

Committee of the Whole

Monday, May 10, 2021 at 6:30 P.M.

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

Mayor Manier called the regular Committee of the Whole meeting of April 12, 2021 to order at 6:30 p.m.

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

Also Present: Police Chief McCoy, Finance Director Baxter (remotely), P & D Director Oliphant, City Engineer Carr, and Public Works Director Schone

MINUTES

1. *Aldermen wishing to be heard:* Alderman Stevens stated that she spoke with City Attorney Derek Schryer and shared that she wants to make sure that City Council is doing things correctly now that Mayor Manier is the supervisor of the Chief of Police. She asked the City Attorney to make sure there isn't impropriety within Council. Attorney Schryer restated information that was provided last year regarding the rules of procedure, that clarified the City Attorney represents the Council as a whole and would need direction from the Council to do this. Alderman Stevens asked how she would do this. The City Attorney explained that a motion is needed for direction. Alderman Stevens made a motion to have the City Attorney analyze her previous question. The motion failed due to lack of a second. A brief discussion continued regarding the presented concern.
2. *Public Comments:* none provided.
3. *Approval of Minutes:* Alderman Yoder moved and Alderman Brownfield seconded to approve the minutes of the April 12, 2021 Committee of the Whole meeting.

Motion carried unanimously by voice vote.

4. BUSINESS ITEMS

- A. Chamber of Commerce Update: No Chamber representatives were present. A written report was provided to the Council.
- B. Comprehensive Plan Idea Session: BR24 Design Inspirations: Planning and Zoning Director, Jon Oliphant asked to move this agenda item to the next council meeting. All approved.

- C. Tres Rojas Wines Special Use Amendment Consideration: Mr. Oliphant provided details about the approval of the Special Use Permit that allowed for the initial opening of the winery. This included the restricted hours of closing at 8pm on Fridays and Saturdays and 6pm on Mondays thru Thursdays. Bob and Lisa Barry, owners of Tres Rojas, were present in the audience. Mr. Oliphant noted that chapter 95.01 of the City Municipal Code restricts loud, unnecessary or unusual noise that can be heard 100 feet from the boundary of the property after 11:00pm on Fridays and Saturdays and 10:00pm on Sundays thru Thursdays. Mr. Oliphant asked if there is interest in amending the restrictions. Alderman Cobb asked for clarification regarding a change to the operating hours or eliminating the special use restriction. Alderman Cobb questioned why the City would direct a business' operating hours in lieu of them being able to operate in accordance with Code. Alderman Stevens shared that in the beginning the neighbors had concerns but now that time has passed, the neighbors approve. She is in favor of extending the hours. Alderman Blundy agreed that the hours should follow code and not be restricted. Alderman Adams stated that he is in favor in moving forward. This item will be brought to the July 7th Planning and Zoning Commission Meeting. Further discussion clarified that this request will eliminate the restricted hours. Alderman Dingledine asked if this can be expedited. Mr. Oliphant explained that we still need to follow publication timing. *(It was later determined that the notice for the public hearing could take place within State guidelines and this item was brought to the June 2nd Planning and Zoning Commission meeting.)*
- D. Residential Beekeeping Follow-up Discussion: Sean Rennau, President of the Heart of Illinois Beekeepers Association shared that they advocate for beekeeping. Mr. Rennau shared that Peoria and Chicago have had a beekeeping ordinance for about five years with no issues. Mr. Oliphant added that he reviewed Illinois ordinances and ours is comparable to other areas. He shared two items to take into consideration are; providing written notices to properties around the hives and including a stipulation that a documented allergy could play a factor in approvals. Mr. Oliphant shared that there could be a registration process with the city in addition to the mandatory registration with the US Department of Agriculture. Alderman Adams stated that he is not in favor of allowing beekeeping. Alderman Yoder stated that he has mixed feelings. He liked the idea of written consent from the neighbors and would like to see a set-back of at least fifty feet. He also shared the preference for an ordinance in lieu of a Special Use Permit. Alderman Brownfield agreed with Alderman Yoder. Alderman Dingledine expressed his disapproval. Alderman Butler clarified that a Special Use Permit provides checks and balances. He noted that a permit ensures that the requirements are being followed. Alderman Butler went on to share that he feels this is reasonable but sees a need to empower the city to destroy a hive if it is a nuisance and agrees that a larger set-back is better. Alderman Cobb expressed his lack of support due to a deadly bee allergy in his family. Alderman Blundy shared mixed feelings stating that a neighbor should be able to restrict them due to allergies. Alderman Stevens said her dad raised bees and she is in favor with a larger set-back. Mayor Manier asked if Mr. Oliphant and Mr. Rennau could provide a plan with greater restrictions to provide to Council at a later date. A brief discussion took place regarding direction for the desired set-back and the use of GIS Mapping to identify the city properties that meet the requirements. It was clarified that bees do not like pools due to chlorine but may like areas like the fountain in the square. It was agreed that more information and discussion will be brought back at a later date. Alderman Butler shared that Alderman opinions differ and that a Special Use Permit should be considered.
- E. Cemetery Rate Increase Discussion Updates: Public Works Director Kevin Schone shared that the last increase in fees for the city owned cemetery was done in 2013 and that current rates do not cover overtime and expenses. Mr. Schone shared that the city is seeking input from Council concerning

raising rates and if it should be done yearly or incremental. Local price comparisons were provided showing that Glendale Cemetery continues to be one of the most cost-effective options in the area. Alderman Adams shared that the Public Works Committee was in favor of the increases. Mayor Manier noted that services are happening later in the day and on weekends which incurs additional costs. Alderman Stevens asked if the Cemetery Board takes care of the cemetery, Clerk Brod shared that the Cemetery Board manages the perpetual bonds that were donated to the cemetery and that council guides the cemetery. Finance Director Baxter shared that the bonds receive some interest that goes back to the city but it doesn't cover costs. Favor of the increases was expressed by all.

- F. Paver Purchase Discussion: Public Works Director Schone shared that the city budgeted for the purchase of an asphalt paver for \$200,000. He also shared that the city has been renting a paver for \$12,000 per year. He noted that several projects are utilizing these services and doing it ourselves can save money when overlaying roads, alleys and cemetery roads. Mr. Schone also noted that if we owned our own paver, the city could get ahead of seal coating and do work before the projects started. Mr. Schone shared that the city will use about 941 tons of asphalt this year and next year which equates to approximately \$42,000 in savings. After searching, Public Works found a demo model that has a twelve-month warranty. They have used SourceWell to satisfy the competitive bid process. Mr. Schone shared that purchasing a new paver would require approximately 26 weeks lead time and would require the city to rent a paver for this year. He also noted a used paver would not include a warranty and may have more hours of use. Mr. Schone spoke with Altorfer and they think this paver could last 20-30 years if well maintained. Alderman Brownfield shared that when the city rents a paver, we may only get eighteen days of use due to weather. He also noted that it could be shared with the township. Alderman Butler asked for a better business proposal that includes insurance and the cost of maintenance and noted that this will take 10-16 years to pay off. It was noted that this is a Wyler product and Alderman Cobb noted that there was a situation with Altorfer concerning a Skid-steer a few years ago. Mr. Schone noted that this is a Caterpillar dealer and buying a piece of equipment on the lot, helps the City not pay for \$11,500 in rent this year. The majority of Council provided their approval to move forward with the purchase.
- G. Water Quality Study Update: City Engineer Dennis Carr shared details regarding the water quality study. He noted that the city operates two water treatment plants. Water Treatment Plant #1 produces Chloramine as a disinfection method and Water Treatment Plant #2 uses a free-chlorine disinfection method. The mix of the two methods creates potential for unstable chlorine residual which may be a cause for taste complaints. The Illinois Administrative Code requires a water supply without a free-chlorine residual create a nitrification action plan. This study would look at the current system as a whole as well as each plant individually and the possibility of matching one plant with the other as well as review the chlorine residuals in the entire system. They would then develop a strategy to meet the minimum requirements of the plan. CMT has been our consultant overseeing the updates and are familiar with the system. The city budgeted \$85,000 for the study and staff recommends forgoing other interviews allowing them to bring this to council at the next meeting. Aldermen Cobb and Yoder provided their approval. Alderman Dingledine asked to clarify why the plants aren't currently the same. It was explained that the difference in groundwater affects the wells and this wasn't an issue until the regulations changed in 2019. It was also explained that the plants are identical in process but the chlorine content is different. Alderman Dingledine noted that they built the plants without doing a water study only to find that the one set of wells has a higher ammonia content, then one plant had to be rebuilt to deal with it. It was noted that a free-chlorine system can produce a little more odor and that it can take some getting used to. It was noted that the new regulations have come out with the recent

legionella outbreaks and the longer the chloramine or free-chlorine is in the system, the better chance that it will decay and the nitrification is a way to monitor the bacteria in the system.

Other Business: none provided.

5. *Adjournment:* At 7:19 p.m. Alderman Cobb moved and Alderman Dingledine seconded to adjourn. Motion carried unanimously by voice vote.

A handwritten signature in black ink, appearing to read "Valeri L. Brod". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Valeri L. Brod, City Clerk