

CITY OF WASHINGTON, ILLINOIS
CITY COUNCIL MEETING - MONDAY, JULY 15, 2019
LIBRARY MEETING ROOM
380 N. WILMOR ROAD – 6:30 P.M.

Call to Order	Mayor Manier called the regular meeting of Monday, July 15, 2019 to order at 6:31 p.m. in the Library Meeting Room at Five Points Washington.
Roll Call	<p>Present and answering roll call were Aldermen, Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, and Yoder.</p> <p>Also present was City Administrator Ray Forsythe, Controller Joanie Baxter, Public Works Director Ed Andrews, Public Works Manager Kevin Schone, P & D Director Jon Oliphant, Chief of Police Mike McCoy, City Treasurer Ellen Dingledine, and City Clerk Pat Brown.</p>
Pledge of Allegiance	All present stood for the Pledge of Allegiance.
Agenda Review	<p>The Agenda was reviewed and Alderman Cobb moved to remove Item C, Annual Funding Request: Greater Peoria Economic Development Council from the Consent agenda and move it to the August Committee of the Whole meeting. Alderman Adams seconded and there was no further discussion. On roll call the vote was:</p> <p><u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder</p> <p><u>Nays: 0</u></p> <p><u>Motion declared carried.</u></p> <p>The agenda stood as amended.</p>
Approve Consent Agenda	<p>Alderman Brownfield moved and Alderman Yoder seconded to approve the Consent Agenda as amended. City Administrator Forsythe noted that the payoff of the remaining Washington 223 loan is included in bills & payroll as indicated in the ACH report on the last page. As directed this loan was paid off on July 3, 2019. Now that all properties have now been sold payment of this loan 9-years early results in interest savings to the City in excess of \$200K. Staff will be reviewing the budget at its first quarter financial review and bring forth a budget amendment with any necessary recommendations acknowledging the payment. Items included on the Consent Agenda were minutes of the July 1, 2019 regular City Council meeting; bills & payroll; approve & authorize payment of annual IEPA NPDES permit fees (3); and authorization: janitorial services contract extension, Police Department. On roll call on the motion to approve the vote was:</p> <p><u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder</p> <p><u>Nays: 0</u></p> <p><u>Motion declared carried.</u></p>
Audience Comments	<p>Bob & Allison Montgomery shared comments referencing misinformation on the sale of the Tarvin farm which are attached and made part of these minutes.</p> <p>John Christian, former Council member, expressed his concerns with the proposed annexation of 1774 E. Cruger Road and that long-range planning did not include expanding the city to the east and expanding infrastructure improvements. He shared that the City should be taking care of the infrastructure problems they have before adding new.</p> <p>Barb Plata, Define the Home, voiced her support for the proposed winery and how small businesses want to attract as much outside interest into town. She shared that people will visit from outlying areas and will bring a much-needed influx of people to our community. She noted that she does understand concerns, but as a small business owner we need everyone to come to Washington to experience our businesses.</p> <p>Debra Palmquist, Washington resident, voiced her support for the proposed winery and how it will attract people to the community with its atmosphere.</p>
Standing Committees	Alderman Cobb, Finance & Personnel Committee reported one item on the agenda (Ordinance A). Alderman Butler, Public Safety Committee Chairman reported one item on the agenda (Ordinance B). Alderman Brownfield, Public Works Committee Chairman reported three items on the agenda (Staff Reports A, B, & C).
Council Goals	City Administrator Forsythe provided an update on the Council goal setting process indicating that he has been working with Northern Illinois University Center for Governmental Studies to facilitate our process. He asked for ratification from the Council on their desire to move forward in the goal setting process which includes securing a contract with NIU. He indicated the contract will include a list of services and will include an inclusive process that includes other stakeholders within the community as well as senior staff. He reminded Council that this goal setting process was a strong consideration on his decision to come the Washington. Alderman Stevens shared that it is an excellent idea and she is looking forward to it. It was the consensus of Council to continue moving forward in the process.
Adopt resl, authrz sale of 1851 Constitution Street to Riverfront Automart, Inc. (John Bearce)	<p>City Administrator Forsythe read a resolution, by title only and brief synopsis, authorizing the sale of Municipally-owned real property (1851 Constitution Street) to Riverfront Automart, Inc. Adoption of this resolution would sell the City-owned 1851 Constitution Street property to Riverfront Automart, Inc., in an amount of \$92,800. Alderman Adams moved and Alderman Black seconded to adopt the resolution as read. On roll call the vote was:</p> <p><u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder</p> <p><u>Nays: 0</u></p> <p><u>Motion declared carried.</u></p>

<p>City Administrator Forsythe provided second reading of the following ordinance, by title and brief synopsis: an ordinance authorizing the Mayor and City Clerk to enter into an Agreement for private development with Jeffrey W. Woods for the redevelopment of a portion of the Downtown Tax Increment Redevelopment Project Area. Adoption of this ordinance would approve a TIF redevelopment agreement with Jeffrey W. Woods for the redevelopment of 108-112 N. Main Street. Alderman Cobb moved and Alderman Yoder seconded to adopt the ordinance as read. On roll call the vote was: <u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder <u>Nays: 0</u> <u>Motion declared carried.</u></p>	<p>Adopt ord, authrz TIF agreement w/Jeffrey W. Woods</p>
<p>City Administrator Forsythe provided second reading of the following ordinance, by title and brief synopsis: an ordinance amending Chapter 112 of the Code of Ordinances of the City of Washington, Tazewell County, Illinois, entitled “Alcoholic Beverages,” by expanding eligibility for a Class M (Caterers) liquor license, allowing certain outdoor events, and waiving the fee for an existing license holder for sales for on-premise consumption. Adoption of this ordinance would accomplish what is stated in the title. Alderman Brownfield moved and Alderman Black seconded to adopt the ordinance as read. On roll call the vote was: <u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder <u>Nays: 0</u> <u>Motion declared carried.</u></p>	<p>Adopt ord, amending Chapter 112, Class M licenses</p>
<p>City Administrator Forsythe provided first reading of the following ordinances, by title and brief synopsis: an ordinance providing for the Annexation of certain territory contiguous to the City of Washington, Illinois, and is not now embraced within the corporate limits of the City of Washington, Illinois, owned by Barry Vineyards, LLC, located at 1774 E. Cruger Road. Adoption of this ordinance would annex a parcel at 1774 E. Cruger Road totaling 51.59 acres into the City of Washington corporate limits and zone it AG-1. This ordinance will be listed on the next meeting agenda for action.</p>	<p>1st read ords, providing for annexation, 1774 E. Cruger Road</p>
<p>Public Works Director Andrews requested Council authorization to up-scope Evoqua’s contract to an upper-end amount of \$50,866.22 for additional services that are not able to be provided by River City Construction. He indicated that River City’s confined space entry program prohibits them from directly accessing the vessels and Evoqua as the original manufacturer, are able to perform the services that include interior media blasting, interior thickness testing, and media placement assistance from within the vessel. Alderman Dingledine moved and Alderman Brownfield seconded to authorize the request as presented. There was no further discussion and on roll call the vote was: <u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder <u>Nays: 0</u> <u>Motion declared carried.</u></p>	<p>WTP #1, pressure vessel/filter rehab, addtl Evoqua services</p>
<p>Public Works Director Andrews requested Council authorization to enter into a contract with Austin Engineering, Co., Inc. in a not to exceed amount of \$12,000.00 for engineering services for the survey work supporting the dedication of future roadway right-of-way along the Lakeshore Drive corridor connecting US Business Route 24 and Freedom Parkway. Alderman Dingledine moved and Alderman Stevens seconded to authorize the request as presented. There was no further discussion and on roll call the vote was: <u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder <u>Nays: 0</u> <u>Motion declared carried.</u></p>	<p>Lakeshore Drive Right-of-Way dedication surveys</p>
<p>Public Works Director Andrews requested Council authorization to make progress payment #2/final to Stark Excavating, Inc. in the amount of \$31,400.00 and to adjust their upper end contract amount to \$36,403.05 as provided for under the original budget of \$37,500.00. He shared that additional work items such as tree removal, railroad flagger protection, and riprap were intentionally identified as extra work items contained in the original budgeted amount. He noted work during this period includes additional tree removal, ditch excavation, and riprap placement. Alderman Dingledine moved and Alderman Adams seconded to authorize the request as presented. On roll call the vote was: <u>Ayes: 8</u> Adams, Black, Brownfield, Butler, Cobb, Dingledine, Stevens, Yoder <u>Nays: 0</u> <u>Motion declared carried.</u></p>	<p>Authz progress payment #2/Final, Knollcrest ditch cleaning, Stark Excavating</p>
<p>Public Safety: Fire Chief Traver provided a brief report for the month of June noting that 156 calls were received, which brings the total to 903 calls to date. He shared the recent fireworks display regulations class was well attended and they will be sponsoring an engine company class on July 27th with statewide invitations and are hoping to have attendees throughout the state participate.</p>	<p>Public Safety & Public Works Updates</p>
<p>Police Chief McCoy shared they met with the EMA director and attended the bi-monthly meeting where it was announced that they are looking for volunteers to help out and also met with committee members of TC3 where they were updated on the hiring of a new potential director. He shared they continue to monitor speeders on Boyd Parkway where 80% of vehicles are travelling over 65 mph with the highest speed last week at 147 mph and noted several recent policing cases as well.</p>	
<p>Public Works Manager Schone shared the following: crews are working on pavement and hydrant painting; one weed spraying treatment was done in June and would typically be done again in August but due to wet weather conditions this year we are seeing more weeds coming through the pavement so have asked our services provider go ahead and get the second treatment down; and crews are getting caught up with our right-of-way mowing. Fire Chief</p>	

Public Safety & Public Works Updates, Cont.)	Traver complimented crews on the great job they are doing with the hydrant painting and reminded residents that they are painted a certain color per the gallons per minute they put out.
Alderman’s Comments	<p>Alderman Stevens expressed the following on the annexation using a visual map aid: wants the winery; due diligence as an Alderman is to make sure the annexation is in the City’s best interest for long term; a lot of people do not know where the proposed winery is and the map is also on her alderman page and she depicted on the map the W223 property location and Cruger and Diebel roads, noting the closest city limits to get to the winery would be from Knollcrest which is 1.3 miles from Main Street and Cruger Road is like a mile and seven-tenths; part of Diebel Road is in the City and part in the Township; Township has chipped their portion of the roadway and the City has not so we need to work together to have the same street equally paved; the place for the winery is on the west end of the W223 property; as Aldermen we have not received any information directly from the Barry’s on the winery; she has read what has been wrote to the neighbors and the Voorhees letter to the neighbors talks about the odor of the manure that they spread in the fields; she would much rather be sitting and drinking wine on the W223 property rather than the Barry property; fully agree with the two ladies that spoke this evening on bringing people to Washington but thinks if the winery were in a different place in Washington it would be wonderful because you would be in range of going to other places; for annexation and especially with John Christian saying the City cannot support anything on the east side of the City, if a decision is made for the Barry’s to not do the winery or sell the property who knows who is going to come in here and the City is obligated to give city services to City land; it’s been difficult to get numbers to support the revenue that the winery would bring in and have done so homework but it may not be accurate so would like someone to give numbers for the property tax and sales tax; would like to know how many cases of wine would be made per year; and supports the winery and would be great for Washington but not in the current location but on the west end of the W223 property.</p> <p>Alderman Black asked Fire Chief Traver and Police Chief McCoy to share the impact on how they see additional fire and police support in regards to the proposed annexation. Mayor Manier shared that the fire protection district already has protection on the property and police currently respond to County calls today due to the unlikeliness of having a County police car this far north. He shared that right across the street from where he lives is County and in a recent accident Washington police responded and the County came the next day to do the report, so they are already currently responding in County policing jurisdiction. Police Chief McCoy shared he does not see a lot of additional work as they would be there anyway. Alderman Black shared about cost of roadway maintenance and in talking with City staff the section of roadway would be approximately .12 miles with an estimate of maintenance at \$350 per year. He asked about the intergovernmental agreement with the Township and its terms and Mayor Manier shared there are many roadways throughout the City and Township today that we partner in maintenance for including plowing and equipment use and reciprocal agreements are in place. Public Works Manager Schone shared that he spoke with Township Road Commissioner Weaver last week and he fully intends to maintain on snow removal through this section of roadway. He shared that they will also be working together so they don’t have the result of having two different pavements like what happened on Diebel Road.</p> <p>Alderman Stevens asked if we would be getting a business plan to help make the decision. Mayor Manier replied that the property has already been sold and this step is the annexing of the property. Alderman Stevens shared she thought the question was financial because annexation is permanent. Mayor Manier shared that it would be up to the Barry’s on whether they wanted to give us something and as far as sales tax and additional revenues from other businesses it would be unmeasurable, noting that when events are held within the community existing businesses do see a benefit.</p>
Adjournment	At 7:19 p.m. Alderman Stevens moved and Alderman Adams seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk

Washington City Council Meeting, July 15, 2019

I recently heard, "There is misinformation on the sale the Tarvin Farm" and "There is negativity on this project." It would be nice to hear a public discussion on that topic tonight or any night.

August 25, 2016, at auction, 5 parcels of farm ground were sold. All were within about 1 ½ miles of the Tarvin Farm. The auction, held at Five Points, was attended by over 100 people. The minimum bid required to get into the room and participate was \$7,500/acre. "For Sale" signs had been posted at each farm property well in advance. (Soy Capital Ag Services)

We attended the auction, because we saw the "for sale" signs.

At auction, the 5 parcels sold for:

Tract 1 and 2 - \$13,500/acre. Both parcels have frontage on Route 24 bypass. (Tract 1 – 77.42 acres, Tract 2 – 77.01 acres)

Tract 4 and 5 - \$12,000/acre and 12,800/acre. Both parcels have frontage on Business 24. (Tract 4 – 83.2 acres, Tract 5 – 82.09 acres)

Tract 3 – \$9,850/acre, and is located directly west of the Tarvin farm. It too is in the 100-year floodplain. (161 acres)

April 19, 2018, the City of Washington listed for sale the City's Blumenshine and Tarvin farms at \$14,500/acre. Although neither is adjacent to the Rte 24 Bypass, the city's asking price was \$1,000 over the highest price paid at auction in 2016. We do not believe "For Sale" signs were ever used in marketing the properties.

The Blumenshine Farm, of which a portion is in the floodplain, sold for \$11,027 acre on Nov. 19, 2018. (\$1.235m)

The Tarvin farm remained unsold. Back on January 24, 2018 ProVal Tech made an appraisal of the property. It was appraised at \$7,016/acre. The listing price of \$14,500/ac was more than double the appraised value. Perhaps this is why the City received no acceptable offers.

Would you list your home at double the appraised value and expect to get an offer?

I know for a fact, there is real interest in this land should the proposed sale fall apart. The City could easily sell the 50 acre parcel by sealed bid. There's no doubt in my mind that if there was a minimum required bid of 5,000/acre with a reserve of \$6,000/acre (City has option to not sell if no offer comes in over \$6,000/ac) the land would sell.

We have always stated that we want the Tres Rojas to be successful, but feel this is the wrong location. Also, this low sale price sets a bad precedence for Ag land values on the east side of Washington.

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