



City Council Meeting Minutes
Monday, July 18, 2022 at 6:30 p.m.
In the library meeting room at Five Points, 380 N. Wilmor Road, Washington, Illinois

Call to Order Mayor Manier called the regular meeting to order at 6:16 p.m. with a quorum present.

Roll Call Present: Alderpersons Adams, Blundy, Brownfield, Butler, Dingledine, and Stevens
Absent: Schone and Yoder

Also Present Mayor Manier, City Engineer Dennis Carr, Finance Director Joannie Baxter, Planning and Development Director Jon Oliphant, Police Chief Mike McCoy, City Clerk Valeri Brod, City Treasurer Abbey Strubhar, City Attorney Brittany Miller and Press

Pledge of Allegiance All stood for the Pledge of Allegiance led by Mayor Manier

**Citizens Wishing
to be Heard** None at this time

**Review Agenda for
Deletions or Additions** None at this time

Agenda Review 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 July 5, 2022 Regular City Council meeting
- B. Approve minutes of June 6, 2022 Regular City Council meeting and June 13, 2022 Special City Council meeting
- C. Bills and Payroll
- D. Accept Monthly Reports for period ended May 31, 2022
- E. Shellbark and Pinetree Pavement Rehab
- F. Pressure Paving

Aldersperson Brownfield moved to accept the Consent Agenda with the removal of Item F and Aldersperson Butler seconded. City Clerk Brod asked if she could add the word “June” to the opening line of the June 6, 2022 meeting minutes. Aldersperson Brownfield amended his motion to include the addition and Aldersperson Butler seconded to approve.

Motion carried by roll call vote:

Ayes: 6 Adams, Blundy, Brownfield, Butler, Dingledine, and Stevens

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 and Police Chief McCoy shared that there are no business items or updates to bring forward at this time.

**Public Works
Committee** Public Works Committee Chairman Brownfield shared that the Consent Agenda contained one Public Works item and introduced staff to provide any updates.
City Engineer Dennis Carr shared that the Hilldale project is continuing to move forward and they are working on installing the water main. Pressure sampling will take place later this week. He noted that they will notify the community when the boil order happens. Mr. Carr shared that MFT projects will start tomorrow and they are hopeful to start spray patching next week with Cullinan wanting to come later in the week. Also, chip sealing may begin next week. Mr. Carr shared that due to extra fill material they will use it on Monroe to fix the alligator cracking. He noted that GA Rich was on Bus24 for boring near Becks and smoking testing will start back up next week. He also shared that the Trails Edge development has sanitary pipe going in the ground.
Chairman Brownfield shared an update from Public Works Director Brian Rittenhouse which included that the Street Department is finishing up Shellbark and Pinetree and they will start pavement repairs on Cummings soon. He also shared that Distributions and Collections will install a new manhole near Muller Road, and Water Treatment staff is looking into pressure washing Water Tower #2.

Mayor	Mayor Manier thanked the hard work done by department heads. He thanked Ms. Baxter, Mr. Carr, Mr. Oliphant, Mr. Snider and Mr. Rittenhouse for their hard work and the information they provide for elected officials.
City Administrator	
Adopt Resolution: <i>City/Chamber of Commerce Agreement</i>	<p>City Administrator Jim Snider provided the following resolution, by title and brief synopsis: The following resolution would approve the Washington Chamber of Commerce Annual Work Agreement.</p> <p>Aldersperson Dingleline made a motion to approve the resolution, seconded by Aldersperson Adams.</p> <p><u>Motion carried by roll call vote:</u> <u>Ayes: 6</u> Adams, Blundy, Brownfield, Butler, Dingleline, and Stevens <u>Nays: 0</u></p>
Adopt Resolution: <i>Illinois American Water Bulk Water Sales Agreement</i>	<p>City Administrator Jim Snider provided the following resolution, by title and brief synopsis: The following resolution would approve an Interconnection Agreement between the City of Washington and Illinois-American Water Company.</p> <p>Aldersperson Adams made a motion to approve the resolution, seconded by Aldersperson Brownfield.</p> <p>Aldersperson Stevens noted that the memo states that this will be approved at the next Council meeting. City Administrator Snider stated that it is on tonight’s agenda. Aldersperson Brownfield expressed his favor for the agreement.</p> <p><u>Motion carried by roll call vote:</u> <u>Ayes: 6</u> Adams, Blundy, Brownfield, Butler, Dingleline, and Stevens <u>Nays: 0</u></p>
Adopt Resolution: <i>Extension of Oak Creek Section 8 Preliminary Plat</i>	<p>City Administrator Jim Snider provided the following resolution, by title and brief synopsis: The following resolution would approve the extension of the Oak Creek Section 8 Preliminary Plat.</p> <p>Aldersperson Dingleline made a motion to approve the resolution, seconded by Aldersperson Brownfield.</p> <p><u>Motion carried by roll call vote:</u> <u>Ayes: 6</u> Adams, Blundy, Brownfield, Butler, Dingleline, and Stevens <u>Nays: 0</u></p>
1st Reading Ordinance: <i>140 Washington Square First Amendment to Redevelopment Agreement</i>	<p>City Administrator Jim Snider provided the following ordinance: An ordinance approving an amendment to the Square Restaurant and Brewpub Redevelopment Agreement.</p> <p>City Administrator Snider shared that communication went to Council members and expressed that he is happy the developer wants to move forward and is still on target for the completion date. He shared that Nathan Watson is present from the development. Mr. Snider shared that the changes specify the development will acquire the site by August 31, 2022, and noted it was originally set for January 1, 2022. He shared that there are issues with supply chain, inflation, the index is now 9.1% and we are impacted by the Ukraine invasion. Mr. Snider explained the new demolition date of March 2023 and the revised cost is \$6.5 million. He noted that the developer is adding rental units which caused the overall costs to go up. He also noted that the City is still investing \$1.1 million. Mr. Snider shared the square footage breakdown for the development spaces.</p> <p>Mr. Snider introduced Nathan Watson to share details. Mr. Watson stated that they are still excited to be moving along with the project even with concerns about increasing interest rates and supply costs. He noted that everything is getting more expensive, and it is harder to find people. He explained that diversifying the space will lower the risk and they look at this in a longer time frame than five years. He shared that they are in the process of design, and they will identify the contractor in the next few months. He also shared that the design process is the most important phase. Mr. Watson noted that they will bring questions back to the Planning Commission for input. He also noted that they have improved the operations of Tangled Roots and they have a new CEO of Hospitality and CL Enterprises.</p> <p>Aldersperson Brownfield shared that he is pleased they found a way to make this work and that the investors are sticking with Washington.</p> <p>Aldersperson Butler shared his appreciation for the continued commitment to the project and community. He asked for clarification about the payout schedule, noting it is all the same except the date of closing and acquisition.</p> <p>Aldersperson Adams agreed with Aldersperson Brownfield and noted the community excitement for the project.</p> <p>Mr. Watson shared that the construction process takes a while, and they want to get it right. He shared brief details about the design evaluation.</p> <p>Aldersperson Blundy asked how they maintain confidence that they can still meet the December deadline.</p> <p>Mr. Watson said they will choose the right contractor, give them a little more time in the beginning, utilize project management, and they can approach the City for phase permitting. Supply chain concerns and the deposit process was briefly discussed.</p>

Alderson Blundy asked for clarification regarding Schedule 7, noting an issue with the acquisition dates that were provided.

Mr. Snider and Mr. Oliphant discussed the possible typo in the agreement and shared that that it will be corrected for the second reading.

Alderson Stevens expressed her concern if the acquisition of the project site was delayed and the possibility of empty spaces on the Square.

Mr. Watson noted concern with rising interest rates and noted it is the single highest expense in real estate.

Clarification was given regarding using the rental spaces as an additional revenue source and that these spaces will be for Airbnb.

Alderson Stevens expressed concern about possible delays stating she is not assured things will be done in a timely fashion.

Mr. Watson stated that we all have concerns over what could possibly happen but noted they opened two brewpubs during the Covid shutdown.

Mayor Manier clarified that our city negotiator is the one who chose the March date which gave a buffer, but demolition could start sooner.

Alderson Blundy asked if the closing doesn't happen on August 31st will this come back again.

Mayor Manier and Mr. Watson shared their confidence it will occur and noted that it is a transaction between private parties. They also expressed their excitement for the project.

Mr. Snider shared that they will bring this for consideration at the August meeting.

Alderson's Comments	None provided at this time
Executive Session	<p>At 7:11 p.m. Alderson Dingledine motioned to move into Executive Session and Alderson Adams seconded for the purpose of 5 ILCS 120/2(c)(11): Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.</p> <p><u>Motion carried by roll call vote:</u> <u>Ayes:</u> 6 Adams, Blundy, Brownfield, Butler, Dingledine, and Stevens <u>Nays:</u> 0</p>
Adjournment	<p>At 7:33 p.m. Alderson Butler moved and Alderson Adams seconded to adjourn.</p> <p><u>Motion carried unanimously by voice vote.</u></p>

Valeri Brod, City Clerk