

**COMMITTEE OF THE WHOLE  
MONDAY – NOVEMBER 12, 2018  
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD  
WASHINGTON, ILLINOIS**

Mayor Manier called the Committee of the Whole meeting of November 12, 2018 to order at 6:30 p.m. in the Library meeting room at Five Points Washington and asked for a moment of silence for those affected by the recent wildfires in California.

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

Absent: Alderman Gee was absent.

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

**MINUTES**

1. Aldermen wishing to be heard on non-agenda item – Alderman Adams expressed his desire to revisit the City’s burn ordinance next spring. He shared the recent burning of wet leaves in the east end of town has been overwhelming, especially for those with asthma. Mayor Manier added that when residents see someone violating the burn ordinance to call the police so they can get someone out to inspect the situation and that Council will take another look at the ordinance before spring next year.
2. Citizens wishing to be heard on a non-agenda item – None.
3. Approval of Minutes: Alderman Dingledine moved and Alderman Moss seconded to approve the minutes of the October 8, 2018 regular Committee of the Whole meeting. Motion carried unanimously by voice vote.
4. **BUSINESS ITEMS**
  - A. Police Department Monthly Review – Police Chief McCoy provided the October 2018 monthly review statistics as they compare to October 2017, as well as 2018 year-to-date statistics and how they compare to 2017. There were no questions.
  - B. City Code – Erosion Control Discussion – P & D Director Oliphant shared that following a complaint that a resident on Ernest Street had filled in a ditch, causing water damage to the neighboring property, staff has confirmed that this was the cause for the water damage. The City Code was reviewed and it was found that an amendment was appropriate to keep this from happening in the future. He shared that Public Works Committee has discussed and recommends that all single-family and duplex development fall under the stormwater runoff regulations, waiving the one-acre subdivision minimum, as well as requiring review of the drainage plans for all non-single-family and duplex developments. He shared the amendments affect Chapter 53.002 of the City Code and would grant the City the ability to enforce violations. It was the consensus of Committee to move this to Council for consideration.
  - C. Cell Tower Lease Agreement Buyout, Landmark Dividend LLC – P & D Director Oliphant recapped the information that was provided by Landmark Dividend LLC at the September Committee of the Whole meeting and asked for Committee’s direction on whether to consider the buyout offer. Following a brief discussion, it was determined that it would not be in the City’s best interest to enter into a lease agreement buyout with Landmark Dividend LLC.

- D. Verizon Tower Lease Extension, Blumenshine Property – P & D Director Oliphant brought forward for discussion the following: 1) a draft lease extension agreement has been received; 2) the existing agreement is set to expire in September 2022 which started with a 5-year term with three additional 5-year terms; and 3) the proposed lease extension would be an additional four 5-year terms at the same \$913 per month payment with a 15% escalation beginning with the start of each new term along with a one-time payment of \$25,000 if the tenant receives the executed lease agreement by November 30, 2018. Following discussion, it was the consensus to move this forward to Council for consideration with a request to waive second reading in order to meet the November 30<sup>th</sup> deadline.
- E. Budget Schedule – Controller Baxter went over the proposed schedule noting the following: its similarity to the one done a couple years ago; changed the order of when water and sewer was due to get as much time as possible with the rate study; and the staff target dates are crucial to keep on track as well as having timely capital improvement discussions. Committee consensus was to move forward with the schedule as presented.
- F. Tax Levy – Controller Baxter shared the following based on the FY18-19 budgeted revenues and property tax distribution of taxing bodies: City property taxes account for 5.29% ; the City's tax represents 6.5% of the entire tax bill; 2017 assessed valuation a little over \$348K; the tentative EAV for 2018 is \$350K and we are adjusting to \$349K to take care of end of year adjustments that occur resulting in a .24% increase; and the police pension levy came in slightly less than the prior year with an overall \$25K decrease with no increases in the remaining special levies. She shared the following four options for consideration: Option 1) maintains the current tax rate of \$.44022 with a \$29K increase to the General Fund due to the decrease in special levies and slight increase in EAV; Option 2) increases the tax rate to \$.45479 (3.55% increase), adds \$80K to the General Fund for the City's annual payment for the Fire Department truck lease resulting in an increase to the total levy of \$55K; Option 4) increases tax rate to \$.47891 (9.06% increase), would bring General Fund levy to pre-tornado level of \$360K, increases General Fund levy by \$164K, overall levy would increase by \$138K resulting in a \$164K increase to the General Fund and an overall increase of \$138K, and would require truth-in-taxation hearing; and Option 3) increases tax rate to \$.46109 (4.99% increase) and increases General Fund by \$102K with an overall levy increase of \$76K. She pointed out what the cost affects would be to a taxpayer bill, noting that the affects only pertain to the City's portion of the tax bill. Mayor Manier thanked Controller Baxter for her work in preparing these options for consideration. He shared that we have been keeping taxes down since 1996 and is proud of what we have done, but are now in a time where some decisions have to be made to move forward. Committee members expressed the following during discussion: the City is suffering on its Public Works (PW) services; revenues need to increase in order to get PW projects done; our past ability to keep our levy flat due to the large increase in building and development where we saw increased revenues but with the slow downturn in development it's not the case now; importance of educating our residents on property tax distribution and our inability to control the majority of increases they see; the unknown costs of future pension liabilities; and how shopping patterns have shifted to internet sales affecting our sales tax revenue numbers as well. Following discussion, it was the consensus to increase the levy by 7.5% which lands between Options 3 and 4, and move it forward to Council for consideration.
5. Other Business – None.
6. At 7:19 p.m. Alderman Dingledine moved and Alderman Butler seconded to adjourn. Motion carried unanimously by voice vote.



Patricia S. Brown, City Clerk