

# Committee of the Whole

Monday, August 9, 2021 at 6:30 P.M.

Library at Five Points, Washington, 360 N. Wilmore Road, Washington, IL

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Mayor Manier called the regular Committee of the Whole meeting of August 9, 2021 to order at 6:30 p.m.

*Present:* Alderpersons Adams, Blundy, Brownfield, Cobb, Dingledine, Stevens and Yoder  
Police Chief McCoy, Attorney Keith Braskich, and City Clerk Brod

*Also Present:* P & D Director Oliphant, City Engineer Carr, and Public Works Director Schone

*Absent:* Alderperson Butler

## MINUTES

1. *Alderpersons wishing to be heard:* none provided
2. *Public Comments:* Troy Pudik came forward on behalf of the citizens who have spoken about the Trunkline. He encouraged everyone to consider what was given them and also to hire a third-party engineer to review the project. He asked for transparency, noted a lot of discussion recently due to the size of the project and stated this could be the biggest project in decades. Mr. Pudik said that he feels that it is important to be an open process and citizens need to be educated. He also offered to help in any way.  
Allison Montgomery came forward and read a statement that is attached and made part of these minutes.  
A citizen from 821 Anne Street came forward regarding the Trails Edge project and asked Council to consider how many places around the world have been impacted by more than twelve inches of rainfall. He asked that future projects consider this because the old way is no longer enough as these events are happening more often.  
Sam LaHood came forward to discuss drainage in Trails Edge. He stated that he will answer any questions. He noted that he was directed to work with the City Engineer to come up with a design that would address any drainage issues. He stated that he rescinded his original plat request and now wants to adhere to the code and exceed the code in the interest of moving the project forward.  
Krist Hasten, came forward and stated that we have all heard from the opposition regarding the planned route for the Trunkline. She stated that any alternate routes would now impact seven new families. She stated she and the other seven property owners would oppose the newly proposed routes. She provided her support for the current evaluation.
3. *Approval of Minutes:* Alderperson Cobb moved and Alderperson Brownfield seconded to approve the minutes of the July 12, 2021 Committee of the Whole meeting and July 26, 2021 Special Committee of the Whole Meeting. Alderperson Stevens noted the time change for the Special Committee of the Whole meeting should read 6:40pm instead of 6:30pm.

Motion carried unanimously by voice vote.

#### 4. BUSINESS ITEMS

- A. *Washington Chamber of Commerce Update*: Mayor noted a new business is getting ready to open on Wednesday.
- B. *Trails Edge Sections 9 & 10 Drainage*: Dennis shared that this has been talked about for a long time. He noted they looked to see if the drainage plan meets code and this plan exceeds code. He shared that this is the same as most other cities. He stated that he asked council to send him any drainage concerns and received ten. He shared, of those, five of the issues noted will find benefit from this plan. Mr. Carr stated, in this plan, a specified pipe is going to be increased from 21 inches to 24 inches, as well as backyards being regraded. This will help the areas with water ponding along the field behind Grandyle and Patricia as the water will now drain to Stephanie Court. Mr. Carr shared plans to regrade land to control away from the houses and towards the roadway to reach the storm sewer. He stated that there is no negative impact on surface drainage. Alderperson Cobb asked if this proposal will have the water drain to the existing route as today. Alderperson Blundy asked if any curb heights or road angles were changed and if the water is all going towards Kelsey Street. Mr. Carr reminded Council that the water issues on Kelsey Street are caused by the drainage from the farm field behind those houses. He also shared that a berm that was built to protect the yards, has a broken field tile and the homeowner didn't fix it. He also said a berm was breached and the homeowner seeded the washed-out berm instead of fixing it and this caused a water back-up. Alderperson Dingledine asked, if during the building process, drainage can be affected and can we handle drainage issues while it is being developed. Mr. Carr said there is nothing they can do that will make it worse than it is right now and he will continue to work with the developer. Alderperson Dingledine asks for assurance that anything outside of this development will not be impacted. He said he will be very upset if he hears of any issues. Alderperson Cobb asked if this water eventually goes to the area on Kelsey. Dennis said this water will go to the retention pond behind Kelsey and Simon. Alderperson Stevens asked for clarification that this water will go towards the roadway. She noted a property on Holland being flooded. She said she is concerned because people won't want to drive on the roadway with water. Dennis noted it will be contained between the curbs and that it will go towards the road only after a 25-year event. Sam Lahood shared that they will start Section 9 immediately and plan on completing Section 10 in the next three years. He also shared they are proposing a retention easement on a portion of Stephanie Court. Alderperson Brownfield stated his appreciation for the Lahoods who are working through this and how they are exceeding the code and going above and beyond. He went on to share that there are six acres in LaHood Park that could have been developed into housing and it appears the developer has the city's best interest. Alderperson Blundy asked why retention pond is on private property. Mr. Carr shared that it goes back to when the area was platted. He shared that this particular pond was kept on private property because the landowner wanted private access to that pond. Mr. Carr stated that this will not add to the intensity of the water but rather direct the water over a longer period of time. Mayor Manier noted the July 6<sup>th</sup> rain event had water on every street.
- C. *Phase 2B Trunkline Discussion*: Mr. Carr submitted a memo giving the project background and asked for direction from council on where do with the project. He noted that Strand and Associates completed several studies and came up with the Alignment 2B. He stated that the influent pumping station will need to be replaced regardless of which route is chosen. He addressed Ms. Montgomery's concern about outreach and stated that the City needs to follow the rules so we don't lose any potential funding. Mr. Carr stated, Direction One is moving forward with current plan and Direction Two would ask for an RFP as well as an archeological study which will be \$80,000, then \$150,000 for finalizing a design. Mayor Manier stated that from what we've heard, it is best to move forward with another set of eyes even though it will cost a lot of money. Alderperson Yoder agreed with mayor due to the amount of concerns and agrees with the archology study. Alderperson Stevens agreed with the Mayor except for

the archeological study. She feels it should be separate. Alderperson Brownfield agreed with other statements that include the archeological study. Alderperson Adams said he would like the Direction Two but separate out the archeological study. He expressed his appreciation for Mr. Carr's explanation. Alderperson Cobb asked if an archeological study is required. Mr. Carr shared that they are provided about 75% of the time. Alderperson Cobb agrees with the third-party evaluation but would want to wait to see results before committing to the archeological study. Alderperson Stevens stated that we have three choices. Direction One, Direction 2, and Direction 3 which is the same as Direction Two but doesn't include the archeological study. Alderperson Blundy asked how we include the archeological study if we don't know the other possible alignment. Mr. Carr and Alderperson Cobb briefly discussed the need for the archeological study. Alderperson Dingledine stated that he doesn't want to spend another \$250,000 when a premier engineering firm in the Midwest chose the current option, but he will stand behind the Board's decision. Mr. Carr is moving forward without the archeological study. Alderperson Yoder asked if we will rescind the resolution. Mayor Manier stated the resolution was to give permission to negotiate with the property owners but didn't specify who they were. Attorney Braskich said we should wait to see what the routes are before we rescind and votes in case the proposed Route 2B stays the same. Mr. Carr shared that it will take approximately three weeks to develop the RFP and he will shoot for September to bring this to vote.

- D. *Safe Routes to School*: Mr. Oliphant shared that IDOT developed the program Safe Routes to School. He said the program, this year, has a 20% local match and the total funding available is \$12 million. He noted a few project ideas including the North Street Culvert project, Washington Estates could use some sidewalks, and Jackson Street could use sidewalks leading towards District 52. He shared that they would like to find projects benefiting District 52 schools due to making improvements around the other schools. Alderperson Brownfield reminded Council that there is only one project, per school district, per year. Alderperson Stevens is in favor of the North Street and West Street projects. She noted a crosswalk sign with no crosswalk on Grant Street and noted that there is no crosswalk at BUS24 near Central School at the new Beck's gas station light. Alderperson Cobb agrees to look at North Street and with Elgin Street because this will connect all the neighborhoods. He liked that we can use the 80% match and also noted that none of these kids can use the bus system so they have to walk to school. Alderperson Adams favors the North Street project as his number one choice. Alderperson Yoder agrees favors North Street and the Eagle/BUS24 sidewalk. Alderperson Blundy agreed. Mr. Oliphant stated that he will look to apply to all three school districts, then connect Eagle with BUS24, then utilize what they can without running over budget. He noted that each project requires a resolution to provide for the match. Alderperson Cobb asked if we do Eagle, can we apply the money somewhere else. Mr. Carr suggested putting in a new curb, gutter and sidewalk.
- E. *TIF Project Quotes/Guidelines Discussion*: Mr. Oliphant shared that there was a First Reading Ordinance for 105-109 Washington Square. It was asked that Council discuss the possibility of requiring multiple quotes for a TIF project. Alderperson Adams said it is prudent that TIF requests could come in with multiple bids. Alderperson Stevens agreed, except in times when you can't get three bids giving the need to be flexible instead of a specific number. Alderperson Cobb said they discussed this at the Finance and Personnel meeting and looked at multiple aspects including that Council doesn't want to get in the middle. They also talked about using a third-party firm to manage meeting non-TIF funds. Alderperson Brownfield asked what would happen if they get two bids and they want to go with their higher bidder, do we decide who they use. Mr. Oliphant stated if they want to use a higher bid, it would be Council's decision on how much to give not direct the bidder choice. Alderperson Cobb asked if we always pay at the lower bid. Alderperson Dingledine said we can always accept it at a lower amount.

5. OTHER BUSINESS: none was provided

6. *Adjournment:* At 7:38 p.m. Alderperson Cobb moved and Alderperson Brownfield seconded to adjourn.  
Motion carried unanimously by voice vote.

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Valeri L. Brod, City Clerk

We are troubled by the City's continued lack of communication with citizens and adjacent property owners on City projects. The Farm Creek Sewer Trunk Line Alignment, the Cruger Road Recreation Trail, and the selling and purchasing of farm land all come to mind as situations where the City failed to communicate with Citizens and all adjacent property owners.

We suggest the City initiate all communication with adjacent property owners. It is not a job that should be entrusted to a consultant.

In my FOIA research, I found old certified letters from the City Manager to adjacent property owners on the Kern Rec Trail, Cruger Widening, etc. This needs to be a City policy.

We suggest the City communicate plans and options early. Adjacent property owners should not be blindsided.

Why were the alternate routes for the Farm Creek Sewer Trunk Line not presented early in the process at an Open House or Public Hearing? All adjacent property owners on all potential routes would have been informed early in the design phase without the need for Title searches.

Large projects should also be presented to Citizens early in the process. Something like the May 26, 2016, Open House on the Nofsinger Realignment. Multiple routes were displayed. Public comments were accepted.

We suggest the City accept responsibility for the decisions and statements made by the former City Engineer.

*Prior to this*

In 2018, former City Engineer, Ed Andrews, clearly led us to believe that the Cruger Rd. Rec Trail would only slope towards our field at the east corner where a retaining wall was being installed. He told us only two of the three street lights could be aligned with the road. He told us we'd have access to our field during harvest. In fact – our two field entrances were blocked. In a FOIA, we learned Ameren had offered to align all 3 street lights. And most egregious – the entire half mile trail slopes from the curb to our property line in direct violation of Illinois Drainage Law.

**Tax payers deserve honesty and timely information from the City.**

We support the property owner's request that the City engage a 3<sup>rd</sup> party engineering firm to review the various alignments of the Farm Creek Sewer Line. The selected firm needs to be mutually agreed upon and truly independent.

In closing, on July 3<sup>rd</sup> I printed an agenda for the July 6<sup>th</sup> Public Works Meeting. When I arrived at the meeting, there was a different agenda. Missing from the new agenda was Item #4G "Nofsinger/Illinois Route 24 Development Discussion".

Why was this removed? Perhaps tonight is a great time to begin a discussion on the City's development plans for the W223.

Respectfully,



Bob & Allison Montgomery 1322 N. Main St. Washington, IL

*Please attach both pages to minutes.*

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1. **NON-MEMBER ALDERMAN WISHING TO BE HEARD** *I Printed July 3, 2021*
2. **CITIZENS WISHING TO BE HEARD** - Please state your name (3 minute time limit)
3. **APPROVAL OF MINUTES** - June 7, 2021 Public Works Committee Meeting  
**Documents:** Minutes

4. **BUSINESS ITEMS**

- A. Water Tower #2 Painting Discussion  
**Documents:** Item A
- B. Toro Mower Replacement Consideration  
**Documents:** Item B
- C. Backhoe Purchase Consideration  
**Documents:** Item C
- D. Centennial Rec Trail Bid Award  
**Documents:** Item D
- E. Beck Oil Development Update
- F. Square ITEP Streetscape Project Phase I Engineering Update  
**Documents:** Item F
- G. Nofsinger/Illinois Route 24 Development Discussion
- H. Fuel Spill, IEPA Update

5. **STAFF UPDATES**

- A. Water Quality Study Update
- B. Asphalt/Paving Update
- C. Weed Control Update
- D. General Project Updates

6. **OTHER BUSINESS**

7. **ADJOURNMENT**