

Committee of the Whole

Monday, July 11, 2022 at 6:30 P.M.

Library Meeting Room in Five Points, Washington

380 N. Wilmor Road, Washington, IL

Mayor Manier called the meeting to order at 6:32 p.m. with a quorum present.

Present: Alderpersons Adams, Blundy, Brownfield, Butler, Dingleline, Schone, Stevens and Yoder,

Also Present: City Administrator Snider, Finance Director Baxter, P & D Director Oliphant, Public Works Director Rittenhouse, City Engineer Carr, Deputy Police Chief Stevens, City Treasurer Strubhar, City Clerk Brod, and Attorney Brittany Miller

MINUTES

1. *Aldermen wishing to be heard:* none at this time.
2. *Public Comments:* none at this time.
3. *Approval of Minutes:* Alderperson Brownfield moved and Alderperson Dingleline seconded to approve the June 13, 2022 meeting minutes.
Motion carried unanimously by voice vote.
4. BUSINESS ITEMS
 - A. *Washington Chamber of Commerce Annual Work Agreement with the City of Washington* - Chevie Kriete shared that she has been with chamber for eleven years. She shared that this contract is similar to the previous contract with a difference in reporting quarterly instead of monthly. She shared that the Chamber is trialing bi-monthly meetings and they will share more information about it in September. She noted that there is no increase in fees. Ms. Kriete shared that they were short staffed and under volunteered for Good Neighbor Days, but they did not have to cancel anything, so they are calling it a success. She noted the that benefit to having events throughout the summer, allows them to reschedule events if needed. She also noted that numbers are still a little lower than pre-pandemic, sponsorship was down, ticket sales were similar, and volunteerism was down everywhere. Ms. Kriete stated that they are doing a member benefit review and they are working with 15 other chambers across the country for sound boarding. Alderperson Adams complimented the Good Neighbor Days event and said that kids were there every day. Alderperson Stevens asked if there was a chart and Chevie said she can email it to Council. Alderperson Stevens asked why the contract was up on April 30th and why it took a while. Ms. Kriete replied that she likes to present after she has contacted Mr. Snider to get feedback and didn't want to present at a meeting when another group was presenting to the City.
 - B. *Comprehensive Plan Land Use Discussion* - Zach Borders, from CivicArtWorks shared that he also presented this at the Planning and Zoning Commission meeting. He shared that he is a 1997 graduate of WCHS. Mr. Borders stated that this began in 2021 with the goal to develop community-wide goals

which included, infrastructure and economic development. He noted that this presentation focuses on zoning. He shared that zoning is a very important part of moving anything forward, especially in commercial districts. He noted BusRt24 and its importance to the City. Mr. Borders showed the example that Faire Coffee and Kroger are both C2, however they serve different needs. He showed a map of current land uses in the City and shared the concept of a Transect. He stated that it is like a layered cake cutting through Washington; when you look at it from the side, you see the areas of natural zone, rural zone, and suburban zones, all the way to the square. He noted that the recreation trail is part of the natural zone and subdivisions are suburban zones. He also noted that residential areas should be considered later. Mr. Borders focused on C2/urban centers. He stated that this would include retrofitting old urban centers and creating new ones. He feels when looking into current zoning, he doesn't feel it is strong enough to guide where the community is going in the regards to development. Mr. Borders noted that there are no requirements for front yards so it could be developed right up to the road. He shared that this idea is taking existing land-use and overlaying a Transect that includes character and walkable areas. He presented a concept called Smart Code which takes everything from the Comprehensive Plan to help guide the street, thoroughfare, how things are built and puts it into the land use. Mr. Borders noted that the desire is for predictability, stating that this helps developers know exactly what to do and know what is happening next door to them and this is important because they are investing in the community. Mr. Borders showed Washington Plaza and Cherry Tree Shopping Center and showed how the addition of green spaces or other businesses could change the complexes. He noted that these ideas may take twenty years to develop. He stated that the easiest improvement to Washington Plaza would be to create a green space. This will bring food trucks and people walking in front of existing stores. He shared that multi-family housing could be added in the long-term, and a full build-out could take place. He also shared Dardenne Prairie near St. Louis, who is starting to implement this plan and noted the Warehouse District in Peoria has similar goals. Planning and Development Director Oliphant shared that we want to make it as easy as possible for developers to want to develop here. Mayor Manier expressed his appreciation for Mr. Borders work especially how he handled the extra parking lots, because large box stores will probably not come to Washington. He noted that there is a lot of wasted space and asphalt in parking lots. It was noted that parking spots do not make anyone money and the traditional Black Friday's of the past are gone. Redesigning these spaces can generate sales and be a plus for the community.

- C. *Stormwater Project Priorities* – City Engineer Dennis Carr shared that this has been talked about quite a bit. He noted that staff asked for direction from Council to provide projects to focus on and shared a list of priorities which include a regional basin. He stated that anyone near the streams during high rains would realize these are a benefit. He shared that he recommends addressing the detention northwest of Elgin then channel improvements throughout Washington Estates, then the storm sewer southeast of the Square. He noted the possibility of a future brick street, where drainage would need to be in order first. He shared that the 223 basin would lessen the burden on Harding to Cruger and the detention basin near Elgin would lessen the flow towards BusRt24. Mr. Carr share that these detention areas will help many people. Alderperson Stevens stated that 223 is not yet developed and there are no issues with water damaging places through Tottenham and the park. She wondered about drainage that comes from the west that is causing the flooding. She stated that she thought they raised the sales tax for things that hadn't had money for years and noted a man from Catherine that had come to Public Works meetings. Alderperson Stevens said she doesn't understand the value of working on 223 without any development on it when there are other issues and asked what does the \$5 million do. Mr. Carr shared that there would be a lot of dirt moving to move the 100-year flood area to a 2-year event area. Alderperson Stevens expressed her disinterest in using the 223 property and stated the area on Patricia should be handled now. Mayor Manier stated that the 223 drainage has caused a lot of issues flowing down stream, and slowing water off the fields will help. Alderperson Brownfield noted that

Council provided direction at the last meeting to focus on the basins and this is a starting point. He shared that he favors the 223 property because the City owns it but he knows there are other spots. Alderperson Stevens noted that water does flow downhill but it is how it is diverted. She stated that Tottenham Creek has been diverted since 1991 when she first moved here. Alderperson Butler shared his concern that one project would cost \$5 million. He shared that he can't see spending \$5 million on an undeveloped area. Alderperson Blundy says he agrees with Alderperson Butler stating that \$5 million is laughable and we have no idea what is going to happen with development once Nofsinger Road is redeveloped. He expressed interest in looking at the other projects for approximately \$8 million and possibly a 20-year bond to get the projects done. Alderperson Stevens shared that they nixed the bond idea at the Finance and Personnel meeting. Alderperson Adams shared that the sales tax was raised for this purpose, and he would like to show people what the benefit was. The current economic market and the desire to not use a bond to complete work was briefly discussed. City Administrator Snider shared that with bonding, you are able to leverage your revenue for projects up front and the one thing that is not debatable is we have stormwater issues. He also stated that it is up to Council to provide the policy and guidance. Alderperson Schone asked if this priority list from TWM. Mr. Carr stated that TWM was looking at structure impact not property impact. Alderperson Schone stated that it is not going to get cheaper to do these projects and doing them sooner will cost less. A brief discussion took place regarding the individual projects and their costs versus the immediate impact they would provide. Alderperson Adams expressed interest in removing the 223 option. Mr. Snider shared that he would be happy to bring back more information so Council can move forward. Mayor Manier asked if the Nofsinger realignment would affect the detention. Mr. Carr stated that they can work on the realignment along with the detention if that is Council's direction. He noted that a new development on the 223 property would not be required to improve the waterflow and putting the burden on developers could deter them from developing there. Alderperson Butler asked about the circumstances if a subdivision would develop the property. Mr. Carr shared that the subdivisions would have had detentions included. Alderperson Dingleline expressed his appreciation for all the work that was done. He stated that he wants to know where the money is coming from first then he will rely on Mr. Carr to give the engineering guidance. He also shared that he is not interested in bonding money due to the unknown of interest rates. Alderperson Butler asked if detention basins were designed into the plat. Alderperson Brownfield noted that there were ponds. Mr. Carr shared that those ponds wouldn't do what this proposal would do and that the ponds would have allowed the same flow out of the subdivision. Alderperson Stevens stated that the same thing is occurring coming of Trails Edge and Washington Estates. Alderperson Dingleline stated that this is good information and wants to review funding sources. He noted that Holland and Spruce Street would puddle quite a bit, and this might be a high priority.

- D. *Illinois American Water- Bulk Water Sale* – Mr. Carr shared that an agreement has been reached with Illinois American Water. He noted that at least half of Council was interested in moving forward with the bulk sale. He shared that they came up with a \$200,000 per year capital improvement plan that will ensure that they will update the quality of the system. Alderpersons Adams and Yoder expressed that the agreement looks good. Alderperson Dingleline clarified that the stipulation is guaranteed, and Mr. Carr confirmed that it is. Alderperson Stevens asked what if they don't fulfill their agreement. Mr. Carr stated that he can look further into it. Alderperson Blundy noted that we have the option to terminate at any point. Alderperson Stevens stated, when we provide the water, they will stop treating the water. The pros and cons of turning off the water were briefly discussed, and it was noted that a massive lawsuit would occur if Illinois American doesn't supply the water. Mr. Snider clarified the ICC would come down on them hard. He also noted that we are looking at a \$180,000 profit and the users will benefit. Alderperson Stevens asked if Water Tower #3 will be quicker in operations. Mr. Carr shared that at our current capacity, the water would get old, should we do this, it will help the water to not get

old. Alderperson Stevens asked if Trails Edge has been factored into this. Mr. Carr noted that residential homes are not the large users, but the car wash would add to it. Alderperson Dingleline asked if this brings in revenue, should they put it in discretionary funds to build a new water tower.

- E. *Shellbark and Pinetree Pavement Rehab* – Mr. Carr shared that this was reviewed by the Public Works committee last week. He shared that Shellbark is not in a place to be chip sealed or fog sealed right now and the easiest thing to do is to mill and overlay it, but that is expensive. He shared that he has seen a company from Missouri that has been doing work in Springfield. They have a proprietary mix that includes rubber, asphalt, and other items. He shared that it is new to the area and people are eager to see it. This product is showing a 10–12-year lifecycle and it is about half the cost of mill and overlay. Mr. Carr is requesting guidance from council. Alderperson Stevens stated that after the Public Works meeting, a couple of them watched the video. Alderperson Brownfield said the committee is looking for ways to save money and noted that they have done this in Nebraska which has a similar weather pattern as us. Alderperson Butler shared that Hyde Park in Morton did something similar and the streets are beautiful. Mr. Carr shared that Morton and East Peoria does heat scarifications. Alderperson Butler stated that we need to be creative when looking at alternatives due to the cost of oil.
- F. *Early Purchase of Plow Trucks Discussion* – Public Works Director Rittenhouse shared that Fiscal Year 24/25 allows for the replacement of two plow trucks and these two trucks are the last of the Lincoln Engines. He noted that the new truck will be a 2024 model with a build year of 2023 and the costs will stay the same. He recommends ordering the trucks this year to take possession next year and that this will allow the City to get rid of costly engines and downtime due to repairs. He shared that the Public Works Committee was in support as well. The consensus was to move forward with ordering the plow truck.

5. OTHER BUSINESS

Alderperson Brownfield asked for an update regarding the Smoke Testing. Mr. Carr shared that everyone in Washington was being cordial and welcoming until today. He shared that the floor drains have been smoking up the basements and they have received multiple phone calls, where people were yelling at City employees. He also shared that they have been accused of intruding on citizen's rights. Mr. Carr shared that they are about 29% into the process. Alderperson Brownfield asked what kind of results are being found. Mr. Carr shared that a lot of cleanout cap issues and some main line links. They have noted about 300 defects. Mayor Manier asked if they can get more data next week. Mr. Carr said yes.

Alderperson Stevens asked for an update on Freedom Parkway and what was the hold up. Mr. Carr shared that they are waiting on the cultural approval from IDOT and noted that IDOT doesn't work quickly. Mayor Manier said they are waiting on environmental evaluation and Core and Main had to delay due to an issue with a manhole. Dennis noted we submitted the environmental application a long time ago.

Alderperson Stevens asked if the ARPA funds are just sitting there. Mr. Snider said we have some ideas for their use.

Alderson Stevens asked about the Policy Handbook. Mr. Snider said it will be provided soon and they are working on codifying a few items with old code and working with Keith Braskich to finalize the document.

Alderson Stevens asked about the ordinance that relates to obscenities and can it be enforced or does it violate First Amendment rights. She shared that there was a flag in public with obscenities and it's against our code. She asked if it can't be enforced, can that portion of code be removed. Attorney Miller are looking to it but noted there is a difference between obscene and profanity.

6. *Adjournment:* At 7:59 p.m. Alderman Dingledine moved and Alderman Adams seconded to adjourn. Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk