

Committee of the Whole

Monday, August 8, 2022, at 6:30 P.M.
Library Meeting Room in Five Points, Washington,
380 N. Wilmor Road, Washington, IL

Mayor Manier called the regular Committee of the Whole meeting of August 8, 2022 to order at 6:30 p.m. with a quorum present.

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

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

MINUTES

1. *Aldermen wishing to be heard:* Alderperson Stevens stated that she noticed there was not Stormwater Project Priority on the agenda. She noted that we had a three-inch rain and the Rodriguez property had water over their bridge. She stated that there wasn't a lot of runoff from 223 and there is an issue with runoff from Trails Edge. Mayor Manier noted that it wasn't just that property as Kern was also closed. Alderperson Stevens stated that she would like to talk about this. Mayor Manier moved on with the agenda.
2. *Public Comments:* Patrick Nesterowicz, from Cambridge Drive came forward to share that the sidewalks in his area are terrible. He noted that the area has 4-5 apartment complexes. He stated that they are bumpy, and it is difficult to walk with strollers or take walks with young kids. He noted that they are broken up from Wilshire Road to Devonshire Road and feels that they are a safety hazard. Mr. Nesterowicz stated that he requests options other than the 50/50 sidewalk replacement plan. He also shared that he reached out to Alderpersons Stevens and Brownfield and wants to bring this to the attention of the board to address all sidewalks on the older side of town.

Gary Barton, also from the Devonshire area, reiterated the previous concerns and shared that he was not aware of the 50/50 program. He passed around a photo of his son who was injured by a fall on a sidewalk. Mr. Barton stated that they had taken advantage of the 50/50 program which was a little over \$1,000 in out-of-pocket expenses. He noted that the sidewalk in the front of his home would have been twice as much. He also shared an issue with power in his area. He stated that his area has lost power three times in the past week and they spent New Year's Day in a hotel

due to a power outage. This happens without weather issues. He understands this is an Ameren issue but appreciates the support from the City on this matter.

3. *Approval of Minutes:* Mayor Manier postponed the approval of the minutes.

4. BUSINESS ITEMS

Prior to the agenda item discussion, Chief McCoy introduced new officer Henry Perrilles. Chief McCoy shared a few accomplishments including that he is in the FTO Program. Mayor Manier welcomed him to the City.

- A. *National Night Out Synopsis:* Officer Dramane Taylor shared that National Night Out is celebrated throughout the US on the first Tuesday of August. Its purpose to bring community and officer partnerships. Officer Taylor stated that this was Washington's third event and they were able to provide community fun by bringing bouncy houses, laser guns, music, food, the K-9s, life flight, fire trucks, and U.S. Marshals. This event allows the community to know who they reach out to in emergency situations. Officer Taylor shared that they provided preventative crime booths that focused on identity theft and credit protection. He also shared that the purpose of this event was to promote safety and open up communication between the community and responders. Officer Taylor wanted to take time to remind adults to pay attention to what kids are doing on their phones. He stated that National Night Out is not just a routine celebration, it is recognized throughout the year. Chief McCoy added that Officer Taylor did an excellent job, and he works all year long to get the right people and entertainment to participate. Alderperson Brownfield added that it was run very well and there was a jaw-dropping amount of people in attendance.
- B. *Additional Comprehensive Plan Land Use Discussion:* Planning and Development Director Oliphant introduced Zach Borders from Civic Artworks. Mr. Borders thanked everyone and said the last time he presented was for a foundation with added policy and this presentation shows buildout. He shared that they considered everything from policy, land use, and economic issues. Mr. Borders shared a bit of history of comprehensive planning and stated that a successful plan helps people visualize the progress of the community. He noted one of the components of the sub areas is walkability and shared that home buyers are asking for this more and more. He introduced something called a "walk score" which also considers flood issues. Mr. Borders said the central corridor of the community has issues and we need to find an approach to this. He shared a diagram that was color coded to show each parcel in the community that has a value assigned to it. He shared that within a quarter mile of where you live, you should be able to get to basic needs like groceries. He noted that bike-ability is also important and stated that it is more than just the bike trail. Open spaces like parks and playgrounds are also important. He showed a graphic that showed open spaces within a 10-minute walk. Mr. Borders stated that another important topic is local economy and incremental development. He shared a development in Berwyn, Illinois where they took an underperforming parcel and created small pads for which they could build small shops. He noted that a committee decides who gets to use these for six months at a time with the hope that they move into a storefront or reevaluate their business and try again. He shared an image of Seaside, Florida and noted that the property was given to the owner/developer by his

father. He took an unwanted property and reached out to architects to help create a plan for 80 acres. He placed sharecropper buildings that were free and created a shrimp shack and market, which have now developed and are considered to have revolutionized urban planning. The original urban markets are still there for people to trial their businesses. Mr. Borders noted that Washington is missing middle housing and have few multifamily types of housing. He stated that using the “T-types” can help solve this. He shared a photo of Washington Plaza, stated that it has a lot of potential and noted its abundance of parking. He stated that it could use an urban retrofit. Mr. Borders also shared a sketch of putting a green space in the middle of the parking lot that would then generate excitement and traffic and stated that it could drive long term development. He shared an image of Freedom Parkway and stated, in their vision this is a residential corridor that supports commercial development. He went on to share aerial photos of Walmart and Cherry Tree parking lots and stated that we are not taking advantage of this space and we can do better with storm water runoff from these areas. Mr. Borders shared illustrations of urban retrofit possibilities that included additional fast-food restaurants, small shopping centers and discussed options for Freedom Parkway including removing the word “way” to give the area a name of Freedom Park and adding middle housing. He stated in terms of form, they could use the transect T4 and T5. When asked if commercial development fits into this, he gave an example of a live/work type housing where you live above where you work. Next, Mr. Borders shared that the 223 property is a blank canvas and showed an example image of St. Charles, Missouri. He shared that it was existing agricultural land with a storm water issue, and they handled the stormwater by incorporating it into the design of the community. He noted the open spaces, the scale of housing and back loaded properties. Mr. Borders also shared the community of Serenbe, Georgia that was created by a developer who purchased the land to stop the urban sprawl. It’s a single linear corridor that preserves the open space that surrounds it. He noted the single-family homes that have less yard but a functional parkway that absorbs nature. Mr. Borders shared a concept sketch of the 223 project. His sketch showed retention ponds that where near entrances and streets that worked with the contour of the land and existing drainage paths. The image showed a boardwalk above an open nature space.

Alderperson Brownfield asked how this will affect schools if built out. Mr. Borders said there is a line between the city and schools, and he hopes the schools have a plan for growth. He also stated that these are built incrementally and noted that growth in the 1990s saw an explosion of residential development. He stated that schools should plan for growth.

Alderperson Brownfield asked if Mr. Borders had a percentage number of growth for Washington. Mr. Borders did not, but shared that Washington has a slow gradual growth.

Alderperson Blundy asked if there are any concerns with parking on the east side of town or issues with the brewpub area. Mr. Borders said he thinks it will change behaviors because people aren’t accustomed to guests who don’t live there. He noted that it is a functioning urban area that he hopes everyone finds is a good problem to have and he has faith that it was built to handle it. He shared that some Chicago suburban areas put in parking decks that now sit empty. He also shared that a healthy suburban area would have walking, biking and possibly less cars and this will improve the pedestrian environment. Alderperson Butler asked if this plan addresses transportation and noted we have one north/south road and two major roads going east/west. He is concerned that the traffic on these roads will increase.

Alderson Butler also noted the budget concerns if we don't have a better vision on our tax base. He expressed that he was disappointed that transportation was not addressed, and he is not in favor of duplexes and fourplexes. Mayor Manier said any kind of light industry should be considered and gave the example of Rivian. Mr. Borders shared that industry was not the focus of this presentation.

- C. *Ditch Grading Contract*: City Engineer Carr addressed the Ditch Grading Contract. He noted that projects are being considered and Council is hesitating on prioritizing. He shared that there are residents on the outskirts of these properties that receive a large amount of water issues and there are six or seven that have standing water in the ditches after a storm. Mr. Carr shared that a good number of residents have laid pipes and covered them which reduced what the ditches can handle and there are areas where the ditches need to be cleaned out. He noted that standing water in ditches can deteriorate the pavement and it causes difficulty when mowing. Staff recommended reshaping the ditches and would like to consider the Felkers area. Alderson Dingleline said a good majority of the culverts are covered by siltation and grass and it is imperative that you have good drainage. He noted that there are areas near the old Georgetown property where the land flows towards the properties. Alderson Brownfield asked if more could get done by doing linear foot. Mr. Carr said they can get an idea on what they can get done per day as an estimate and they think that \$100,000 would complete about 8,000 feet of ditch line. Alderson Dingleline noted that things have been put in the ditch area that would impede water flow, like rock or concrete. Mayor Manier noted that they dug out the south side of town a number of years back. Alderson Schone confirmed that it took place around 2015. Mayor Manier shared concerns for the ditches that were filled back in, making it easier to mow. Mr. Carr asked if Council wants to move forward. Alderson Yoder said he is fine moving forward but wants a plan for maintenance. Alderson Butler thinks they will hear a lot of concern about lawn mowing and we need a plan, so the ditches are not filled back in. Alderson Schone was in agreement with Alderson Butler, as far as the maintenance and noted that some culverts can be replaced, and others just straightened. Alderson Adams agreed with Alderson Yoder. Mayor Manier asked if anyone didn't want to move forward, no one answered.

5. OTHER BUSINESS

Mayor Manier shared a notice of road work from August 9th-12th for a water main repair on the west side of Peoria Street. He shared that traffic will be down to two lanes and traffic control will be in place. Mayor Manier noted this area has a lot of water main breaks. City Engineer Carr said there is a new one that has not yet breached the pavement and they want to get it fixed before all the schools kick off. He noted that it may impact the high school traffic, but they will try to get it done.

Alderson Brownfield congratulated Chief McCoy and the St. Jude Runners.

Alderson Adams stated that the chip and seal on roads looks good.

City Engineer Carr clarified that the pressure pavement has been pushed back to the 22nd due to rain.

Aldersperson Stevens asked about construction on North Main. City Engineer Carr shared that it is a Tazewell County project, and there is an issue with the culvert going under the road.

Mayor Manier stated that Eagle Avenue looks great.

Aldersperson Dingleline complimented Public Works for patching North Cummings and stated that they did a better job than IDOT.

Aldersperson Blundy stated that he sent an email to Planning and Development Director Oliphant about the property behind Oakridge. He asked about the mowing responsibility for the seven acres. Mr. Oliphant shared that the property sold recently, and the owners are responsible for mowing it. Mr. Oliphant noted that larger properties are provided some leeway.

6. *Adjournment:* At 7:44 p.m. Alderman Dingleline moved and Alderman Brownfield seconded to adjourn. Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk