



Strategic Planning Meeting Minutes
Monday, January 23, 2023 at 12:00 p.m.
Washington Fire Department Training Room, 200 N. Wilmor Road, Washington, Illinois

The meeting began at 12:08 p.m. A quorum was present.

Present Alderpersons Adams, Blundy, Brownfield, Dingledine, Schone and Stevens

Also Present City Administrator Snider, City Engineer Carr, Planning and Development Director Oliphant, Finance Director Baxter, Public Works Director Rittenhouse, Police Chief McCoy, Deputy Police Chief Stevens, City Clerk Brod and Mayor Manier

Reference Materials Attached to these minutes is the meeting agenda and PowerPoint Presentation. Page numbers from the presentation may be referenced.

City Administrator Snider provided a welcome and shared that this is staff's opportunity to share accomplishments and what is being considered in the next budget cycle. He shared that audience can participate. Administrator Snider shared a video and emphasized working together. Staff provided feedback regarding the video and working together.

Public Comment Administrator Snider opened the floor for public comment. Alderperson Blundy stated that prior to seeing the agenda, he wasn't sure what the meeting was about and this should have been discussed with Council to review attendance. Mr. Snider clarified that this has been communicated for 6-8 weeks and he has not received any feedback from Council. Alderperson Blundy expressed his appreciation for the concept of the public forum but not necessarily on a Monday. Mr. Snider shared that there were conflicts with staff schedules if this was held on a Saturday and apologized for the timing but expressed that there is no ill intent. Alderperson Blundy noted the usual time for Council meeting being 6:30 pm felt that this type of meeting should follow suit. Mr. Snider apologized for any inconvenience and Alderperson Blundy clarified that he did not let Mr. Snider know of any conflicts.

Defining Strategic Priorities Mr. Snider shared the following thoughts:

- this is different than a comprehensive plan
- these ideas are not set in concrete as it is a constant moving target with changes in Council, economic environment, etc.
- this is not a goal planning session
- this is a management tool to help an organization operate better
- it is a way to measure progress and maintain accountability

Mr. Snider shared that our Public Works people appreciate the interactions with staff when they are out in the field and we all strive for empathy and to create partnerships.

Presentation Pages 10-13: Mr. Snider stated that our community is about as good as it gets. He noted that Illinois has a lot of adversity but we have location. He shared that that we have had many inquiries for business development including Hillcrest golf course. He noted that the Freedom Parkway and Nofsinger Realignment projects can help drive development and shared progress with Core and Main, Becks, and Grist Mill.

Economic Development – Review of Accomplishments and Progress Report for FY23 & FY24 *Presentation Pages 14-16:* Mr. Oliphant led the presentation where the following details were discussed:

- these are shared accomplishments
- Core & Main, a long-standing business, was originally looking for an existing facility
- Core & Main is one of our largest sales tax providers
- Core & Main owns property near El Paso, so their choice to stay is a win-win
- his items don't have a capital base for funding.

Presentation Page 16: Mr. Oliphant led the discussion regarding the FY 23-24 Budget Highlights. The following details were discussed:

- the "Miscellaneous ED Incentive" is because the TIF Fund has bottomed out but it can also be used for areas outside the TIF district
- concerns with taking \$250,000 out of the general fund because we gave too much to the brew pub was expressed
- this is not limited to only people who are eligible for the TIF and can be used for places like Hillcrest and Sunnyland Plaza.
- concern for shutting a business down or allowing them to move away because of the choice to use TIF funds was expressed
- it was noted that TIF money is replaced by the businesses
- gratefulness that businesses still choose to come to Washington was expressed

Mr. Snider noted the arrival of Public Works Director Rittenhouse who came from a previous obligation.

Engineering – Review of Accomplishments and Progress Report for FY23 & FY24

Presentation Pages 18-21: Details regarding the following projects were shared and discussed:

- Hilldale Section 2 was under budget and has received compliments
- Engineering Tech, Ross Fuller is out on projects every day to help oversee them
- Centennial Recreation Trail was successful
- challenges during the Centennial Rec Trail were discussed
- North Cummings Mill and Overlay project was under budget
- Shellbark pressure paving was under budget
- the State of Illinois tried to get the City to take care of BUS24.
- the filling of potholes is the responsibility of IDOT unless it is a matter of public safety
- 671-3333 is the complaint line for IDOT
- Engineer Carr discussed trialing another product and comparing it with the pressure paving product.
- Asphalt is a better product but not as budget friendly
- Alderperson Schone noted that the FOLEPI building has samples of different products and processes as an example
- Engineer Carr explained how prices can be kept down by staying in a close location

Presentation Pages 25-30: Engineer Carr led the presentation where the following details were shared and discussed:

- Jackson Street Bridge has a single rotting pier sitting on a concrete 50-gallon drum
- a permanent easement will need to be purchased behind Walmart for the Freedom Parkway project.
- Future development near Freedom Parkway could be commercial or industrial then further away, multi-family
- When restaurants come to town, they are first guided to an existing structure and Freedom Parkway is difficult to sell because the road is not yet there
- There is about 70 acres in the Freedom Parkway area owned by only two owners
- Walmart and Menards own about 20 acres each
- The amount of people inquiring about developing the Freedom Parkway area was briefly discussed. Jon shared that it will likely increase as the road goes in.
- Mr. Carr shared the funding aspects from the Freedom Parkway project.
- Future development and safety concerns around the Nofsinger Realignment project were discussed.
- IDOT is supportive about the Nofsinger Realignment and we hope this will lead to more funding
- potential commercial, industrial, institutional or residential development could take advantage of the new intersection
- it was clarified that a recreation trail will extend north of the bypass towards the neighborhoods
- it was clarified that IDOT controls the signal at Cummings and RT24
- North Wilmor Mill and Overlay and the Phase 2B Improvements were briefly discussed

Presentation Page 31: Mr. Carr led the presentation where the following details were shared and discussed:

- things can shift when you are looking this far in advance
- he asked IDOT if the replacement of two bridges in FY 28/29 would impact the reconstruction of BUS24 and IDOT provided hints that the reconstruction would not begin until after that time
- clarified that the items on this list are from MFT funds
- Mr. Carr shared which roads were done by our Public Works Department versus outsourced

Mr. Snider noted that we have been collecting .5 cent sales tax for stormwater projects and asked Dennis to provide information on the priorities given to staff by Council. Mr. Snider also recommended considering a 20-year bond to jump start some of these projects.

Break 1:49pm-2:03pm

Public Works – Review of Accomplishments and Progress Report for FY23 & FY24

Presentation Page 35-44: Mr. Snider reconvened the meeting by briefly reviewing a few past projects and noted the proficiency of Public Works staff.

Presentation Page 45-52: Public Works Director Brian Rittenhouse led the presentation regarding the upcoming scheduling of equipment purchases. The following details were shared and discussed:

- noted supply chain and delivery issues
- shared Collections System improvement details from page 49
- shared Wastewater Treatment improvement details from page 50
- shared a possible plan to create a combined public works facility at one location and noted that this is needed due to growth. He would like to solidify a plan
- noted this has been discussed often but no final plans have been set in place

- building size and specifics were briefly discussed
- noted a need for new cemetery building in the next five years
- shared the numbers regarding Public Works Future Projects on page 52
- items included water mains, waste water lining, equipment replacement and the use of MERF fund.
- some projects are done in-house and some are contracted out due to timing and amount of employees
- shared some of the specifics on how many workers it takes to complete a job

Police – New Evidence Building

Presentation Page 53-76: Mr. Snider introduced Police Chief McCoy to lead the discussion regarding the new evidence building proposal. The following details were shared and discussed:

- this was first talked about with him upon his arrival in 2017
- current filing does not have a rhyme or reason
- they found a company from Ottawa who created a list of 13 items on why not to use the current building
- they applied for grants, receiving \$485,000 from the federal government
- they need to preserve evidence
- there is a need to barcode items
- there is a need to drive in the facility and provide lighting for examining vehicles
- they are considering locations next to the fire department burn building and a few others
- they currently have \$60,000 budget this year for engineering
- Chief thinks this will come in under the estimate
- there are structural considerations with the current building
- noted that they didn't want to put any money into it because they wouldn't be there long-term
- evidence is accessed every week for examination or court hearings
- capital offence evidence has to be retained forever
- possible use for the existing building was discussed which included a museum
- the process of placing the project for bid was discussed

Mr. Snider encouraged Council to think about a definite site for the location as well as a budget. Alderperson Blundy asked if we don't move forward with the building can we move forward with the bar coding. Chief McCoy said they need the building and then they will decide what type of bar coding would work best for the department.

Summation of CIP Priorities and Budget Calendar for FY24

Presentation Page 77-82: Administrator Snider introduced Finance Director Joanie Baxter. He expressed his appreciation for her behind the scenes work to help find if and where we have the money for upcoming projects. She led the presentation where the following details were shared and discussed:

- capital improvement conversations help get the ball rolling to put things on paper
- they have new software that they have been using as a tool to put these items together
- these items can be reviewed and funded over the five-year period
- the summary includes items such as streets, water fund, sewer fund, the MERF fund for equipment purchases, and building maintenance
- it's hard to keep up with expenses with the cemetery
- Council will need to make a decision if the cemetery fund should be restructured into the general fund as a department
- Catherine Street will be included as well
- the chart on page 80 shows the funding sources for FY23/24
- the grant proceeds from Nofsinger, the evidence building, Freedom Parkway, etc., were clarified
- the chart on page 81 shows the General Fund
- there are a lot of estimations on this chart
- this is an aggressive plan

Mr. Snider shared that the ClearGov software has been very helpful in creating this snapshot.

Assessment of Peoria Economic Development Climate:

Chris Setti, CEO of the Greater Peoria Economic Development Council

Mr. Snider introduced Chris Setti to provide a short presentation. Chris shared the following information:

- this information is on a regional level
- agriculture is a great base to the economy as well as healthcare
- healthcare is the largest employer in the sector and is recession resistant
- manufacturing is subject to larger economic forces
- during a recession companies usually lay people off but we are currently struggling to fill positions that are available
- they have seen an uptick on information requests as well as more site visits
- Washington has some location disadvantages that can't be overcome but one of the biggest hurdles is the lack of industrial sites
- the Nofsinger Realignment unlocks the 223 acres of land for development
- Council will need to decide how they want the 223 developed
- owning the 223 property is powerful for the City
- our quality of life is incredible
- we have a great public school system

- we have an opportunity to have industrial jobs like Morton
- Morton has a strong school system and still has light industrial
- the quality roads, sewer system, etc., will help move us forward
- not being near an interstate has been biggest hindrance for the Freedom Parkway area
- we might not see a regional warehouse
- light industrial could fit well here
- we have an advantage due to our proximity to ICC
- when cities own property it allows for flexibility as they recognize revenue is not only made at the time of sale but in the future from other sources like taxes

Jim Snider Mr. Snider shared the Budget Review Schedule for FY 23-24 on page 82 of the presentation. He emphasized the upcoming meeting schedule for each group. He thanked everyone for their time today.

Final Comments Alderperson Dingleline stated “Let’s keep Washington moving forward.”

Adjournment At 3:21 p.m. City Administrator Jim Snider closed the meeting.

Valeri L. Brod, City Clerk

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