

Committee of the Whole

Monday, April 12, 2021 at 6:30 P.M.

Banquet Room at Five Points, Washington, 360 N. Wilmore Road, Washington, IL

Mayor Pro tem, Brownfield called the regular Committee of the Whole meeting of April 12, 2021 to order at 6:32 p.m.

Present: Aldermen Adams, Blundy, Butler, Cobb, Dingledine, Stevens and Yoder, Police Chief McCoy, Attorney Derek Schryer, and City Clerk Brod

Also Present: Finance Director Baxter, P & D Director Oliphant, City Engineer Carr, Public Works Director Schone, City Treasurer Dingledine and Kristy Howell from the Chamber of Commerce

MINUTES

1. *Aldermen wishing to be heard:* no comments provided.
2. *Public Comments:*
 - Toni Minton read aloud a letter that was sent to the Committee regarding views on sharing a letter to be read. Voted yes to TIF and Enterprise Zones. Her letter is attached and made part of these minutes. With past year.
 - Angela Rose shared that she has been a small business owner, piano teacher for fifteen years and started teaching piano in Washington about 3 years ago. She is requesting clarification about why Five Points is asking the City for money. She shared that she has used Five Points for her piano recitals and now is renting space at Five Points to teach piano due to not being able to teach out of home due to Covid-19. She was notified last week by Five Points that stated she will be given the Event Rental Rate Says which will be an increase by 500-800%, increase, depending on the room as well as provide additional insurance going forward. She would like more information about the Business Partner Package and stated that she is getting mixed information. Ms. Rose shared details about her business including that she sees a potential to bring Five Points \$6,000 per year in rent. She has attempted to contact the Five Points Board but cannot reach them. She expressed concern that Five Points is asking for money but is turning businesses away. Ms. Rose left the room.
 - Cheryl West, President of the Five Points Board, wished she could have spoken further with Ms. Rose and apologized if she was not easily reachable. Ms. West went on to share that she has presented the effects of Covid on Five Points to the Finance Committee. She is requesting a temporary change to the Five Points User Agreement. Ms. West added that since its beginning, a major goal for Five Points is to provide unparalleled service while remaining fiscally. She shared that they look 10-20 years down the road in their planning to make sure they have the money when repairs are needed. Ms. West shared the detail about bringing performers to the community and explained the challenges including out of pocket expenses of \$97,785. She also shared that they purchase locally when items are needed to support the performances.

Ms. West went on to share that during the pandemic shutdown, they couldn't have events inside so they held outdoor events with the City's help that were provided free to the community. She shared that Five Points is currently negotiating over \$60,000 for performer costs for 2021 and hope to bring more events for the community. Ms. West stated that they are not requesting a handout, but a hand up during this challenging time. She concluded by stating that she can be found in the phone book under Chuck West.

- Nicole Nolte of 705 Dallas Road shared her experience with the recent weather event referred to as the 1000-year flood. She shared that she lives across from the retention basin and experienced flooding that came across the road from the basin. She shared that the property used to have trees along her creek line. Ms. Nolte also shared that she had contacted the City but was told that it was her responsibility. She also contacted Matt Moehle who stated that there was no money left in tornado fund. She went on to share that she paid \$25,000 new septic system because it flooded and has spoken to Austin Engineering and FEMA. She is concerned because a flood zone is not far from property. Ms. Nolte shared that they have received professional consultations to rework creek bed to improve water flow, and noted that they also find trash. She also noted that the Church said that the property did not flood previously.

3. *Approval of Minutes:* Alderman Dingledine moved and Alderman Butler seconded to approve the minutes of the March 8, 2021 Committee of the Whole meeting.

Motion carried unanimously by voice vote.

4. BUSINESS ITEMS

- A. *Chamber of Commerce Update:* Kristy Howell of the Chamber of Commerce, shared that they had a very successful after hours and it was the first one since the Covid shutdown. Ms. Howell shared that they are starting to hold Good Neighbor Days committee meetings to develop a plan.
- B. *Freedom/Lakeshore Roundabout versus T-Intersection:* City Engineer Dennis Carr provided details about the future T- intersection or a roundabout to be placed on the proposed extension of Freedom Parkway. Mr. Carr noted that studies show roundabouts are statistically safer but require a larger footprint and are intimidating to some drivers. TERA Engineering provided a safety proposal and is in attendance via ZOOM. Alderman Brownfield noted that this was brought to Public Works who recommended bringing it to the Committee of the Whole for further discussion. Planning and Zoning Director Jon Oliphant shared that the act of considering the roundabout as an option has provided the opportunity to apply for a federal grant. Alderman Cobb discussed details that noted that a roundabout is about 15%-20% more than a t-intersection initially. Alderman Stevens asked the Chief of Police, Mike McCoy if we can get collision statistics for the Cummings and Cruger, and Dallas and Cruger intersections, for the past ten years. Mr. Carr explained that those are different types of intersections because of the amount of stops at each intersection. Further discussion took place regarding the project timeline for both Freedom and Lakeshore projects including the future development for businesses and marketing the area. Alderman Dingledine expressed his disapproval for roundabouts. Alderman Butler expressed concern for putting in the roundabout without guaranteed development. Alderman Blundy expressed his approval for roundabouts in general but would like more guarantees of developments in that area. Alderman Adams shared his disapproval. Alderman Yoder expressed an interest in improved safety but felt the City needed development first. Alderman Dingledine noted that the proposed addition to Lakeshore Drive would help alleviate traffic congestion around Cherry Tree Shopping Center.
- C. *Trails Edge Section 9 and 10 Alternate Typical Section:* City Engineer Dennis Carr introduced Sam LaHood of Austin Engineering to provide details and options about this development. Mr. Carr noted

for Mrs. Nolte that when the development begins, they cannot increase the amount outflow from a property. Ms. Nolte asked the question about when the previous farmer owned the property, the creek was much smaller and now it is now six feet wide that is constantly running. She also noted the widening of the road as well as the quantity of water that exits the pipe. Mr. Carr stated that what is being discussed is not related to the issues that Ms. Nolte is referencing. He also noted that a community cannot design for "an act of God flash flood" like the one we received. Mayor Pro tem Brownfield stated that Ms. Nolte's issue is important but will be addressed separately. Mr. LaHood of Austin Engineering shared the research process for this development. He noted that the land already flows in its determined location and these proposals will not change where the water is flowing to except for directing the 100-year flood route into the street instead of residential backyards. They are proposing an eight-inch curb height to capture the water in the street and controlling its outflow while still using the old storm sewer. Mr. LaHood also noted the 30" storm sewer system could break apart if they try to modify it due to the materials. Dingleline noted that the intent wasn't to redo the stormwater system, but instead to move the stormwater when it does happen because these 100-year events are occurring more often and also noted that there is no design for any retention basin in this plan. Alderman Dingleline expressed that he is not yet comfortable just going off the numbers given. Mr. LaHood shared that the best he can do is follow an empirically derived test to achieve potential numbers. Alderman Stevens stated that she would only feel comfortable if the plan included a detention basin. Mr. LaHood noted that a retention basin would use five lots and the expense of hauling out 60,000 cubic yards of dirt, would make this development not viable. Alderman Yoder asked about option four which would create a 48-inch, flat storm sewer that would equalize the water between Debates Street and Grandyle. Mr. LaHood noted that the detention basin was built to handle this completed development and that it is easy to be caught up in the once-in-a-lifetime event that we experienced last year. Mayor Pro tem Brownfield noted that our ordinance already allows the flooding to be routed to the roadway and they are just asking if they can increase the curb height from six to eight inches. Mr. LaHood also noted that none of the water is being captured on private property, so there isn't a need to worry if a future contractor regrades a yard in the wrong direction. Alderman Cobb clarified that all the water from this site goes to Kelsey and into a detention pond. A brief discussion took place clarifying as to which creek and detention ponds receive the stormwater. It was noted that this system does not affect the backyard drainage issues that occurred on Kelsey Street, that were brought forward last year. It was also noted that the detention basin and creek discussed in this development is not the same detention basin and creek that are near Ms. Nolte's property. Alderman Cobb noted the issue with the Kelsey backyard flooding is significant and doesn't think more water is a good idea in the same area. Mayor Pro tem Brownfield shared that he trusts Mr. Carr and Mr. LaHood. Alderman Dingleline asked if the cross slope in option one can be combined with another option, creating an additional solution for the citizens as well as the developer. A brief discussion took place analyzing the effects of using smaller pipes to restrict the speed of flow. The general consensus from the Aldermen was to take their feedback and review a final option that will be brought back for further review.

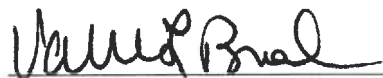
- D. WACC Usage Agreement Amendment Discussion: Mayor Pro tem Brownfield provided information that included what effects the Covid Shut Down had on the facility of Five Points, Washington. This included that the current agreement states WACC will make a lump sum payment of \$50,000 for each of the ten consecutive years commencing in 2011 and an annual lump sum payment of \$75,000 for each consecutive year commencing in 2021. The WACC has made each of their payments and is asking if they could delay this year's payment by creating a Performance Support Fund utilizing \$25,000 of the \$75,000 payment for three years, beginning with the payment due in 2021. The fund

will be used to offset performer fees, the City Administrator and General Manager would review events prior to contract signing, the General Manager would report event expenses to the City, any money left in the fund at the end of the year would rollover, after year three this fund will be reviewed to analyze its success. Mayor Pro tem shared that this was discussed at the Finance and Personnel meeting and brought forward for discussion. It was noted that Five Points is current on payments and this is the first year for the increased \$75,000 payment. Alderman Adams noted that it might be easier to give them a break for two years and add it to the end of the contract. Finance Director Baxter shared that to lessen the impact to the general fund, the City could provide a discount of \$25,000 for three years and add one \$75,000 payment on the back end of the contract. This will still give relief for the WACC bond and only extend the contract for one year. WACC Board Director, Sheryl West agreed that this would provide help.

- E. Grant Consideration for the Washington Park District for the Swimming Pool: Mayor Pro tem Brownfield provided information concerning the Washington Park District Pool that suffered significant loss due to the Covid Shutdown. They were unable to open the pool last summer and this year they plan to reopen the pool but at limited capacity. They noted that the major expense is to fill and maintain the water levels in the pools and is asking for the general fund to provide a grant to help pay for the water. Finance Director Baxter shared that she thinks the American Rescue Funds can be used for this, but it is not reflected in the current budget proposal. Brian Tibbs from the Park District noted that they have not received any aide support during the shutdown even though all expenses have gone up. Alderman Adams said this a good partnership with the City and shared that it needs to continue. The general consensus of support was provided by all the Aldermen.
- F. Residential Beekeeping Discussion: Mayor Pro tem Brownfield introduced Planning and Zoning Director Jon Oliphant to share details. Mr. Oliphant shared the February meeting had a visit from the Central Illinois Bee Keeping Association. This discussion is asking if there is any interest in amending the City Code to allow bees in the City limits. In 2015/2016 this subject was brought forward and the City was found to not be interested. Mr. Oliphant explained that if there is interest, we may consider removing bees as a special use and eliminating the City's responsibility for registering the bees. Alderman Butler stated that we could consider them as a special use if done correctly. Kurt Reynolds, a local beekeeper, shared that beekeepers are helped by the state. Butler says he would be alright with this as a special use as long as it is done right. City Treasurer Ellen Dingledine shared that she remembers the community expressed concern for family who were highly allergic. Alderman Butler noted that a first look into allowing bees wouldn't hurt. Alderman Adams said he would be interested in seeing a proposal even though he is not initially in favor. Mayor Pro tem Brownfield asked Mr. Reynolds if he's seen any misuse or any issues. Mr. Reynolds noted that one person didn't take care for his hives but that most wouldn't make the investment without caring for them. He noted that it is a very expensive hobby and also shared that some beekeepers can help alleviate a naturally occurring swarm. He also noted that the influx of pools may bring bees because bees like to have water near their hive. Aldermen Cobb and Blundy stated that they would favor hearing more information.
- G. One Month Extension to Current Liquor Licenses: City Clerk Brod provided that due to the recent consolidation of liquor licenses and the recent extension for filing for the State of Illinois liquor licenses, the City is requesting that we extend our liquor license deadline by one month so that recipients will receive their new consolidated license designation instead of the previous license. It was noted by keeping the deadline at April 30, 2022, fees will apply to that fiscal year.

5. OTHER BUSINESS

- Public Works Director Kevin Schone shared that there are a few residents on Gillman who aren't happy with their driveway appearance because the new concrete does not match the previous concrete. Mr. Schone would like approval to replace a portion of the driveways so that the aprons match and it would only cost roughly \$400. None of the Aldermen expressed an issue with moving forward with this. Mr. Schone shared that the project will be wrapped up within the next ten days.
 - City Engineer Dennis Carr shared the first problem with Lawndale private side project and it appears to be an error in the engineering plan. Mr. Carr shared that if they continue with the current elevation, the house would no longer be higher than the rear main. After discussions with the engineering company, it was decided that the City will need to fix this. He spoke with a resident that is allowing them to work on their property. Mr. Carr shared that it may not affect the cost of the project but doesn't see using Morr and Kerr in the future. Mr. Carr also shared that on five or six trees will need to be removed on Crestview to accommodate the road width and the new water main. He also shared that progress has been made on Bobolink, Holland and Stratford. Alderman Cobb asked if anything in the contract will help with the Morr and Kerr situation. Mr. Carr replied that he will talk to Steve.
 - Planning and Zoning Director Jon Oliphant shared that the first open house for the Comprehensive Plan is coming up on Thursday and Friday was the deadline for the second round of the Washington Business Sustainability Program where they received ten applications with 4-5 of them to receive funds.
 - City Treasurer Ellen Dingleline asked how Thursday's Comprehensive Plan Open House is being communicated to the public. Mr. Oliphant shared that it's on Facebook and the website.
 - Clerk Brod provided a comment that there were two emails received and they were given to Council prior to the start of this meeting.
 - Alderman Stevens asked where we are on the trial glass recycling dumpster. Staff replied that they will look into it.
6. *Adjournment:* At 8:28 p.m. Alderman Cobb moved and Alderman Adams seconded to adjourn. Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk

April 1st, 2021

Good evening City Council,

As a Tazewell County Board member I voted yes to the Washington TIF request on the January 27th consent agenda. I believe that TIF and Enterprise zones can be very beneficial to help a town thrive and grow. With that being said, I am hopeful that by extending the TIF with clear guidelines for another fifteen years it will truly benefit blighted areas in Washington.

Looking at examples of successfully TIF contracts: the best way to make a positive impact to the businesses that pay into the TIF, is by following specific guidelines.

- Be consistent with the percentages.
- Request submitted need to be considered for all businesses within the parcels.
- Businesses that already have an approved TIF, need to be fully paid before requesting again.

TIF agreements have an end date for a reason, to help businesses in a timely manner. Typically when that date is reached that agreement is closed out, any remaining funds are dispersed to the businesses that were involved. A new TIF agreement can be started to concentrate on a new parcels that also need help with blighted areas.

The only way to truly help a community is to concentrate on an area, evenly disperse the TIF funds within the time frame.

With the past year of uncertainty from the pandemic. It is crucial that everything that can be done to help our struggling cities is looked at. By working together for the good of our all of our communities is the best way to achieve success!

Thank you for your time,

Toni Minton
Tazewell County Board
District – 3

Valeri Brod

From: Nicole R. Nolte <nbindel@hotmail.com>
Sent: Monday, April 12, 2021 3:07 PM
To: Valeri Brod
Subject: Nolte - drainage information

Hi Valeri,

I am unable to personally attend the meeting tonight as I had already volunteered to drive kids to their basketball game over in Morton tonight, but I wanted to make sure that the aldermen knew our thoughts as homeowners regarding the drainage issue in TrailsEdge.

We reside at 705 Dallas Road directly across from the retention pond on Dallas/Kingsbury. When we received the large amount of rain on July 15th of last year, the 100 year retention pond did not hold and the water came up the bank and was running across the road and onto our lot. Directly to the south of our home on Kingsbury, by Our Savior Lutheran is another drainage system that takes on the street water and even on a normal rain, that drain can not support the amount of water coming into it as it is always overflowing running down and into our small creek.

We spent over \$10,000 of our own money last year fixing the small creek that runs South and East of our home to try and accommodate the increased flow from the drainage. We just know that everything from the newly proposed home sites will end up in our backyard and we want to make sure that the flood zone that is to the East of our home doesn't start creeping any closer to our backyard.

Thank you for your consideration of our thoughts on this matter and we will be happy to answer any questions you may have.

Joe and Nicole Nolte
309-241-1127

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