



City Council Meeting Minutes
Monday, February 7 2022 at 6:30 p.m.
In a Banquet Room at Five Points Washington, 360 N. Wilmore Road, Washington, Illinois

Call to Order Mayor Manier called the regular meeting of Monday, February 7, 2022 to order at 6:30 p.m. with a quorum present.

Roll Call of Alderpersons Present: Adams, Blundy, Boyles, Butler, Dingledine, Stevens and Yoder
Remote: Brownfield
Absent: None

Also Present City Engineer Dennis Carr, Public Works Director Kevin Schone, Utilities Superintendent Brian Rittenhouse, Deputy Police Chief Jeff Stevens, City Clerk Valeri Brod, City Treasurer Abbey Strubhar, and City Attorney Brittney Miller

Approval of Remote Attendance Alderperson Stevens moved and Alderperson Adams seconded to approve the remote attendance of Alderperson Brownfield who was not present due to illness.

Motion carried by voice vote.

Pledge of Allegiance All stood for the Pledge of Allegiance lead by Mayor Manier.

Citizens Wishing to be Heard Gary McIntire who lives on Kingsbury Road shared that he had worked on what to say and why this is important. He explained that he wanted to get everyone's attention. He asked if neighbors are only a tax revenue or burden. Mr. McIntire shared that when he moved to the community of Washington, he noted the sense of pride after the community recovery. He stated that this is a vote on advancement and Council will be voting on a plat plan that benefits the developer. He shared that this has been going on for eight months and that it was originally denied. Mr. McIntire went on to share that the Planning and Zoning Commission recommend not going forward with approval. He stated that the revised plat was barely passed and there is a current water run-off plan in the works and this Final Plat could hinder the issues. He noted how much may be spent and where funds could come from to fix the run-off issues. He stated that if these issues can't deny the plat, then the adverse impact should be considered. He shared several excerpts from City Code, one stating that covenants should be provided with the Final Plat and that the attorney for the developer has threatened lawsuits if not approved. Mr. McIntire went on to state that the developer had hit all the check marks but those check marks haven't been updated in years. He commented that Council is representing and protecting the citizens and continued by asking if this comes to a split vote, if the mayor would vote for the citizens.

Jennifer Swanson who lives on Debates shared her concern for the length of the process and stated that she feels that it is a mistake that Council is involved and Code states that Council should only be involved if the plat is approved. She shared the timeline of events for the voting process of this plat. Ms. Swanson stated that Council was bullied using legal options and shared that the plat does not contain covenants and restrictions but the other sections of Trails Edge each have twelve pages of covenants and restrictions. She shared that she had a conversation with Mr. Oliphant who said the City doesn't make the covenants. She asked who protects the citizens and why do we have 1,000 pages of Code

and spend thousands of dollars if they are not going to follow them. Ms. Swanson stated that they have had opposition the whole time and it is never too late to do something right.

Beth Black who lives on Patricia Street said after eight months, it is time to make a decision. She shared that Council has been provided with photos, data, personal accounts and other items that shows the impact of increasing the density of housing in the area. She shared that she calculated the tax revenue from the new units to be \$13,000 annually and said that while the net units reduced by one, the number of duplexes doubled. She also stated that this shouldn't be considered for an area with poor run-off. Ms. Black went on to share that at the end of the September 10th meeting, alderpersons were interested in making changes to Code and asked what has been decided since that time. She stated that some alderpersons decided not to vote because of fear of a lawsuit and said that there is Code to protect them. Ms. Black stated that there is case law that shows plat approval is not simply ministerial and Councils have discretion in these matters.

Mr. LaHood, the developer for the property, stated that the Final Plat is in substantial performance to the plat that was approved. He stated that they adhere to all Code and ordinances, including drainage, all subdivision Code, and they are going above and beyond for drainage by providing additional detention that was not required. Mr. LaHood shared that the original plat was for 28 duplexes and two single-family homes, and no one reached out to them even though they were invited. He went on to state that they reduced the number to 15 duplexes and 22 single-family units. He stated that they want to be good upstream neighbors and they have made improvements to water run-off and doesn't know why this isn't seen as pro.

Dave Jane who lives on Debates shared his support for what was said already and stated that they are not opposed to development. He stated that when the people on Patricia bought their homes, they probably knew what was coming. He also shared that he appreciates that the developer made improvements, but they have their hearts set on the original plan and what was already put in place. Mr. Jane shared that he can't understand how they have no way of stopping this because they are following Codes that are in place yet they still can only vote to approve it. He shared that the process might need to be changed because the developer needs approval from the Council but the only approval that can be given is a yes.

**Review Agenda for
Deletions or Additions**

The agenda was reviewed and stood as presented.

Consent Agenda

Mayor Manier presented the Consent Agenda for approval of the following items:
A. Approve Minutes of January 18, 2022 Regular City Council Meeting

Aldersperson Dingledine moved and Aldersperson Butler seconded.

Motion carried by roll call vote:

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

Nays: 0

**Announcements and
Proclamations**

None at this time.

**Finance & Personnel
Committee**

Finance and Personnel Committee Chairman Butler shared that there are no business items to bring forward at this time.

Public Safety Committee

Public Safety Committee Chairman Adams shared that there are no business items to bring forward at this time and introduced Chief Mike McCoy to share any updates. Chief McCoy shared that the Police Department made an arrest on a baby death case recently. He also shared his appreciation for the Public Works Department for their work on clearing the roads after the recent snow storm.

Public Works Committee

Aldersperson Dingledine presented items on behalf of Public Works Committee Chairman Brownfield. Aldersperson Dingledine introduced City Engineer Dennis Carr who shared

information regarding the Freedom Parkway Land Acquisition Engineering Services Agreement. Mr. Carr stated we are approaching the PDR approval with IDOT, then can begin the land acquisition. He also noted that they have to follow IDOT negotiators and appraisers. He shared that Hanson Professional Services has done a great job in the past and feels they could do a great job on this as well. Mr. Carr noted that this is straight forward and most of the land acquisition is easement with a few new right-of-way items that popped up due to drainage and radius for truck turning issues.

Aldersperson Dingleline moved and Aldersperson Adams seconded.

Motion carried by roll call vote:

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

Nays: 0

Aldersperson Dingleline introduced Mr. Carr to provide general updates. Mr. Carr shared that he just received the draft report for the Phase 2B Alternate Alignment Analysis and will be reviewing it along with Mr. Schone and Mr. Snider and that they will bring it to Council for future discussion.

Mr. Schone shared that Public Works has been working on their budget.

Mr. Rittenhouse shared that the HVAC unit is being installed and they had some commodity bid openings recently.

Mr. Oliphant shared that he is working on the budget as well.

Mayor Mayor Manier presented Appointment of Greg Longfellow to Fire Board.

Aldersperson Dingleline moved and Aldersperson Adams seconded.

Stevens said the only reason she is voting yes is because she attends the board meetings, knows his contribution and has received no information about Mr. Longfellow.

Motion carried by roll call vote:

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

Nays: 0

Mayor Manier shared his appreciation for the Public Works Department and shared that the same guys who were plowing also finished the watermain breaks on Peoria Street. Mayor Manier stated that they were working 24/7 to get it all done.

Aldersperson Dingleline shared his appreciation for the Public Works Department and noted that they work in subfreezing temperatures with water and steel and these always hit on a weekend or holiday. He shared that he heard the jack hammer all night long for one of the water main breaks and that they work without question.

City Administrator None at this time.

Adopt Resolution:
Final Plat – Trails Edge
Section 9

Mayor Manier read the following resolution, by title and brief synopsis: The following resolution would approve the Final Plat for Trails Edge Subdivision, Section 9, City of Washington, Tazewell County, Illinois.

Aldersperson Stevens moved and Aldersperson Dingleline seconded.

Aldersperson Stevens said she has thought a lot about this and feels that had the plat stayed the same, this would not have happened. She shared that it's not the community's responsibility to reach out to the developer even if invited. Aldersperson Stevens stated that even the property around the Beck's location had changes from the original presentation. She shared that in the minutes from the September 10th meeting, it states that the meeting was requested by the developer not the voting people. Aldersperson Stevens stated that the purpose of purchasing the 223 property was to prevent additional students at District 51 and this development will increase the students at District 51. She also shared her

understanding of the use for the pond that was built during Section Three and the basin on Simon that was built in Section One. She feels the denials were disrespectful and cannot support this.

Alderson Blundy said on November 16, 2016 there was a vote for the Rustic Oak subdivision that was denied because of smaller lot sizes. He noted that the Beck's development concerns were for stormwater run-off, the number of duplexes, the density and the looks from Kern Road. Alderson Blundy stated that he feels that development had similar concerns as the Trails Edge development. Mayor Manier stated that the development behind Beck's isn't in the City which is why it didn't go any further. Alderson Blundy mentioned that Caleb Bond presented a rezoning request to expand his shed business location and it was denied due to the neighbor's reaction to the use of land. Alderson Blundy also stated that there are known issues in the area and regardless of how it is developed, it will not contribute to the worsening of the stormwater issue which he is okay with, but is struggling to understand allowing the developer to do what they want then leave and the City will be stuck with the storm water issues which becomes a burden to all residents. Alderson Blundy asked how to make the developer responsible for stormwater issues. He stated that we knew the Kelsey area was prone to flooding yet we allowed development there.

Alderson Adams stated that he doesn't disagree with what was just said. He shared that he has voiced his concerns at prior meetings and has been told that this meets the requirements so they would put themselves in jeopardy if they do not vote for it. He shared that he cannot vote for this but also cannot risk putting his family in peril because of this.

Alderson Butler shared that the Final Plat denied in 2016 was substantially different than the Preliminary Plat and when the communication was clear, that property was in conformance with subdivision Code. He stated that the engineer has stated that this collection and disposition of stormwater will be superior to the undeveloped piece of property. Mr. Butler also stated that the property to the south of Beck's is not in the City and is zoned agriculturally and the discussion was about annexation and rezoning. Alderson Butler also expressed interest in addressing changes to the Subdivision Code to avoid future issues. He also stated his empathy for the residents of Trails Edge.

Motion carried by roll call vote:

Ayes: 4 Boyles, Brownfield, Butler, Dingledine

Nays: 2 Blundy, Stevens

Abstentions: 2 Adams, Yoder

Adopt Resolution: Mayor Manier read the following resolution, by title and brief synopsis: The following resolution would approve the use of Motor Fuel Tax funds to be used for a general maintenance project for IDOT.
2022 IDOT MFT Maintenance Resolution

Alderson Dingledine moved and Alderson Stevens seconded.

Motion carried by roll call vote:

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

Nays: 0

2nd Reading 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 of the city of Washington, Tazewell County, Illinois, to enter into an Intergovernmental agreement between the City of Washington and County of Tazewell for animal and rabies control services.

Alderson Dingledine moved and Alderson Adams seconded.

Motion carried by roll call vote:

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

Nays: 0

1st Reading Ordinance: None at this time.

Aldersperson's Comments None at this time.

Adjournment At 7:13 p.m. Aldersperson Stevens moved and Aldersperson Brownfield seconded to adjourn.

Motion carried unanimously by voice vote.

Valeri Brod, City Clerk