



**City Council Meeting Minutes**  
**Monday, December 6, 2021 at 6:30 p.m.**  
**In the Library at Five Points, 360 N. Wilmore Road, Washington, Illinois**

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**Call to Order** Mayor Manier called the regular meeting of Monday, December 6, 2021 to order at 6:30 p.m. with a quorum present.

**Roll Call** Present and answering roll call were Alderpersons Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens and Yoder.

**Also Present** City Engineer Dennis Carr, Planning and Zoning Director Jon Oliphant, Public Works Director Kevin Schone, Director Joanie Baxter, City Clerk Valeri Brod, Police Chief Mike McCoy, City Treasurer Abbey Strubhar, and City Attorney Derek Schryer

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Manier opened the regular meeting with a moment of silence to honor the recent passing of Raymond R. Torry.

**Review Agenda for Deletions or Additions**

None at this time.

**Pledge of Allegiance**

Present to lead the Pledge of Allegiance was a local Boy Scout Troop, Pack 73. All stood for the Pledge of Allegiance lead by Mayor Manier.

**Citizens Wishing to be Heard**

- Washington residents John and Sharon Amdall provided comments regarding the previous presentation of the new development on the southeast side of The Square. They shared their views regarding the potential tax money revenue and future business generation. Their letter is attached and made part of these minutes.

- Jeff Pohl, owner of the property on the southeast side of The Square, said the outpouring of support is very gratifying and many people are interested. He noted that this scale of project needs considerable effort and care. He noted the investment in the community and stated there is a process to use the Historic Preservation Committee in the design stages. He stated that the designs will take multiple considerations and include staff, investors and whole community but the preliminary exterior designs are not ready to share to the public. They want the design to be ready for the full presentation. They trust the process and plan to follow it. Their detailed comments are attached and made part of these minutes.

- Leri Slonneger who lives near the proposed development shared her concern about the 400+ occupancy. She noted her interest in a parking study and asked if union labor and local materials will be used. She said the Historic Preservation Commission should be consulted first but no pictures have been submitted to the committee yet. She was told construction will start in January, but wants to know how this will happen.

- Jeanine Herbst, said she and her family have been long-time business owners on The Square. She listed many of the places that she or a family member have owned or worked. She noted that she met the developers and is impressed with their interactions with The Square businesses and the community. She noted that there is a concern that people don't stay on The Square due to the limited options for eating and that the developers seem to have a passion for the community. She said they will likely promote the whole town.

<b>Agenda Review</b>	The agenda was reviewed and stood as presented.
<b>Consent Agenda</b>	<p>Mayor Manier shared that he has not been contacted by any elected official with questions regarding the brewery.</p> <p>Mayor Manier presented the Consent Agenda for approval of the following items:</p> <ul style="list-style-type: none"> <li>A. Approve Minutes of November 15, 2021 Regular City Council Meeting</li> <li>B. Approve Workers Compensation Renewal</li> <li>C. Approve Hilldale Pay Request #7</li> <li>D. Approve Holland Private Utility Pay Request #3</li> <li>E. Approve Lawndale Private Utility Pay Request #4</li> <li>F. Approve Lawndale Construction Engineering Supplement</li> </ul> <p>Aldersperson Brownfield moved and Aldersperson Stevens seconded.</p> <p><u>Motion carried by roll call vote:</u></p> <p><u>Ayes: 8</u> Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder</p> <p><u>Nays: 0</u></p>
<b>Announcements and Proclamations</b> <i>Phillips, Salmi, &amp; Associates, LLC</i> <i>Presentation: Audited Financial Statements Year Ending April 30, 2021</i>	<p>Tom Burroughs from Phillip, Salmi, and Associates was introduced to present information about the audit. He provided a packet to council. This packet is attached to the December 6, 2021 meeting agenda. Mr. Burroughs noted that there were no major considerations during the audit and stated that they feel all the information that was provided is accurate and correct. He noted certain details in the report for Council. He also noted the increase in expenses due to sewer, the payoff of the City's long-term debt when the 223 property was paid off and. Mr. Burroughs shared that there was an increase in grants which were mostly pandemic grants. He shared information about the Water/Sewer Funds and referenced the fixed fee implementation. He stated there is greater detail provided in the packet. In summary, he noted that the Tyler system appears to be efficient and much easier to find reports and thanked City staff for their help. Mayor Manier invited Finance Director Baxter to share her thoughts. She stated that this was the only time in her 27 years that the audit was delayed and she appreciates all the hard work from her team to get it done.</p> <p>Aldersperson Dingledine moved and Aldersperson Adams seconded to accept and place on file the Audited Financial Statements, Year Ending April 30, 2021.</p> <p><u>Motion carried by roll call vote:</u></p> <p><u>Ayes: 8</u> Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder</p> <p><u>Nays: 0</u></p>
<b>Finance &amp; Personnel Committee</b>	Chairman Butler, Finance and Personnel Committee, shared that there are no business items to bring forward at this time.
<b>Public Safety Committee</b>	Chairman Adams, Public Safety Committee, shared that there are no business items to bring forward at this time and introduced Police Chief McCoy to provide and update. Chief McCoy stated that he sent out a monthly report. Mayor Manier asked about local burglaries which Chief McCoy shared that they had been solved. Aldersperson Blundy asked about the purchase of motorcycles and Chief McCoy shared that it will be presented at the Public Safety meeting next week.
<b>Public Works Committee</b>	<p>Chairman Brownfield, Public Works Committee, shared that there are no business items to bring forward at this time and introduced staff to provide updates.</p> <p>Planning and Zoning Director Oliphant shared that there is an open house next week for the Comprehensive Planning and they will try to accept input from the community even if they can't make it to the open house.</p> <p>City Engineer Carr shared that Hilldale is almost complete and they are going to do a little street cleaning in the area. He also shared that Lawndale and Holland need more attention to landscaping. He also shared that he met with the Pudik family to review a few items concerning the Trunkline.</p>

Public Works Director Schone said Pub Works received over 590 tons of salt with more to come, the camera van was taken to Troy, Illinois for the conversion, the a van should be going to Oswego this week, and they are looking at equipment to be purchased this year and a backhoe should be delivered in January.

Aldersperson Stevens asked about the timeline is for Freedom Parkway. Mr. Carr said they are being reviewed by IDOT and hasn't seen the results and there is a May 2022 completion date for the design plans. Aldersperson Stevens asked when the road will be built. Mr. Carr said it depends on if Council wants to budget for it for next year and if IDOT moves the funding forward. It was clarified that work could begin this summer.

**Mayor**

Mayor Manier shared that there was an extension to the yard waste contract due to the late warm season. Aldersperson Dingledine asked if PDC would accept yard waste during the winter and Mayor Manier shared that they will looking into it.

**2<sup>nd</sup> Reading Ordinance:**

*TIF Funding Request -  
Jake Webber, Country  
Financial, 105  
Washington Square*

Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would authorize the Mayor and City Clerk to enter into an agreement for private development with Jake Webber for the Redevelopment of a portion of the Downtown Tax Increment Redevelopment Project Area.

Aldersperson Adams moved and Aldersperson Stevens seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

**Motion to Take from  
the Table the Sanitary  
Lateral Ordinance:**

Aldersperson Brownfield moved and Aldersperson Dingledine seconded to take from the table the Sanitary Lateral Ordinance for approval.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

**2<sup>nd</sup> Reading Ordinance:**

*Sanitary Lateral  
Ordinance*

Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would authorize the Mayor and City Clerk to enter into an ordinance of the City of Washington, Tazewell County, Illinois regarding the connection and repair of private sanitary sewer laterals and the discharging of sump pumps and perimeter tiles into sanitary sewers.

Aldersperson Brownfield moved and Aldersperson Dingledine seconded.

Aldersperson Dingledine shared that this has been discussed for a while and this is a step in the right direction.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

**1<sup>st</sup> Reading Ordinance:**

*Ordinance Levying the  
Annual 2021 Municipal  
Property Tax*

Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would approve the annual 2021 Municipal Property Tax Levy for the City of Washington, County of Tazewell, State of Illinois.

Aldersperson Stevens briefly discussed items regarding the General Corp Fund. It was noted that money can not be specifically earmarked for transportation.

**1<sup>st</sup> Reading Ordinance:**

*Request to Rezone 501  
School Street Rezoning  
Request*

Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would amend the zoning ordinance of the City of Washington, Tazewell County, Illinois by rezoning 501 School Street from AG-1 to R-1

**1<sup>st</sup> Reading Ordinance:**  
*Stormwater Easement  
Maintenance Draft Code  
Amendment*

Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would amend Chapters 53 and 152 of the Code of Ordinances of the City of Washington, Tazewell County, Illinois regarding the maintenance obligations for storm water drainage systems, the requirements to grant a stormwater easement to the City of Washington, and the addition of electronic copies for submission requirements within the subdivision review process.

**Aldersperson's  
Comments**

Aldersperson Stevens provided statements regarding the new brewpub development. She stated she did not reach out because she feels everyone should hear her comments. She noted the approval of the store owners, the water/sewer needs to be redone, people in the community are asking about the use of CURES money, and people are worried it is only a brewery. Mayor Manier shared that this is not a meeting for open discussion to take place but we can take her items and bring feedback. A brief discussion took place regarding the need for sales tax revenue due to being Home Rule. Aldersperson Stevens asked about the parking study. Mayor Manier noted that parking spaces open up when people go home after their 9-5 jobs. Aldersperson Steven asked if the Finance and Personnel Committee will be involved in the negotiation. Attorney Schryer noted that the attorneys are working out the details that will be sent to the developer and Mayor soon, then it will be presented to Council at a Special Meeting. Aldersperson Stevens noted a previous project that received \$450,000 from the TIF fund, that had a payment schedule and penalties and asked if she will get to give feedback. Attorney Schryer clarified that is the function of a First Reading of an ordinance. He also stated the attorneys are working on the draft which they hope the Council can weigh in on at the next meeting. Aldersperson Adams stated this is a great development for our community, he is tired of hearing people are leaving to go to the Heights to eat and likes the sales tax revenue that will be generated.

Mayor Manier asked Aldersperson Adams to provide details about the Tournament of Champions event. Aldersperson Adams shared that he and Aldersperson Yoder are on the committee and he thinks this is the best tournament they have had. He also shared that it was great to see all the fans come to watch and the proceeds are going to KB Strong and glioblastoma research. He stated that the tournament donated over \$80,000. Aldersperson Yoder noted that it takes over 100 volunteers to put on the event.

Aldersperson Butler clarified that a first reading for the brewpub will take place on Monday, December 13 with a goal to have second reading approved the following week and attorney Schryer stated this was requested by the developer. Aldersperson Butler stated that Council needs to be prepared to make a decision on the funding request that will be brought forward and that staffing and design is not the job of the municipality. He also stated that this is a comprehensive redevelopment agreement which would include a payment schedule.

Aldersperson Blundy asked about the rezoning request regarding the R-1, and not a R-1A, designation. Mr. Oliphant shared that 70-85% of residential lots are zoned R-1 and this was the request from the developer/homeowner.

Mayor introduced new City Administrator Jim Snider. Mr. Snider shared a brief biography including that he knows the area well and grew up not far from Washington. He stated that problems that Washington faces are growth related and these are good problems. He also shared that this is his 25<sup>th</sup> year in local government and he will start next week.

**Executive Session**

At 7:31 Aldersperson Dingleline motioned and Aldersperson Brownfield seconded to move into executive session.

Aldersperson Brownfield clarified that the executive session has nothing to do with the 223 property.

**Adjournment**

At 8:01 p.m. Aldersperson Stevens moved and Aldersperson Brownfield seconded to move.

Motion carried unanimously by voice vote.

# City Council Comments

Monday, December 6, 2021

On November 15, the City Council saw a proposal for a wonderful development that will deliver strong benefits to Washington residents now and for decades into the future.

We are surprised why anyone would be opposed to this opportunity.

Why?

This will deliver an estimated \$120 THOUSAND dollars of sales tax revenues each year.... and our city needs sales tax to provide roads, water, sewer, public safety, and other services.

Yes, this project will use some TIF funds, but that's what TIF is for – supporting economic development. And we heard that the TIF funds will replenished at the rate of more than \$80 THOUSAND dollars per year.

This project will create a “destination” restaurant and micro-brewery that will draw people from miles around to shop at the wonderful small businesses around the Square which will produce even more sales tax revenue for Washington.

All this from a business owner who has PROVEN successful results with their prior developments, who is respectful of the historical context for their developments, and who is committed to creating a development that will continue the historical look-and-feel of the Square.

If Council members vote “no,” then you are voting for higher property taxes and sales taxes for our RESIDENTS in the future... because you are rejecting this opportunity for those necessary revenues to come from this development.

When the time comes for a vote, we ask that the City Council show their strong support for economic development in Washington with a 100% vote FOR this project.

We cannot wait to be one of their first customers.

Thank you.

John & Sharon Amdall  
901 Wellington Dr.  
Washington, IL 61571

## Washington IL, City Council Meeting 12-6-2021

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- On behalf of Kelly Pohl and myself, I would like to offer a few clarifying comments regarding our proposed collaboration with CL Enterprises Real Estate Division to develop our property at 140 Washington Square.
  - First and foremost, the outpouring of support for our project from the community has been very gratifying. Many people in Washington are interested in this exciting step forward for the historic Washington Square. Everyone wants to have accurate information on the project and the process used to review and approve the new building design.
  - There is an established process involving our city's Historic Preservation Commission which we are fully committed to and planning to use.
  - The design of our new building, including but not limited to the exterior, is complex and expensive; it requires multiple iterations and the involvement of a variety of stakeholders including the investors, the tenant (Tangled Roots), the city administration and staff as well as the community. One of our jobs as developers is to ensure that the designs are ready to ENTER the process. To be transparent, we are thrilled with the fundamental interior design concepts – and so we've shared them. The exterior concepts that have been submitted, however, are not quite yet "review ready."
  - Once the exterior concept designs have reached the stage of being "review ready" they will be submitted along with the additional information required with any application for review. We will work with the entire stakeholder group to achieve an exterior design that is appropriate for such a prominent corner of the square.

- We trust the process that's served the community well and will follow it through each step to ensure that the integrity of the Square is preserved and enhanced. We want our children and their children to be as proud of the Square 50 years from year now as we are today.

Thank you for listening,

Jeff and Kelly Pohl

On behalf of the investment team