



City Council Meeting Minutes
Monday, December 20, 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, December 20, 2021 to order at 6:30 p.m. with a quorum present.

Roll Call Present: Alderpersons Adams, Blundy, Brownfield, Butler, Dingledine, Stevens and Yoder.

Absent: Alderperson Boyles

Also Present City Engineer Dennis Carr, Planning and Zoning Director Jon Oliphant, Public Works Director Kevin Schone, Finance Director Joanie Baxter, Police Chief Mike McCoy, City Clerk Valeri Brod, City Treasurer Abbey Strubhar, and City Attorney Derek Schryer

Pledge of Allegiance All stood for the Pledge of Allegiance lead by Mayor Manier.

Citizens Wishing to be Heard Peter Limberger from CL Enterprises was present to share that he is part of the group working on the new brewpub project on The Square. He stated that they are very happy and proud to be invited by the City and they received a wonderful letter inviting them. He shared that their idea is to find the big thing in small towns to help small cities grow. Their Lone Buffalo location was the largest single investment in Ottawa in 50 years. He noted that they will take their time, from an architectural point of view, to develop a design that will fit in a historic town. They want to look back to history but also to the future.

Chris Hasten from Sentimental Journey on The Square stated that she has been there for 40 years. She shared that she has been asked a lot about the parking and she thinks there is plenty. She said on most days she sees open parking. She shared that she gets asked where to eat every day. She also shared that when she shops, she notices shops along her walk to an eating establishment and sometimes goes back to those shops. She hopes others will do this to her shop. She thanked the owners and developers for their considerations.

Review Agenda for Deletions or Additions None at this time.

Agenda Review The agenda was reviewed and stood as presented.

Consent Agenda Mayor Manier presented the Consent Agenda for approval of the following items:

- A. Approval of Minutes of the December 6, 2021 Regular City Council Meeting
- B. Approval of 2022 Annual Schedule of Regular Meetings
- C. Bills and Payroll
- D. Accept and Place on File: Monthly Financial Report for Period through October 2021
- E. Kingsbury Road Mill and Overlay Pay Request #1
- F. Bus. 24/Eagle Stop Light Pay Request #2

Alderson Brownfield moved and Alderson Adams seconded.

Alderson Stevens provided the following change to the December 6, 2021 minutes: under Agenda Review, Alderson Stevens added the agenda item, Brewpub Development Discussion.

Alderson Brownfield provided the following change to the December 6, 2021 minutes: under Agenda Review, Alderson Brownfield added the agenda item, Take from Table – Sanitary Lateral Ordinance.

These items have been added to the December 6, 2021 minutes.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

**Announcements and
Proclamations**

None provided at this time.

**Finance & Personnel
Committee**

Finance and Personnel Committee Chairman Butler shared that there are no business items to bring forward at this time.

**Public Safety
Committee**

Public Safety Committee Chairman Adams shared that there are no business items to bring forward at this time. Chairman Adams introduced Police Chief Mike McCoy who shared that there are no items to bring forward at this time from the Police Department.

**Public Works
Committee**

Public Works Committee Chairman Brownfield shared that there are no business items to bring forward at this time and introduced Public Works Director Schone who provided the following updates: they completed the catwalk at Water Treatment Plant #2, they are waiting on the camera van which was delayed due to Covid, and they drove around the city and didn't notice many problems from the recent winds. City Engineer Carr provided the following updates: almost all construction projects are either completed or wrapped up for the season, the stormwater consultants are reviewing and trying to identify any issues that were not already noted by the City, the City met with residents and team regarding the trunkline. Planning and Zoning Director Oliphant shared that there are no updates at this time.

Mayor

Mayor Manier shared that there are no updates at this time.

City Administrator

City Administrator Jim Snider shared that he is in his second week with the City. He stated that he liked walking the trunkline and received good feedback from Hamilton Consulting Engineers. He also shared that he has had many discussions about the new development on The Square.

**Adopt Resolution:
*Opioid Settlement***

City Administrator Jim Snider shared a brief summary regarding pending litigation settlements brought by states and municipalities against three of the largest pharmaceutical distributors of opioids. This resolution would authorize the City Administrator and City Attorney to register as opting-in to the National Opioid Settlement Website on the City's behalf. Mr. Snider explained that we do not yet know the impact of the budget this may have, but many cities across the state are acting on this, however, there is a possibility that our city might not receive any settlement money.

Alderson Dingledine moved and Alderson Stevens seconded.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

2nd Reading Ordinance:
*Ordinance Levying the
Annual 2021 Municipal
Property Tax*

City Administrator Jim Snider provided the second reading of the following ordinance, by title and brief synopsis: The following ordinance would approve the levy for the annual 2021 municipal property tax for the City of Washington, County of Tazewell, State of Illinois for taxes paid in 2022.

Alderson Dingleline moved and Alderson Brownfield seconded.

Alderson Stevens stated that she asked in an earlier meeting about the stormwater and transportation initiatives and wants to earmark \$100,000 for them. Alderson Butler stated that he brought up those two items as well as other items that we didn't budget for such as the second ambulance, the contract with fire department, the private side of Lawndale and Holland, the Gillman Street sump collection, the Centennial Rec Trail, the stormwater survey, the liability insurance increase, the Safe Routes to School projects, the new traffic signal, and the alternate engineering study for the trunkline. He shared that all these projects cost more than \$2 million. Alderson Butler went on to state that this is not time to earmark funds but we have to plan the revenue stream before the budget cycle starts. A brief conversation clarifying the approval of the levy versus approval of the budget took place. Alderson Stevens shared her agreement with Alderson Butler's comments and shared her concern that tonight's Finance and Personnel meeting was cancelled as she had questions. She noted the additional transportation item was brought forward by Jim Bremner from Washington Township and feels more conversation is needed regarding it.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingleline, Stevens, Yoder

Nays: 0

2nd Reading Ordinance:
*104 N. High TIF
Redevelopment
Agreement*

City Administrator Jim Snider provided the second reading of the following ordinance, by title and brief synopsis: An ordinance authorizing the Mayor and City Clerk to enter into an agreement for private development with FTR7, LLC-Series CB2 for the redevelopment of a portion of the downtown tax increment redevelopment project area.

Alderson Dingleline moved and Alderson Brownfield seconded.

Alderson Blundy shared concerns including: the property will be exiting the TIF district, therefore they will not pay back into it, the health of the TIF fund with the brewpub development, the amount requested, the rush for them to qualify, and the optics. He shared that he appreciates the sales tax revenue growth potential, benefits of job creation, and property taxes that may help the schools. Mayor Manier shared details from previous TIF fund requests and that this property is exiting the TIF District per request from the schools to downsize the district. He also noted the potential tax revenues. Alderson Butler provided the following information: the timing due to fulfilling meeting routines and requirements, the right to submit the application, this was reviewed by the Finance and Personnel Committee which agreed on the 25%, and the City has never had this situation with a property leaving the TIF District. Alderson Adams shared his agreement with both sides but wants new businesses to come to the square. He asked if there is a mechanism to discuss a change in the amount of funding because he would be more comfortable with closer to 15% for interior work. Attorney Schryer shared the procedure for amending the motion. Alderson Dingleline clarified that consideration is not for individuals, but the property and noted the property has paid into the TIF district. He noted the uniqueness of this agreement and the potential sales tax revenue. Alderson Stevens expressed her favor but stated that she feels they should have discussed this at the Committee of the Whole meeting. She noted there are other incentives in the enterprise zone. Alderson Stevens shared her concern for the amount requested and stated this is the largest reimbursement of any project since she has been on Council. Alderson Blundy noted there has been \$40,000 that has come out of TIF already for the property. Alderson Brownfield shared his disappointment that Council isn't following the advice or the Finance and Personnel Committee. A brief discussion took place regarding the lack of discussion at the Committee of the Whole meeting.

Motion carried by roll call vote:

Ayes: 5 Adams, Brownfield, Butler, Dingledine, Yoder

Nays: 2 Blundy, Stevens

2nd Reading Ordinance:

*Request to Rezone 501
School Street Rezoning
Request*

City Administrator Jim Snider provided the second reading of the following ordinance, by title and brief synopsis: An ordinance amending the zoning ordinance of the City of Washington, Tazewell County, Illinois, by rezoning 501 School Street from AG-1 to R-1.

Alderperson Brownfield moved and Alderperson Dingledine seconded.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

2nd Reading Ordinance:

*Purchase Agreement for
a Portion of the 123 N.
Main Parking Lot*

City Administrator Jim Snider provided the second reading of the following ordinance, by title and brief synopsis: An ordinance authorizing an agreement for the purchase of the 123 N. Main lot.

Alderperson Stevens moved and Alderperson Adams seconded.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

2nd Reading Ordinance:

*Stormwater Easement
Maintenance Draft Code
Amendment*

City Administrator Jim Snider provided the second reading of the following ordinance, by title and brief synopsis: An ordinance amending chapters 53 and 152 of the Code of Ordinances of the City of Washington, Tazewell County, Illinois regarding the maintenance obligations for storm water drainage systems, the requirements to grant a storm water easement to the City of Washington, and the addition of electronic copies for submission requirements within the subdivision review process.

Alderperson Dingledine moved and Alderperson Brownfield seconded.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

1st Reading Ordinance:

*140 Washington Square
Redevelopment
Agreement, with
consideration to waive
the Second Reading.
(Since the 140
Washington Square
Redevelopment
Agreement was
materially revised from
the version attached to
the Ordinance
considered under a First
Reading during the
December 13 City
Council meeting, the
Ordinance is presented
for a First Reading with
a request for a waiver of
a Second Reading.)*

Attorney Schryer explained that there were a few changes made in the agreement since the first reading of the ordinance at the December 13, 2021 Special City Council meeting and staff is bringing it back for this first reading with the hope to waive the second reading. Mr. Schryer shared that this is following parliamentary procedure.

City Administrator Jim Snider provided the first reading of the following ordinance, by title and brief synopsis: An ordinance authorizing the Mayor and City Clerk to enter into an agreement for private development with CL Real Estate Development, LLC, Grist Mill Ventures, LLC, Jeffery Pohl, Kelly Pohl, Peter Limberger and Inga Carus for the redevelopment of a portion of the Downtown Square.

Alderperson Dingledine moved and Alderperson Yoder seconded to waive the second reading.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

City Administrator Jim Snider shared details about the project including that this has been in the works for a while and detailed information has been provided in the agenda packet and on the website. Mr. Snider acknowledged Planning and Zoning Director Oliphant for creating

an understandable packet. He stated that the City is not giving any money up front and that this is a performance based agreement that will bring economic growth to our downtown. He noted that it is a mixed-use agreement and shared that the developer will commit to the square footage of just under 10,000 square feet. Mr. Snider noted that the demolition date is now June 30, 2022, the affects of Covid could cause delays, and the completion date is now estimated to be September 30, 2023. Mr. Snider shared details about the financials which were provided to Council. He shared that \$1.1million would be the City's portion and this is reasonable according to his experience with this type of development. He noted a change concerning the water and sewer main and shared that staff and the developer worked together and determined the best way to move forward is using the TIF Fund instead of the General Fund. He noted that this will reduce the TIF Fund but reminded Council that the City has Cures money that is still there and unused and Cures money can be used at any place in the City. Mr. Snider shared that there is a provision that provides TIF reimbursement and page 31 of the agreement shows the developer payment schedule. He shared details from that page which are found in the attachment for Item XII-F of the agenda packet for this meeting. Mr. Snider noted the provision that allows the City to protect the tax payers and if the developer doesn't preform, they have to payback money. He shared key points from the packet that included the timing of this payback option. He also noted that he had an opportunity to discuss these details with staff. Alderperson Blundy thanked Mr. Snider for the work and being open with Council. Alderperson Butler thanked Mr. Limberger, CL Real Estate Group and Jeff and Kelly Pohl for confidence in the City. Mr. Butler also shared that he likes the safeguards built into this agreement and appreciates that a developer wants to invest more than \$5 million in our community. He also thanked Attorney Schryer for his work on the project.

Alderperson Dingleline moved and Alderperson Adams seconded to approve.

Motion carried by roll call vote:

Ayes: 7 Adams, Blundy, Brownfield, Butler, Dingleline, Stevens, Yoder

Nays: 0

**Alderperson's
Comments**

Alderperson Adams recognized the Washington Middle School girls basketball team for winning the State Championship game.

Alderperson Brownfield thanked Carol Moss for her work with the Wreaths Across America event at Glendale Cemetery.

Alderperson Dingleline stated that it is a pleasure to drive down Lawndale to Hilldale Avenues.

Adjournment

At 7:29 p.m. Alderperson Dingleline moved and Alderperson Stevens seconded to adjourn.

Motion carried unanimously by voice vote.



Valeri Brod, City Clerk