitness at the Fire Station. She shared that two times are being offered 7:00 a.m. and 8:00 a.m. and reminded everyone that there will not be a health fair this year and that health insurance participants are required to attend 2 of the 4 sessions being offered.
6. At 8:25 p.m. Alderman Brucks moved and Alderman Gee seconded to adjourn. Motion carried unanimously by voice vote.



Patricia S. Brown, City Clerk