

COMMITTEE OF THE WHOLE

Monday – January 11, 2021– 6:30 P.M.

Remote Meeting

301 Walnut Street, Washington, IL

Mayor Manier called the regular Committee of the Whole meeting of January 11 2020 to order at 6:30 p.m.

Present (remotely): Aldermen Adams, Blundy, Brownfield, Butler, Cobb, Dingledine, Stevens and Yoder
City Administrator Forsythe, Police Chief McCoy, Attorney Derek Schryer, and
City Clerk Brod
(Note: Alderman Dingledine experienced audio issues affecting his ability to provide input)

Also Present: Deputy Police Chief Jeff Stevens, Finance Director Baxter, P & D Director Oliphant,
City Engineer Carr, Public Works Director Schone, City Treasurer Dingledine and
Kristy Howell with the Washington Chamber of Commerce

Absent: None

MINUTES

1. *Aldermen wishing to be heard:* Alderman Stevens read the following statement; there was a discussion about speeding on Devonshire Road that had been brought to the Committee's attention before 2015; she feels that it is her responsibility to work with City staff to work towards a solution; she requests that staff and Council work together on a policy to evaluate speeding complaints; we have an example from Peoria that has a traffic calming application which involves neighbors working together to show evidence of the problem.
2. City Clerk Brod stated that no public comments were received.
3. *Approval of Minutes:* Alderman Cobb moved and Alderman Yoder seconded to approve the minutes of the December 14, 2020 Committee of the Whole meeting.

City Clerk Brod provided a statement for matter of record; in the previous meeting it was stated that City Council videos have not been posted on the City website; however, they are on the website, found by going to the homepage, then go to "Agenda and Minutes", then click on "City Council Videos" and all videos have been provided for the last year.

Motion carried unanimously by voice vote.

4. BUSINESS ITEMS

- A. Chamber of Commerce Update: Chamber of Commerce representative, Chevie Kriete presented the monthly report for the Chamber. Ms. Kriete shared that the Chamber is still working with business and excited to be moving back to Tier 2 allowing some struggling businesses to reopen. The Chamber is planning a city-wide “chocolate crawl” in February that will encourage residents to go into local businesses to sample different specialty chocolate dishes. Mayor Manier shared that he is waiting to hear from the governor as it appears that restaurants and bars may still be closed. Mayor Manier shared that he talked to a Senator and State Representative who were hopeful that our region might be able to open up due to lowering COVID numbers.
- B. Engineering Contract Overages, Mohr & Kerr: Mayor Manier introduced City Engineer, Dennis Carr who provided the following details concerning Holland Street and Lawndale private contracts that were discussed at Public Works and suggested to bring forward to COW. Mr. Carr had requested Mohr & Kerr bring forward any overages and at the time they showed that they were more than \$53,000 over. Mr. Carr asked for a breakdown of overage expenses which are provided in tonight’s meeting packet. It shows about \$30,000 in overages. Mr. Carr shared that the replacement of the entire rear yard sewer on Lawndale was not originally anticipated in the project scope so this was an agreeable overage. Mr. Carr shared that while reviewing the Holland project, he thinks there should have been some savings from using the previous document with a few word adjustments. He feels that we are not in agreement for overages associated with that part of the project although we do owe for any overages associated for documents regarding easements which will come to about \$5,000 for Holland. Mr. Carr is asking Council if there is interest in bringing a contract adjustment for \$19,884 to cover the changes in the contracts. Alderman Brownfield noted that when John Anderson was still with the City, there was a paid contract adjustment. Alderman Brownfield asked if they had gone through their contingency as well. Mr. Carr shared that yes and one of the ways Mohr & Kerr stays cheaper is they have less overhead which makes their contingency smaller. Alderman Brownfield asked if this overage is due to a stall in the project. Mayor Manier stated that we need to be careful with future project overages to avoid sticker shock at the end. Mayor Manier expressed his appreciation to Alderman Brownfield and his committee for looking into this to help avoid this in the future. Alderman Dingleline asked if we were notified during course of construction or could they have put any number down to create overages. He stated that he is weary about paying overages after the fact, on a negotiated contract and even if it is necessary, it should not be sent after the project is completed. Alderman Adams added his agreement and noticed that Mr. Carr had inherited many projects that this is happening to. He also noted that we tend to take the lowest bid then have to pay as much as the highest bid when it is done. Alderman Adams expressed his appreciation that Mr. Carr is able to take these on and address these issues. Alderman Cobb asked if we are responsible to uphold the contract and if we met the requirements for the contract, is it done and we can move on. However, if it is something we changed or requested, then we are absolutely responsible for it. City Administrator, Forsythe stated that he will look into older records to see if any money was given to the project earlier and he agreed that we can’t continue amending contracts after project starts. He also noted that he and John Anderson met with them earlier on and they were reluctant to ask for more money at that point but he’s not sure of more recent conversations. Mayor Manier asked if we should move forward with the payout. Alderman Dingleline asked Mr. Carr if Holland is about \$1,000 per home and Lawndale said to complete private work. He asked if they had all the information they needed to provide the correct price up front. Mr. Carr noted that they have had questions on both jobs. Mr. Forsythe shared that the previous City Engineer was planning on having a project in the future to accommodate the sewer line but it was

decided to add it to the current project while the project was in process. Mr. Carr stated that the sewer line had issues that needed to be adjusted, causing easement work which incurred more expenses. Mayor Manier asked if the Committee can give Mr. Carr authorization to move forward with \$14,884 instead of \$30,452 and should it be brought to Council allowing \$14,884 for the Lawndale project for work that has already been done and a request for \$5,000 for future work on Holland will come later. Alderman Dingledine stated that if we are the ones who asked for the sewer adjustments then we should be responsible for the extra payment. He also shared that this is a hard learning experience as it is our first project of this scope. Alderman Adams agreed that if the Lawndale issues were requested by the City then we should pay it. Alderman Brownfield agreed and shared that they have been good partners and we received the right service for the payment and moving forward we need to be more detailed earlier on in the project. Mayor Manier confirmed that we need to move this forward with more attention in the future. Alderman Cobb asked Mr. Carr if the work on the Holland easement plats had been completed and if these weren't part of the original contract. Mr. Carr explained that they originally thought that each property had their own sanitary sewer lateral that didn't need any easements but since they all ran together the City needed to have its own main in the back yards so residents are not tied into each other. Then, when multiple properties tie into a main, it becomes the City's which requires us to have an easement and this was not in the original contract. Mr. Forsythe stated we can bring the amendment forward before the work is done to receive authorization ahead of time.

- C. *South of Business Route 24 Development Discussion:* Mr. Oliphant provided that Rollie Campbell owns most of the property south of Business Route 24, north of Kern Road, east of Hillcrest Drive and west of Muller Road which includes about 31 acres. They are requesting feedback concerning the preliminary plan for a subdivision that was provided in the meeting packets. Al Green, Gay Lynn, and council representing Rollie Campbell are present via remote access to provide any answers if needed. Mr. Oliphant shared the following details about the proposed property:

- a) The property is considered outside of city limits and zoned County R-1.
- b) It will be serviced for water and sewer mostly by Illinois American Water except a small piece on the northeast side of the property.
- c) This appears to follow our current comprehensive plan with about ¾ planned for residential and the north side is light industrial and commercial, although Mr. Oliphant feels the commercial property might be a little aggressive in amount but noted that this was developed many years ago.
- d) City and County staff noted the need for connecting streets with existing streets.
- e) There are currently two 90 degree turns that would need to be eliminated allowing larger truck access.
- f) Any additional development occurring south of Beck Oil would require a future stop light to be installed on Route 24 at Eagle Avenue and IDOT has stated that they won't approve the light until the reconstruction of Route 24 is near completion.

Mr. Oliphant introduced Mr. Campbell to provide details and comments. Al Green, the project realtor shared that it is their desire to phase this project in, beginning from the south and moving northward because they would like to first focus on the residential area. They are requesting input from the City about streets and the next steps needed to proceed with the project. Mayor Manier shared that they will have to address the streets that are at 90-degree angles, lots that are landlocked and the lots set aside for water retention. Mayor Manier shared that the amount of water off the field and flows toward Wisteria Lane already overwhelms the drains. Mayor Manier also noted that the three cul-de-sacs add difficulty for snow removal. Alderman Brownfield noted a public safety concern with starting the project in phases from the south would make it difficult for trucks turn around in the middle of the road and also

noted that although the township would take care of it currently, it could be annexed into the city in the future. He feels it would be best to put the road straight through. Alderman Butler noted that the requested action is asking for interest in this development and he shared that he doesn't have any interest due to a burden on schools, traffic flow, and the mandate that it would have to be hooked up to City utilities. Mr. Oliphant shared that only a small portion could be required to hook up to City utilities, the rest would be supplied by Illinois American. Alderman Butler shared a concern about the appearance of the back of 10-12 duplexes from Kern and is also concerned with the burden on the township for services. Alderman Butler feels we need to be thinking about not phasing in, but thinking about 20 years down the road. He shared that maybe if Eagle Avenue was on the east side of property and included larger lots, with the possibility of single-family homes, it could be considered. Mr. Green stated that as far as schools are concerned, this proposed subdivision would be a 55 and older community. Alderman Butler asked how this can be achieved. Mr. Green says that it is legal. Alderman Butler pointed out that there is nothing in the presentation that states the age demographic as being 55 and older and also expressed his concern with it being too dense. Alderman Stevens asked for clarification about the 55 and older regulation and would it have an HOA with a covenant recorded at the courthouse. She noted that several neighborhoods started like this but were given back to the city, sticking the City to maintain the retention areas. Although she thinks the retention area is a good idea, she suggested the City create a SSA to make sure future upkeep of the retention area is completed. Alderman Stevens share that Illinois American water would service them but wondered if they had the capability to service this larger area and noted that if they can't, this would burden the City. Mr. Green stated that the covenances have not yet been created because they are only seeking interest and insight from Council at this point. Mr. Green noted that there is a high demand for this type of retirement right now that includes lighted walking trails and an upper end around \$250,000 for each unit. Alderman Stevens asked if Beck's has a storm water management area and where is it. Mr. Green shared that the northwest corner of subject property has retention area and this is also where they would like to put a small pavilion and community garden. Mr. Green stated that they anticipate this property being annexed into the city in the future. Mr. Oliphant shared that the property is currently designated R-1 and single and two family residential is acceptable with the minimum lot size for a single family lot being one half acre while a duplex requires a $\frac{3}{4}$ acre per lot. He also noted that it would be beneficial for them to annex into the City if they plan on Illinois American water hook up. *It is noted that the attorney is experiencing technical issues and cannot provide comment at this time.* Alderman Butler shared that the language states that this is a "desired" retirement community and the memo does not include a walking path or any other specifics. Mayor Manier stated that the memo provided shows only four lots that are not duplexes. Mr. Green said that this is just preliminary so these concerns will be considered. *It is noted that the attorney joined the meeting via speaker phone; however, it was inaudible.* Ms. Baxter translated the speaker conversation as "they stated that they are remaining open minded and want to make this a win-win for the City and they will take any concerns into consideration as they revise the concept". Mayor Manier agreed that this is what we are looking for at this point and thinks the 55 and older community would be doable but the water flow would be a concern for the Firethorn Subdivision water issues. The attorney stated that they will be working with deed restriction to make sure the 55 and older community will work. Mr. Forsythe shared that they will review the project and see if they can work out a few details and show some of the things that aren't shown on the current plan. Alderman Dingledine asked for a conceptual drawing of what a potential property would look like. Mayor Manier shared the properties on Primrose might be similar. Mr. Green shared that they want to create a community feel by adding walking trails along the east side with possible wildflowers to help hide the commercial areas. Mayor Manier asked Mr. Forsythe and Mr. Oliphant to continue to look into this idea.

5. *Other Business:* Alderman Stevens asked if Holland Street can accommodate a regular snow plow. Mr. Carr shared that a regular plow can work but they would use the smaller plow as to not wear down the finish of the bricks as quickly. Mr. Carr also confirmed that Zinzer Street has a sturdier brick and can accommodate the larger plows. Alderman Stevens asked if the city plows the recreation trail on Cruger because it is appreciated. Mr. Schone shared that the park district plows it. Alderman Stevens asked if there is a shelf life of a water meter. Mayor Manier shared that City hall is working with residents who have had water meter issues and he thinks the meters are a 20-year meter. Mr. Schone confirmed. Alderman Stevens asked why the water is different in some areas of the City. Mr. Schone shared that employees went to a residence and no issues were found at the time. Alderman Stevens asked Mr. Oliphant for the timeline for the reconstruction of Route 24. Mr. Oliphant shared that we haven't been told anything new and IDOT hasn't started looking for an engineer. He feels that it may take another three years before it starts. IDOT is currently looking into patching Route 24. Alderman Dingleline shared that it should be completed by 2025.
6. *Adjournment:* At 7:34 p.m. Alderman Cobb moved and Alderman Stevens seconded to adjourn. Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk