



City Council Meeting Minutes
Monday, November 20, 2023 at 6:30 p.m.
Washington Fire Department Training Room - 200 N. Wilmor Road, Washington, Illinois

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

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

Also Present City Administrator Jim Snider, Finance Director Joanie Baxter, Planning and Development Director Jon Oliphant, City Engineer Dennis Carr, Public Works Director Brian Rittenhouse, Police Chief Mike McCoy, 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 Nothing was present at this time.

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 November 6, 2023 Regular City Council Meeting
B. Approve Bills and Payroll
C. Payment Authorization Loop Watermain Pay Request #1 and #2
Alderperson Brownfield motioned to accept the consent agenda; Alderperson Adams seconded.
7 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Presentations/ Recognitions/ Proclamations Nothing was present at this time.

Mayoral Communications Mayor Manier thanked the Chamber of Commerce for hosting a mayor's prayer breakfast. He congratulated the Washington football team and coach Darrell Crouch on his season and career. He shared that Alderperson Martin's son was a senior on the team and Mayor Manier's grandson was also on the team. He stated that East St. Louis was a great team who brought a big crowd.

City Administrator Communications City Administrator Snider introduced City Engineer Dennis Carr to present information regarding the WTP#1 Chlorination Improvement Project - Bidding & Construction Phase Engineering. Mr. Carr explained that they started with a water quality study and now need a chlorination upgrade. They are asking for an engineering services agreement allowing CMT to assist in bidding and construction. He noted that this type of work is very specialized and having someone who can answer questions and put out communications and addendums is needed. They budgeted \$25,000 and look to budget the remaining \$69,650 in next year's budget.

Alderperson Brownfield motioned to approve; Alderperson Adams seconded.
Alderperson Martin asked for clarification and Mr. Carr explained that this is one of the two treatment plants that we have, and this will bring WTP#1 to the same chlorination as WTP#2 so there aren't issues where the two systems blend. The IEPA doesn't allow differences in chlorination anymore.
7 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Resolution: Administrator Snider provided the following resolution for consideration:
Truth-in-Taxation R-1397(23-23) **Synopsis:** Adoption of this resolution would set the preliminary 2023 property tax levy and determine that a public hearing is required.
Title: Approving Truth-in-Taxation hearing.
Administrator Snider explained that this is a follow-up from the information provided at the Committee of the Whole meeting. He noted that there was an 8.4% increase in the EAB and this will capture it. He noted that this will set a Truth-in-Taxation hearing.

Alderperson McIntyre motioned to approve; Alderperson Martin seconded.

7 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Resolution: Administrator Snider provided the following resolution for consideration:
223 Property Farm Lease R-1398(24-23) **Synopsis:** Adoption of this resolution would approve and authorize a Cash Rent Farm Lease with Aaron Vercler.
Title: Approving 223 Property Farm Lease
Administrator Snider shared that this agreement is with Erin Vercler who has farmed this ground in previous years.

Alderson Stevens motioned to approve; Alderson Smith seconded.
Mr. Oliphant shared that the bid opening was last Thursday and Mr. Vercler was the high bid and he has farmed the property since 2018. His base bid was \$376 per acre. He shared the profit-sharing information that was provided in the agenda memo.
7 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

2nd Reading Ordinance: Administrator Snider provided the following ordinance for consideration:
Ground-Mount Solar Array Zoning Code Text Amendment (Ordinance 3515) **Synopsis:** Adoption of this ordinance would amend the solar energy code to allow for ground mount solar energy systems on real properties that have residential and non-residential uses.
Title: Approving Ground-Mount Solar Array Zoning Code Text Amendment
Alderson Adams motioned to approve; Alderson McIntyre seconded.
7 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

1st Reading Ordinance: Administrator Snider provided the following ordinance for consideration:
120 & 126 Walnut St Redevelopment Agreement **Synopsis:** Adoption of this resolution would approve an agreement with Grist Mill Ventures, LLC and CL Real Estate Group, LLC for the redevelopment of the 120 and 126 Walnut Street properties.
Title: Approving 120 and 126 Walnut Street Redevelopment Agreement

Administrator Snider introduced Mr. Oliphant to share the details for the agreement including that the bottom-line number is a not-to-exceed amount of \$350,000 to be reimbursed after completion. The payout would be for eligible improvements. The agreement stipulates that the first payment is due within 60 days after completion, the next payout is one year after that date, then the final payment is one year after that.
Alderson Stevens shared that she was under impression that Council has a say in this new process. She stated that in October, the chart had an amount not-to-exceed \$125,000 but the same chart now says \$350,000. Mr. Oliphant explained that our payout is solely for redevelopment expenses associated with the interior and exterior renovation expenses and the discussion in October showed all those expenses including the \$350,000 and it was shown as a ratio of the \$350,000 request verses the \$1.25 million that the developer had in all expenses. The provided spreadsheet is a reflection of the City's investment subject to the redevelopment of only the two mentioned properties. He clarified that the City is either paying \$350,000 out of the \$425,000 redevelopment expense or the City is paying \$350,000 towards the overall \$1.25 million in total expenses including acquisitions. Alderson Stevens asked if the acquisition cost was previously included and Mr. Oliphant explained that it was not. Alderson Stevens noted that some of the TIF money may be replenished by the time we need to pay this. Mr. Oliphant shared that they do not anticipate using any funds other than TIF. He also noted that the new assessed value will be a little higher than what it is currently which will cause a slight increase in increment that will be factored in. Mayor Manier stated that this is a great project and thanked Erin Mays from CL Real Estate for being in attendance. He stated that he appreciates those who want to invest in our community.

City Administrator stated for the record that he responded to Alderson Stevens' email. She stated that Administrator Snider is always prompt in responding to emails and would like it reflected in the record.

Alderson Stevens shared her concern for local competition for event spaces after Sherril West from Five Points stated that other event spaces are in competition with them. Alderson Stevens is concerned because Five Points wants us to look at their agreement and change the amount of money that they have been paying in. Mayor Manier noted the different sizes in the two businesses, this has 130 seats, the Five Points banquet facility has 450 seats and Countryside can fit 400-500 in their facility.

Alderson's Comment Alderson Brownfield shared that the WACC board would like to come on December 4th to present questions.
Alderson Brownfield motioned to allow them to present; Alderson Adams seconded.
7 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Aldersperson Brownfield stated that he feels he is a bit of a hypocrite, having communication that steps out of the role of an aldersperson. He shared that he did not let staff do what they needed to do and asked staff to allow him to earn their respect back. He is apologized for his actions. He shared that they had learned at the prayer breakfast that we have the trust, like we would trust a chair not break on us and we trust our brakes to work in our car. He shared he has the faith and trust that staff is doing what is right for the City.

Executive Session: Citation(s): 5 ILCS 120/2(c)(5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5 ILCS 120/2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

At 6:49 p.m., Aldersperson McIntyre motioned to move into executive session; Aldersperson Stevens seconded.

7 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

0 Nays:

Motion carried by roll call vote.

Adjournment At 7:25 p.m. Aldersperson Butler moved to adjourn; Aldersperson Smith seconded. Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk