



City Council Meeting Minutes
Monday, October 2, 2023 at 6:30 p.m.
Washington Fire Department Training Room - 200 N. Wilmor Road, Washington, Illinois

Call to Order Mayor Manier called the regular meeting to order at 6:30 p.m. with a quorum present.

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

Also Present City Engineer Dennis Carr, Public Works Director Brian Rittenhouse, Finance Director Joanie Baxter, Deputy Police Chief Jeff Stevens, City Treasurer Abbey Strubhar, City Clerk Valeri Brod, City Attorney Derek Schryer and Press

Pledge of Allegiance Mayor Manier led the Pledge of Allegiance.

Public Comments Brian Moody from Heyl Royster came forward representing Marlene Miller. Mr. Moody stated that the developer is not responding to requests, he noted that a groundbreaking will take place later this week and said he welcomed everyone to look at the foundation while they are there. Mr. Moody stated that they were told it is Marlene's responsibility to repair and he referred to rent abatement for her tenants. He stated that Ms. Miller is facing costs up to \$30,000. He noted issues with a fire escape that has wood over the door. He stated that the developer said they would relocate the utilities but have not done it yet. He requested that the City step up and fix the work. He shared that they have photos of the foundation damage. Mr. Moody also stated that they hope the project moves forward, but it won't until the work gets done. He noted that the Historical Society paid out of their own pocket and will ask for reimbursement. He feels this developer hasn't performed for them or the City. He stated that Ms. Miller is not holding the project up.

Leri Slonneger from High Street feels a mess has been created in her neighborhood. She provided two handouts which are attached and made part of these minutes. She stated that the Historical Society fixed their property because winter is coming, and they have had previous issues with flooding. She referenced the February 2023 agenda and stated that this is Marlene's livelihood and where she lives. She noted the developer selected a project manager in January and Carmen met with Jennifer Essig and Marlene Miller in July. Ms. Slonneger stated that the developer promised to fix the front of the building. She noted that they were contacted by Global two weeks ago and he hadn't heard of them. She stated that Global told Marlene and Jennifer that they had the contract. Ms. Slonneger stated that the mayor needs to stop having news conferences saying it's the neighbor's fault. She asked if neighbors were notified about their expenses and read from a document.

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 September 18, 2023 Public Hearing Meeting and September 18, 2023 Regular City Council Meeting
- B. Payment Authorization for Hilldale Phase 3 Pay Request #5

Alderson Brownfield motioned to accept the Consent Agenda; Alderson Smith seconded.
6 Ayes: Blundy, Brownfield, Butler, Martin, McIntyre, Smith
0 Nays:
Motion carried by roll call vote.

City Administrator Communications/ Staff Reports/ Requested Actions Finance Director Joanie Baxter provided an update regarding the recent bond issuance. Her summary contained the following information:

- The City Council approved a bond ordinance on 8/21/2023 to issue up to \$5 million in general obligation bonds for the stormwater management improvements. The .5% Home Rule Sales Tax that was effective in July 2022 will provide the funding source for the debt service.
- Standard & Poors provided bond rating services which had not been done since the WACC bond was issued in 2007. As a result, the City received a AA Stable rating which is 3 steps higher than the A2 rating assigned by Moodys. The higher than anticipated rating did provide some rate reduction benefit as well as bond insurance was not required which resulted in savings on closing costs.
- The City has worked closely with Mesirow for underwriting and Ice Miller for bond counsel. The bonds were priced, and all purchased by Franklin Templeton.

- The par amount of the issue is \$4,735,000 with total bond proceeds of just under \$5 million after the premium. The coupon rate is 5% which is reduced to an effective borrowing rate of 4.55% due to the premium.
- The City qualifies for tax-exempt borrowing and under the small issuer exception will not be subject to interest arbitrage. This allows the reinvestment of bond proceeds in interest-bearing accounts with no restrictions on earnings.
- Estimated earnings from the investment of bond proceeds with PFM Asset Management are \$433,000 plus. This further reduces the effective borrowing rate to 3.60%.
- The bonds are due to close on Thursday, October 5th and the first interest payment is due May 2024 with the first principal payment due May 2025. Annual debt service is less than \$470,000. The final maturity of the bonds is May 2038.

Item A: Purchase Authorization for Managed Detection and Response - IT360

Finance Director Baxter provided information regarding the Purchase Authorization for Managed Detection and Response program. She shared that IT360 has been helping develop the program and noted that cyber security is a hot button topic. She stated that this will be proactive, and it is going to be a requirement for all new clients of IT360. This will help identify, isolate and mediate security threats in real-time. Ms. Baxter shared that IT360 is waving their onboarding fee. She shared that it is priced per user, per month and this covers all users, firewalls, and servers. The negotiated price is \$1,986.09 per month. She shared that there will be funds available through training and software. Ms. Baxter stated that we will need to budget for this and there are sufficient funds for now. Alderperson McIntyre motioned to approve; Alderperson Martin seconded.
6 Ayes: Blundy, Brownfield, Butler, Martin, McIntyre, Smith
0 Nays:
Motion carried by roll call vote..

Item B: Evidence Room Update

Deputy Police Chief Stevens shared an update about the evidence room. He shared that they met with Dewberry who pointed out effects of increasing inflation. He also shared that they will meet again in October. Alderperson Blundy asked if this part of the \$60,000 RFQ and Deputy Chief Stevens confirmed that it is. Deputy Chief Stevens shared that a meeting is set for October 10th and they will have design changes to review. They will be reviewing items like storage and building details such as building it taller not wider. He noted that the changes could affect daily operations and it may affect costs.

Resolutions
Item A: R-1392(18-23) Freedom Parkway Joint Funding Agreement Resolution Correction

Mayor Manier provided the following resolution, by title and brief synopsis: A resolution correcting the Freedom Parkway Joint Funding Agreement Resolution. Alderperson Brownfield motioned to approve; Alderperson McIntyre seconded. City Engineer Carr explained that when Freedom Parkway was designed, the middle phase was submitted to Tri-County Regional Planning for funding, and we received the funding. Mr. Carr shared that the paperwork is what IDOT is referring to in their Joint Funding Agreement, which was sent with the last resolution, but the resolution is actually for the full project. Tonight's resolution is merely housekeeping work so IDOT didn't have to redo their paperwork which could take up to a year. It is easier for us to make a correction in our resolution. Mr. Carr noted that the price is not changing.
6 Ayes: Blundy, Brownfield, Butler, Martin, McIntyre, Smith
0 Nays:
Motion carried by roll call vote.

Item B: R-1393(19-23) Declaring Various Items as Surplus Property

Mayor Manier provided the following resolution, by title and brief synopsis: A resolution declaring various items as surplus property. Finance Director Baxter stated that this is something we do periodically, and this is mainly computer equipment that goes back five years. Alderperson Butler motioned to approve; Alderperson Martin seconded.
6 Ayes: Blundy, Brownfield, Butler, Martin, McIntyre, Smith
0 Nays:
Motion carried by roll call vote.

Ordinances
3512 (31-23) Second Reading Ordinance: Amending Budget for Meeting Streaming

Mayor Manier provided the following ordinance, by title and brief synopsis: Adoption of this ordinance will amend the budget for the fiscal year beginning May 1, 2023, and ending April 30, 2024. Alderperson Martin moved to table this ordinance, indefinitely, until we can look at other options; Alderperson Blundy seconded. Alderperson Martin feels it would be good to have a system, however, he would like to do more research. He shared that he would like to look into a few websites that would be less expensive. Alderpersons Blundy noted that this is a place holder for the money and the details will be discussed in a future meeting. Alderperson Martin said he doesn't think this amount is necessary.
4 Ayes: Brownfield, Butler, Martin, McIntyre
2 Nays: Smith, Blundy,
Motion carried by roll call vote.

First Reading Mayor Manier provided the following ordinance, by title and brief synopsis: Adoption of
Ordinance: this ordinance will authorize the donation or sale of property designated as surplus
Authorizing disposal property.
and/or sale of various Alderperson McIntyre motioned to waive the second reading; Alderperson Brownfield
items and property seconded.
owned and used by the 6 Ayes: Blundy, Brownfield, Butler, Martin, McIntyre, Smith
City of Washington 0 Nays:
designated as Surplus Motion carried by roll call vote.
Property

Alderperson McIntyre motioned to adopt the ordinance; Alderperson Blundy seconded.
6 Ayes: Blundy, Brownfield, Butler, Martin, McIntyre, Smith
0 Nays:
Motion carried by roll call vote.

Alderperson’s Comment Alderperson Blundy clarified that the Grist Mill developer will be at the next Committee
of the Whole meeting.
Alderperson Brownfield clarified that Strand will be at the next meeting. He stated that
we have heard from Strand once and this will be good for new Council members. He
noted that we have also heard from Mr. Hamilton, Aptim and our City Engineer.
Alderperson Brownfield motioned to schedule a special Council meeting to decide which
route to choose, Alderperson Butler seconded.
Mayor Manier provided roll call in Clerk Brod’s absence.
4 Ayes: Brownfield, Butler, Martin, McIntyre
2 Nays: Blundy, Smith
Motion carried by roll call vote.

Adjournment At 7:05 p.m. Alderperson Brownfield moved to adjourn; Alderperson McIntyre seconded.
Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk

Building Expenses incurred upon owner of 114 Walnut St from development project

To Date Expenses paid

\$22,000.00	Legal fees
\$2,580.00	Loss of rent, Apt D, four months
\$200.00	Refunded rent to Apt. A and C for inconvenience with waterline breaks
\$2,275.00	Assistance: moving contents of studio/living space, installing surveillance cameras
\$2,500.00	Structural engineer services
\$1,450.00	Plumbing repairs from developer's contractor water line breaks
\$400.00	Storage, four months
\$100.00	Enterprise: commercial van rental
\$4,800.00	Loss of income from studio, June/July 2023.
\$36,305.00	Total to Date Expenses.

Projected Total Estimates of Expenses (through 12/31/23)

\$35,000.00	Legal fees/ conservative estimate
\$5,160.00	Loss of rent, Apt D, eight months
\$3,275.00	Assistance, moving contents and tech assistance.
\$4,500.00	Structural engineer services
\$1,450.00	Plumbing fix from Liberty breaking water line.
\$800.00	Storage, eight months
\$200.00	Enterprise: commercial van rental
\$4,800.00	Loss of income from studio, June/July 2023
\$5,000.00	Repair and reinforcement of second floor temporary landing and stairwell, building third floor temporary fire escapes
\$30,000.00 +	Estimated repair costs for damage done to building foundation, <u>interior damage, and west wall sealants</u>
\$88,735.00	Total projected expenses incurred from development project