



City Council Meeting Minutes  
Monday, July 17, 2023 at 6:30 p.m.  
Washington Fire Department Training Room - 200 N. Wilmor Road, Washington, Illinois

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**Call to Order** Mayor Manier called the regular meeting to order at 8:17 p.m. with a quorum present immediately following a Special Committee of the Whole Meeting. *(Meeting started immediately after the Special Committee of the Whole meeting scheduled at 6:00 p.m.)*

**Roll Call** Present: Alderpersons Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

**Also Present** City Administrator Jim Snider, City Engineer Dennis Carr, Public Works Director Brian Rittenhouse, Finance Director Joanie Baxter, Police Chief Mike McCoy, City Treasurer Abbey Strubhar, City Clerk Valeri Brod, City Attorney Derek Schryer and Press

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

**Citizens Wishing to be Heard** Tom Gross, a resident from Main Street addressed the replacement of the brick on Catherine Street. He referenced a discussion regarding the first block of three brick streets including West Holland, Catherine and Zinser with the other blocks being replaced with asphalt. He stated that while brick is more costly in the short term, the city engineer's report states that brick lasts longer and costs less to maintain. He asked that if the first blocks of Catherine and Zinser are replaced, the City uses brick for historic purposes.

**Review Agenda for Deletions/Additions** Nothing was added or deleted at this time.

**Consent Agenda** Mayor Manier presented the Consent Agenda for approval of the following items:

- A. Approve Minutes of the July 3, 2023 Regular City Council Meeting
- B. Approve Bills and Payroll
- C. Payment Authorization for STP#2 NPDES, MS4 Stormwater & SWPPP Permit Fee
- D. Purchase Authorization – Network File Server and Microsoft 365

Aldersperson Brownfield motioned to approve; Aldersperson Adams seconded.  
8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith and Stevens  
0 Nays:  
Motion carried by roll call vote.

**Mayor Communications/ Requested Actions** Mayor Manier shared that he will recognize Miss Illinois, Jessica Tilton on Thursday at the Rove + Ramble event.

**City Administrator Communications/ Staff Reports/ Requested Actions** City Administrator Snider provided a Council report in the agenda packet and invited Public Works Director Rittenhouse who stated that there is a watermain leak at US24 and Tiezzi Lane. They will reduce the traffic to two lanes and hope to be open by Monday.

**Item A: Catherine Design Engineering Agreement** City Administrator Snider invited City Engineer Dennis Carr to share details regarding the engineering agreement for Catherine Street. Mr. Carr stated that they received eight proposals and TWM was the highest rated bidder. Their engineering fee came in just under 10% of the actual estimated cost and staff is looking for approval of the agreement, allowing them to use Rebuild Illinois Funds. The agreement is for \$419,674.00. Aldersperson Blundy asked if the decision to use brick plays into this. Mr. Carr noted that negotiations were based on Council's recommendation to do brick crosswalks and the rest of the street asphalt. Aldersperson Smith asked if this was a previous discussion and Mr. Carr shared that this was discussed at the last Committee of the Whole meeting. He provided the areas that were previously discussed. City Administrator Snider stated that this is for the design agreement. Aldersperson Brownfield motioned to approve; Aldersperson McIntyre seconded.  
8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith and Stevens  
0 Nays:  
Motion carried by roll call vote.

**Item B: Nofsinger Rd. Realignment Project – Construction Engineering Agreement** City Administrator Snider introduced Engineer Carr who explained this proposal is for the addition of a construction engineer because this exceeds city staff time capabilities. He stated that this will use some of the federal grant money received from Congressman LaHood's office. Mr. Carr shared that they received five proposals and Hutchinson Engineering ranked #1. They entered into negotiations and received a contract proposal for \$795,224. The budget includes \$218,750 and the remainder to be paid in FY 24-25. Aldersperson Adams motioned to approve; Aldersperson Brownfield seconded.  
8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith and Stevens  
0 Nays:  
Motion carried by roll call vote.

<b>Item C: Purchase Authorization – WTP#1 Roof Replacement</b>	<p>City Administrator Snider explained that the roof at the Waste Water Treatment Plant #1 needs to be replaced and staff received three quotes. The recommend going with Sunrise Roofing for \$20,900.</p> <p>Aldersperson Stevens motioned to approve; Aldersperson Martin seconded.</p> <p>8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith and Stevens</p> <p>0 Nays:</p> <p><u>Motion carried by roll call vote.</u></p>
<b>City Administrator Update</b>	<p>City Administrator Snider stated that we received a request from CL Enterprises to meet and discuss the developments at 120 and 126 Walnut Street. The estimated investment is \$1.25 million. Mr. Snider explained that he spoke with the developer who shared that he is open to meeting with Council so he can share his plans and have discussions two at a time. Aldersperson Stevens and Mr. Snider confirmed his statement. Mr. Snider shared that Council can provide feedback for the developer to bring back for Council to consider. Aldersperson Stevens and City Administrator Snider briefly discussed the building and zoning coordinator position fulfillment as well as the commenting ability on Facebook. City Administrator Snider shared that Secretary of State has issued a recommendation to not allow two-way a City’s social media pages to be a means of two-way communication. He stated that this is being reviewed further by the Police Department.</p>
<b>Resolutions</b> <i>Item A: R-1386 (12-23)-Approving Catherine Design Engineering IDOT Agreement</i>	<p>City Administrator Snider provided the following Ordinance for consideration:</p> <p><b>Synopsis:</b> Adoption of this resolution would authorize the expenditure of Rebuild Illinois funds for the Catherine design.</p> <p><b>Title:</b> Resolution Approving Catherine Design Engineering Agreement</p> <p>Aldersperson Adams motioned to approve; Aldersperson McIntyre seconded.</p> <p>8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith and Stevens</p> <p>0 Nays:</p> <p><u>Motion carried by roll call vote.</u></p>
<b>Resolutions</b> <i>Item B: R-1387 (13-23)-Approving the Nofsinger Joint Funding Agreement</i>	<p>City Administrator Snider provided the following Ordinance for consideration:</p> <p><b>Synopsis:</b> Adoption of this resolution would appropriate local funds to cover the amount exceeding the Federal/State match for construction.</p> <p><b>Title:</b> Resolution Approving the Joint Funding Agreement for the Nofsinger Road Realignment Project</p> <p>Aldersperson Brownfield motioned to approve; Aldersperson Smith seconded.</p> <p>8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith and Stevens</p> <p>0 Nays:</p> <p><u>Motion carried by roll call vote.</u></p>
<b>Ordinances</b> <i>First Reading Ord: Request by Protea Place, LLC., to Rezone Vacant Land on Washington Rd., West of Cummings Ln., from C-2 to R-2</i>	<p>City Administrator Snider provided the following Ordinance for consideration:</p> <p><b>Synopsis:</b> Adoption of this ordinance would rezone part of a property near the intersection of Business Route 24 and Cummings Lane from C-2, General Retail to R-2, Multi-Family Residential.</p> <p><b>Title:</b> First Reading Ordinance: Request by Protea Place, LLC, to Rezone Vacant Land on Washington Road, West of Cummings Lane from C-2 to R-2</p> <p>Aldersperson Butler noted the Trails Edge preliminary plat change that took place two years ago where state law and the way our ordinances are written required Council to approve it. He noted that they had discussed changing ordinances to give Council more opportunity for control over changes. Aldersperson Butler shared his concern that this is for 56 multi-residential units which could increase in the future. He stated that he would be opposed to a second reading because of this. Aldersperson Butler expressed his concern for multi-family at that location and is concerned that if we don’t do anything about our ordinances, there can be changes made after a preliminary plat is approved.</p> <p>Aldersperson McIntyre agreed with Aldersperson Butler and shared that he feels we need to evaluate this for run-off issues. He stated that he wants development but would like to tighten policies to make sure Council can make these decisions.</p> <p>Aldersperson Stevens stated that there were three rows of people at the Planning and Zoning Commission meeting with concerns, but they are not here tonight. Aldersperson Stevens expressed that they have provided a detention area in the plans, and the issues that were addressed during the Trails Edge discussions seemed to have been dealt with.</p> <p>Mayor Manier stated that Aldersperson Butler is more concerned about the ordinance being tightened up, so if they state it will be 56 units it doesn’t turn into 150 units.</p>
<b>Aldersperson’s Comments</b>	<p>Aldersperson Blundy stated that on the trunk line issue, in the spirit of moving forward, he wants more information from all different sides.</p> <p>Aldersperson Blundy motioned to have a public hearing or forum at the next Committee of the Whole meeting for the public to present concerns; Aldersperson Stevens seconded.</p> <p>Mayor Manier noted that open dialog is not allowed at meetings. He suggested having a Special Meeting of the Council. City Administrator Snider suggested a “work session” and Attorney Schryer agreed. Aldersperson Blundy clarified that the meeting would be open to everyone in the public. The motion was cancelled via affirmation of the to-be scheduled “work session”.</p>
<b>Adjournment</b>	<p>At 8:45 p.m. Aldersperson McIntyre moved to adjourn; Aldersperson Smith seconded.</p> <p><u>Motion carried unanimously by voice vote.</u></p>

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Valeri L. Brod, City Clerk