

Committee of the Whole

Monday, May 9, 2022 at 6:30 P.M.

Library Meeting Room at Five Points, Washington

360 N. Wilmore Road, Washington, IL

Mayor Manier called the regular Committee of the Whole meeting of May 9, 2022 to order at 6:30 p.m. with a quorum present.

Present: Alderpersons Adams, Blundy, Brownfield, Butler, Dingledine, Stevens and Yoder,

Also Present: City Administrator Snider, Finance Director Baxter, P & D Director Oliphant, Public Works Director Rittenhouse, City Engineer Carr, Police Chief McCoy, City Treasurer Strubhar, City Clerk Brod, Attorney Schryer and press

MINUTES

1. *Aldermen wishing to be heard:* none at this time.
2. *Public Comments:* none at this time.
3. *Approval of Minutes:* Alderperson Stevens moved to approve the minutes with the following addition: to add the date of March 16, 2022 to Item #3.

Motion carried unanimously by voice vote.

4. BUSINESS ITEMS

- A. *Discover Peoria Presentation:* J.D. Dalfonso, from the Peoria Area Convention and Visitors Bureau was present to explore tourism and destination marketing for Washington. He stated that they are searching for more municipalities to strengthen the system and they would like to see more than just people in hotels. Mr. Dalfonso shared that they would also like to see more people in stores because what is good for a resident, is good for a customer. He referenced the previous year's agreement and noted the struggles caused by COVID on businesses and economy. He noted their efforts to help small businesses and provide memberships to other municipalities. Mr. Dalfonso shared that there are over 50 hospitality businesses in Washington that will have their company logo and URL on the Discover Peoria website and service businesses are welcomed to do it as well for a rate of \$125. He noted that this program was started with Washington and is now being brought to other municipalities. Mr. Dalfonso shared that much from the past has focused on hotels and the Civic Center but they are shifting their focus to outlying communities. He went on to share details in the agreement which includes a voting seat on the board, a dedicated Washington landing page

on their website, listings on their festival page, and listings on their centralized calendar of events which includes all events in Illinois. Mr. Dalfonso shared that there is high participation to these events as we come out of COVID restrictions. He noted that their social media has been robust and from March 1, 2022 through March 31, 2022 they saw double or triple the amount of outreach through social media. They plan to continue to market Washington to leisure travelers and have seen increases in our area from Chicago, St. Louis and Wisconsin with higher influxes in weekend travel. Mr. Dalfonso noted that Washington's bicentennial celebration could benefit from this.

Alderson Blundy asked how they measure success. Mr. Dalfonso clarified that they have a database that works with any projects that are specifically tagged to the municipality and he could email City Administrator Snider with details and statistics of current standings. He can include details about the region as well as Washington specific.

Alderson Stevens asked if the Discovery Guide and the Peoria Magazine will be combined. Mr. Dalfonso clarified that they collaborate with them and that Jan Wright sold Peoria Magazine to WTVP. Alderson Stevens asked if our ad will be in the Discovery Guide. Mr. Dalfonso shared that it may be their new magazine. Alderson Stevens asked if Council could receive a copy of the magazine and Mr. Dalfonso agreed to provide copies. City Administrator Snider asked for feedback with moving forward with a new agreement stating that this will be a four-year contract with the following terms: \$15,000 for the first year, \$20,000 the second year, and \$25,000 for years three and four.

Alderson Stevens stated that she didn't realize it was a four-year commitment and City Administrator Snider clarified that it is a two-year commitment with the option to terminate. Alderson Butler said he hasn't seen the results and Mr. Dalfonso stated that he would provide a detailed report.

Mayor Manier requested switching Agenda Items B and C in order to accommodate a remote presentation. The request was granted.

- B. *Grist Mills Ventures Development Update*: Nathan Watson, President of CL Real Estate Development was present remotely to share updates about the development. He introduced Blake Rohrabugh, President of Tangled Roots Hospitality, Scott Struchen, Chief Development Officer for Tangled Roots, Kelly and Jeff Pohl, local partners, and Erin Mayes, Development Associate for CL Real Estate Development. Mr. Watson noted that after they entered into this agreement, there was a rapid increase in expenses due to interest rates, staffing issues, construction cost rises, etc. He stated that they want to build a project that they know will succeed and shared that they have identified ways to expand the project, making it more sustainable for the long haul. Mr. Watson shared that they are now looking at investing about 20% more than originally planned. They plan to diversify the space to include more event venues, Air BNB capabilities, and outdoor spaces. He noted that the Pohls have felt there is more opportunity here. Mr. Watson stated that by stepping back, this will allow them to move forward more effectively. He shared that all 7,100 square feet of first floor will be the restaurant and brewery, there will be five to seven residential or Air BNB spaces, then there will be a unique rooftop bar overlooking the historic Washington Square. This will be the first rooftop for Tangled Roots. Mr. Watson shared that a future phase would include a larger event space, outdoor dining and possibly more restaurant and retail space.

Blake Rohrabough shared that he started with Tangled Roots as CEO about 45 days ago and has visited Washington to evaluate the area. He noted the roof top space is important to the town and thinks they are providing what Washington wants. He looks forward to working with everyone on the project. Mr. Rohrabough noted that a portion of his career was spent with Bar Louis at a time when it was growing, and he helped open the restaurant in Peoria in 2007. After that time, he went to a place in Chicago that focused on event spacing and feels the spaces in this development could become event spaces.

Scott Struchen expressed his excitement for the development. He stated that they did their research and due diligence and saw more opportunity than what they originally anticipated. He is looking forward to being partners with the community and feels the extra space will let them do great things for the city.

Mr. Watson shared that they would close on acquisition as soon as the title work is completed. He shared that they are currently preparing the documents for the city to begin demolition. He also shared that they have focused on property surveys, environmental surveys, schematic drawings, legal processes, and employed an interior design group who focuses on restaurant interiors. Mr. Watson noted that Lohan Architecture was chosen and has worked on projects including the Shed Aquarium expansion and the Soldier Field expansion. He stated that they have more work to do before they present.

Alderson Stevens asked if the purchase from the Pohls has closed and who owns what now. Mr. Watson clarified that it wasn't a significant milestone in the project but anticipates closing by the end of this month and the Pohls still own the property. He noted that the closing date does not affect the design process or completion date and they are still moving forward aggressively.

It was confirmed that they are on target for a December 2023 completion, and they are working towards a June 30th demolition start date. Alderson Blundy and City Administrator Snider clarified that the City has invested \$75,000 and the water and sewer lines will go out for bid shortly.

Alderson Butler said the change appears to be to the residential units and wondered if rentals versus residential will affect cash flow. City Administrator Snider said that the project has been modified and expanded and now includes space allocated to possible retail and it will be reviewed with Mr. Oliphant's help. Mr. Snider said with what is going on in the economy and supply chain issues, it's great to hear they are still interested in moving forward.

Alderson Butler agreed and expressed his appreciation that they are still committed. City Administrator Snider shared that they are excited to see economic development growth and noted a recent closure of a restaurant in the City which is indicative of the economic impact on restaurants.

Alderson Brownfield said he was pleased they haven't had to cut back because of the challenges and he's still in favor of the project and happy that it is moving forward.

Alderson Adams said it will be great for the square and appreciates the residential possibilities.

Alderson Stevens asked Mr. Watson, if they are expanding by 20% what other buildings are affected. Mr. Watson explained that it's not appropriate to comment because they don't own everything yet and they don't want to negatively impact transactions.

- C. *Stormwater Study Presentation:* City Engineer Carr invited the team from TWM to provide an overview of the Stormwater Study. Mr. Carr shared that the presentation at a 10,000-foot view. He stated that he feels they have done a tremendous job looking at issues in the City. Serena Page thanked everyone and shared that she is now excited about the growth in the City. She shared that she is the branch manager and overall project manager. She introduced Head engineer, Chris Kuester and Lead Engineer Jeff Macke from Fehr Graham. She shared that both firms work well together and have good backgrounds in stormwater design and TWM also emphasizes whole-town data collection.

Mr. Kuester said that they were provided a list of high complaint areas which included erosion, flooding/ponding, creeks and flow systems. He noted that part of the project is updating the GIS (geographical information systems) in order to model situations within the City. Mr. Kuester shared that they reviewed lengths and size of pipes, and this helps for maintenance as well. He shared that once the GIS model was built, they could run the model with different scenarios which included small rain events and events like the 100-year storm that took place in July of 2020, where a lot of complaints were generated. Mr. Kuester noted there are several large waterways in the city. He stated Farm Creek is the largest area because all areas drain into it. He noted that Tributary 1 which runs from Cruger Road to Farm Creek, was also studied for FEMA and Tributary 2 runs through Washington Estates Subdivision. He noted that FEMA had studied Tributary 2 up to Washington Road, but Washington Estates Subdivision was not studied. Mr. Kuester noted the need for regional retention the large basin allows for water to fill-up and be released at a slower rate. They initially looked at a large basin north of Cruger Road on City owned property, but only seven homes would be removed from the flood plain. They also looked at a detention pond west of Washington Estates which would remove fourteen homes from the 100-year flood plain. Mr. Kuester provided a slide presentation that shared visuals for the current and potential reduction of flood plains.

Jeff Macke representing Fehr Graham shared that he has been doing this for 13 years. He shared that the focus of their work is “urban flooding” said in Illinois, most flood damage claims happen outside the flood plain. Mr. Macke stated that there is no FEMA map for these areas. He shared that they took all the collected data by TWM and created citywide flooding maps. He provided visuals of the maps. Mr. Macke noted that there are 25 projects across all of Washington that were determined so they took the list and prioritized them based on the number of homes that would be impacted, the cost to do it, and the amount of damage that would happen in a storm. They narrowed it to areas where they have received complaints. Mr. Macke shared an area near the Rolling Meadows neighborhood and a project near Central Grade School at Tributary 2. He stated that there is a storm system just east of that, that would benefit 20 homes. He noted that there is flooding on Pintail at a low spot that can be helped by increasing the size of a detention pond and said there is an area on South Street that has nine buildings that could benefit. He clarified that these are not the final data analysis or costs, and this will get refined as the city moves forward.

Ms. Page shared details about the deliverables and stated that they went through 3500 structures to gather data. She noted that DOT software was used to create the prioritization of the projects they are recommending and that this can be budget driven with projects chosen based on the money they are willing to put in.

Alderson Brownfield and City Engineer Carr clarified how to prioritize projects based on their location upstream and/or the greatest impact to residents.

Alderson Dingledine clarified that the priority list is in order and Engineer Carr noted that they did not look at specific front yard or back yards but larger areas instead.

Alderson Butler asked about the four examples that are the biggest impact and clarified that these would eliminate about 100 homes from flood plains. Discussion as to cost estimates for projects was discussed and Engineer Carr stated that they have a total of 26-27 total projects which could be about the 20-30 million dollars. Mr. Carr also noted that they used FEMA's damage calculations as part of their studies. Ms. Page said the best way to quantify the project prices is show how many houses it can help and noted the sensitivity in discussing the areas.

Alderson Dingledine asked about the possibility of getting any funding from FEMA to help mitigate these projects. It was shared that FEMA usually funds projects through the Hazard Mitigation Plan through the tri-county area. They have the Brick Grant Program through IEMA for funding to help homes that are at risk. Grant funding options were discussed in regard to helping fund specific issues like erosion.

Mayor Manier noted a past situation near Hilldale when the City bought property to help mitigate an issue.

Alderson Brownfield said we are doing this now because the City has not addressed this previously. Now difficult decisions to spend the money need to be made.

Alderson Dingledine said this reinforces the increase in the sales tax which will help these issues.

Engineer Carr stated that they will provide a report in the next couple weeks.

- D. *Beck's Water Boring Discussion:* City Administrator Snider shared that he has not heard back from Beck's but will report when he hears back.

Alderson Blundy asked if Beck's would be responsible for the total cost of the boring. City Administrator Snider and Engineer Carr clarified that the City would pay to bore and connect and Beck's would be responsible for the meter and their property. City Administrator Snider estimated the City would recoup the cost within nine months and said this will benefit the water system by protecting the water pressure.

Alderson Butler stated that payback to Beck's to operate a car wash would be about a month due to high profit margins and doesn't see why Beck's doesn't provide the \$20,000 to put in the pipe. Alderson Snider stated this comes from direction of the Council and he would be okay with requesting Beck's to pay for all of it.

Mayor Manier noted that residents on that system have already seen reduced water pressure since Beck's opened.

Alderson Adams said Beck's is already paying the other system's rate. Alderson Stevens said she agrees with Alderson Butler.

Engineer Carr noted that if we asked them to do it all, we lose our leverage to increase the per gallon rate.

Alderson Yoder noted that we would get sales tax on car washes.

City Administrator Snider noted that we would have a little time to discuss this, as we are still discussing the water rate for current ILAM Water users.

Alderperson Brownfield said he is in favor of the higher rate.

City Administrator Snider noted that this is not just boring the line for them, it will help future development in that area as well and he sees both the value and concern.

- E. *City Wards Redistricting Discussion:* Planning and Development Director Oliphant shared three options for the redistricting of City Wards. Map 2 is one of the two maps that had the greatest interest the last meeting. It was noted that there are two blocks North of Business 24 and East of Wilmore are staying in Ward 1. Map 2A, removes those two blocks and moves them to Ward 3. Map 3 keeps the two blocks previously mentioned in Ward 1 but moves two blocks west of the TP&W Railroad Tracks from Ward 2 to Ward 3. Mr. Oliphant pointed out that there is a deviation of slightly over 5% in the Ward 1 population, which is still in the plus or minus 10% allowed.

Alderperson Stevens said she has heard Sunnyland is disconnected and suggested instead of dividing Rolling Meadows North and Rolling Meadows South, putting them in Ward 3 which keeps them in the same precinct as well. It was discussed that Trails Edge may see growth of about 100 more residents that could impact numbers.

Alderperson Adams asked if the third map is the map that staff recommends. Mr. Oliphant shared that they are only trying to keep natural boundaries, numbers, precinct lines, and keep Alderpersons in the same wards.

Alderpersons Adams, Brownfield, Yoder, Blundy expressed interest with Map 3

Mayor Manier noted an unusual division of precinct maps on Gillman Avenue.

Mr. Oliphant shared that he will bring something for approval next week.

- F. *Plow Truck Body Build Discussion:* Public Works Director Brian Rittenhouse said they have reached out to two companies and favor Koenig because they are local, and they guarantee their price. The other company may alter their quote and ask for a down payment after a specific amount of time and the timing of this order may be affected by supply chain issues. They were impressed with quality as well as the option offered to have a stainless body instead of painted. Having a painted body could cost more over time.

Alderperson Brownfield asked what will go on the vehicle. Mr. Rittenhouse stated plow, wing plow and some stainless protection around electrical.

Alderperson Brownfield likes the guaranteed pricing, turnaround time, and keeping it local. The consensus was to move forward with Koenig.

- G. *Chapters 53 and 152 Possible Amendment Follow-up Discussion:* Mr. Oliphant shared information regarding how future preliminary plats for subdivisions could be reviewed. He shared that we are not aware of any provision requiring the recording of a preliminary plat and this should only be considered for future preliminary plats to avoid any possible legal issues with existing preliminary plats as well as practical issues with notifying preliminary plats on file. With regards to the approval of a revised preliminary plat that meets all zoning Codes, staff would recommend creating something that would specify cut-off number or percentage that would give city flexibility to review large changes. This would allow small deviations. Another item to consider would be to require an annexation agreement of any subdivision. Lastly staff would recommend having a \$2,000.00 reimbursable regrading fee for each new construction permit for the builder. This would ensure the final grade is being

done according to the final grading plan. If the builder then didn't successfully complete the final grading, this allow the City room to make improvements.

Aldersperson Dingledine asked if a preliminary plat could have an expiration date if they are not built upon. He also likes the \$2000 grading fee. Mr. Oliphant noted a five-year sunset clause.

Aldersperson Butler also agrees that his is for any future developments but thinks the expiration works against us because the plats can be adjusted every five years. He also shared that he likes the 15% quantifiable changes to sizes, types of lots, etc.

Aldersperson Stevens asked about adhering to subdivision covenants. Mr. Oliphant clarified that no municipality is in the business to enforcing convenances. Mr. Snider agreed.

Aldersperson Blundy added that a violation resulting in the loss of the grading fee, would be a good first-time warning then a second violation could result in the loss of their license.

Aldersperson Adams thinks the proposed ideas are good and appreciates all the work put into it. Aldersperson Yoder agreed.

Mr. Carr added that there are a few recommendations from the stormwater study that could also be included, as well as a few properties draining and grading ideas that are outside the subdivision code.

- H. *City Landscaping Discussion:* Public Works Director Rittenhouse shared information regarding Council's desire to improve the City's landscaping. He shared that \$30,000 has been budgeted and of those that responded, Mobeck Lawn & Landscaping is local, Create a Scene does a great job on décor, and Susie, a resident, is doing great work already. Aldersperson Yoder asked if Mobeck was the previous quote, and the watering schedule was discussed. Aldersperson Stevens asked about the entrance signs and the types of plants used at their locations. Brian noted that if Council wants a lot of color, we can explore annuals. Aldersperson Stevens suggested leaving what we have for now. Mr The inside of the square and the holiday decorations were briefly discussed. Rittenhouse said he always looking for input throughout the year.

5. OTHER BUISNESS

Aldersperson Adams congratulated Washington Middle School who made it to the State Competition.

6. *Adjournment:* At 8:39 p.m. Aldersperson Stevens moved and Alderman Butler seconded to adjourn. Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk