



City Council Meeting Minutes
Monday, November 15, 2021 at 6:30 p.m.
In the library at Five Points, 360 N. Wilmore Road, Washington, Illinois

Call to Order	Mayor Manier called the regular meeting of Monday, November 15, 2021 to order at 6:30 p.m. with a quorum present.
Roll Call	Present and answering roll call were Alderpersons Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens and Yoder.
Also Present	City Engineer Dennis Carr, Planning and Zoning Director Jon Oliphant, Utilities Superintendent Brian Rittenhouse, Finance Director Joanie Baxter, City Clerk Valeri Brod, City Treasurer Abbey Strubhar, and City Attorney Derek Schryer

Pledge of Allegiance	All present stood for the Pledge of Allegiance.
Audience Comments	Leri Slonnegar shared that she is from Washington. She shared a brief history about her family in the area, a brief history of the buildings near the Square and asked Council to save some of the original buildings when considering a new development.
Agenda Deletions or Additions	The agenda was reviewed and stood as presented.
Consent Agenda	<p>Mayor Manier presented the Consent Agenda for approval of the following items:</p> <ul style="list-style-type: none">A. Approve minutes of November 1, 2021 Regular City Council Meeting and November 8, 2021 Special City Council MeetingB. Approve Bills and PayrollC. Approve Write-off of Uncollectible AccountsD. Approve Holland Private Utility Pay Request #2E. Acceptance of Other Post-Employment Benefits (OPEB) Program – Valuation for Fiscal Year Ending April 30, 2021

Aldersperson Brownfield moved and Aldersperson Butler seconded.

Aldersperson Stevens asked that the minutes of the November 8, 2021 Special City Council Meeting be changed from "...she receive" to "...we receive".

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Brownfield, Boyles, Butler, Dingledine, Stevens, Yoder

Nays: 0

Announcements and Proclamations	<p>Mayor Manier read aloud the Small Business Saturday Proclamation. It is attached.</p> <p>Aldersperson Stevens moved and Aldersperson Adams seconded.</p>
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Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Brownfield, Boyles, Butler, Dingledine, Stevens, Yoder

Nays: 0

Nathan Watson with CL Real Estate Development provided a presentation regarding the potential development on the Southeast side of the square. He shared that they are a family-owned business with 150+ years of manufacturing experience. They are owned by Inga and Peter Limberger who invest in local communities. Their primary business is in LaSalle, Illinois and they employ over 200 people. Their businesses include aviation, flight schools, charter businesses, agriculture, hospitality through restaurants, and manufacturing in a state of art woodworking plant. They focus on small midwestern towns and prefer the historic buildings. Mr. Watson shared that they prefer the high quality in small town life and noted that most small towns are declining. Mr. Watson provided a slide show. The supporting packet is attached to these minutes. Mr. Watson went on to share that they see an opportunity for a brew pub to develop on the Southeast corner of Washington Square and they would like to develop other buildings nearby and include a rooftop beer garden to view the historic square. He noted that the current buildings on this corner are one-story but feels this corner really deserves a multi-story building to fit with the others. He stated that they will demolish the building on corner and build all new buildings. He noted that these buildings also have enough room for space in the back for kitchens and storage. They will use Aria Group Architects, Inc., out of Oakbrook, Illinois who he feels are talented restaurant designers. They have chosen to make the Gristmill as their inspiration because this was brought and used by William Holland. They would include a commercial brewery and highlight their craft beer Tangled Roots. He noted there is additional space on the alley-side of second floor for crowded nights or private events and the third floor would have more open space with a small catering kitchen with outdoor seating when weather allows. Mr. Watson shared that they are still working on the exterior design and they want it to fit the history of the area but still be a new design of today. They plan for it to be primarily masonry to match other buildings of the square. He shared preliminary costs including land acquisition, hard costs, soft costs and construction costs. He stated an estimate of \$5.4 million for total project costs. Mr. Watson stated that they want this to be worth preserving for 100 years from now. He went on to share details about other projects they have done or are in process including a \$13 million project in a boutique hotel, a project in LaSalle in a historic building, another Tangled Roots brew pub with lofts above and a coffee shop on the corner. He also shared information about Lock and Mule in Lockport which is also in a downtown historic building with a projection of about \$4 million in sales per year. He noted that since they started the LaSalle project, other local stores are renovating or moving in to that area and they hope they are the catalyst for other development in Washington. Mr. Watson briefly shared information about a project under consideration in Grand Haven, Michigan to rehabilitate an old diesel power plant. They are request the City participation of 20%.

Mayor Manier asked Alderperson Butler to share comments from the Finance and Personnel meeting. Alderperson Butler shared that the Committee and Council received a memo with a few details from staff. He shared that they had briefly discussed the return on investment but didn't talk about the intangibles. They had noted the value that a project like this might bring to Washington. Alderperson Brownfield explained that the Square is already a destination and this would bring more visitors to our square. Mr. Oliphant stated that staff is excited about this and has identified four different possible funding sources; \$600,000 could come from the TIF fund, \$70,000 could come from the Water Connection Fund to upgrade the water system for the buildings, \$50,000 could come from the Sewer Fund to upgrade the sewer and \$380,000 from the local CURE Program. He noted the positive impact on property tax, sales tax revenue, water fund revenue and the possible spinoff of future developments. Alderperson Butler stated that being asked for only 20% is a good opportunity because most developments ask for more. He also noted the opportunity to raise funds into the TIF fund and help other businesses in the City. Alderperson Brownfield complimented staff in identifying where funds could come sourced. Alderperson Adams agreed that this is a great opportunity and stated this is the most exciting thing he has seen in a while. Alderperson Blundy asked about the financials and Mayor Manier said this is the start of bringing those

numbers together. Alderperson Boyles agreed this is a great opportunity for Washington. Alderperson Dingleline shared that he is excited about the idea. Jeff and Kelly Pohl shared that they have owned the prospective property for a while and upgraded it to house the flower shop. Kelly stated that she had always wanted a rooftop space on that property and now they can continue to own a share of the property and be a partial landlord to the brewery. They estimated that they will employ 35-50 people and generate about \$4 million in revenue. Jeff said he thinks Washington is already a destination, but people leave to go get something to eat and they would like people to come and stay. Mayor Manier estimated the timeframe to be about 12-15 months for construction after finance closing and they could start in early 2022 with possible a 2023 opening. Mayor Manier said they are not worried about parking but noted that when people walk to the new location, they walk past the shops. Mr. Watson shared that they are continuing to finalize the design and that it might take a couple more months.

Finance & Personnel Committee

Chairman Butler shared that there are no items to bring forward from the Finance & Personnel Committee.

Public Safety Committee

Chairman Brian Adams Public Safety Committee, shared that there are no items to bring forward at this time and introduced Chief McCoy who stated they have a few things going on and they are working hard.

Public Works Committee

Chairman Mike Brownfield, Public Works Committee, shared that there are no items to bring forward at this time. He invited staff to provide the following updates:
Mr. Schone said the rain and cold weather has forced workers to move to internal projects. Alderperson Stevens asked for details about the pond back-up, caused by a beaver. Mr. Schone explained that the dam that blocked waterflow was removed and the beaver came back. He shared that they have an experienced trapper who will help to trap it. A brief conversation took place about accessing the property.
Mr. Carr shared that they are paving Hilldale and then they will do sidewalk work and possible sod. He also shared that Lawndale and Holland both had sod done that had to be redone by contractor. He also shared that the North Street culvert will be starting finishing work soon.

Mayor

None provided.

Adopt Resolution:
Authorizing Employment Contract of James Snider, City Administrator

Mayor Manier provided the following resolution, by title and brief synopsis: A resolution authorizing the execution of an employment agreement between the City of Washington and James Snider.

Alderperson Dingleline moved and Alderperson Stevens seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingleline, Stevens, Yoder

Nays: 0

Adopt Resolution:
Making Determination Pursuant to Truth-In-Taxation Act for 2021 Property Tax Levy

Mayor Manier provided the following resolution, by title and brief synopsis: A resolution determining the tentative 2021 property tax levy and sets a public hearing as required by the Truth-In-Taxation regulations.

Alderperson Brownfield moved and Alderperson Butler seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingleline, Stevens, Yoder

Nays: 0

Adopt Resolution:
223 Farm Lease First
Amendment

Mayor Manier provided the following resolution, by title and brief synopsis: A resolution approving and authorize the First Amendment to Cash Rent Farm Lease with Aaron Vercler for the property commonly known as W223.

Aldersperson Adams moved and Aldersperson Brownfield seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

2nd Reading Ordinance:
*TIF Funding Request -
Sentimental Journey,
123 Washington Square*

Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would authorize the Mayor and City Clerk to enter into an agreement for private development with SKL Limited Partnership for the redevelopment of a portion of the downtown tax increment redevelopment project area.

Aldersperson Adams moved and Aldersperson Stevens seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

1st Reading Ordinance:
*TIF Funding Request -
Jake Webber, Country
Financial, 105
Washington Square*

Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would authorize the Mayor and City Clerk to enter into an agreement for private development with Jake Webber for the Redevelopment of a portion of the Downtown Tax Increment Redevelopment Project Area.

**Aldersperson's
Comments**

None

Executive Session

At 7:35 Aldersperson Dingledine moved and Aldersperson Adams seconded to move into Executive Session for 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)(5).

Adjournment

At 7:51 p.m. Aldersperson Stevens moved and Aldersperson Brownfield seconded to move.

Motion carried unanimously by voice vote.



Valeri Brod, City Clerk