

Committee of the Whole

Monday, January 10, 2022 at 6:30 P.M.

Library at Five Points, Washington, 360 N. Wilmore Road, Washington, IL

Mayor Manier called the regular Committee of the Whole meeting of January 10, 2022 to order at 6:30 p.m. with a quorum present.

Present: Alderpersons Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens and Yoder, City Administrator Snider, Police Chief McCoy, Attorney Derek Schryer, City Treasurer Strubhar and City Clerk Brod

Also Present: P & D Director Oliphant, City Engineer Carr, and Public Works Director Schone

MINUTES

Prior to the start of the meeting, Mayor Manier congratulated Alderperson Aaron Boyles on his recent pinning of Lieutenant Colonel with the Air National Guard, after over nineteen years of service. Mayor Manier expressed his gratitude and stated that he is proud of Mr. Boyles' service.

1. ALDERMEN WISHING TO BE HEARD

None at this time.

2. PUBLIC COMMENTS

Aaron James from Austin Avenue voiced his support for the glass recycling container. He expressed his appreciation for it and feels that polls show younger families are recycling more and this will attract young families. He also stated that the glass is actually recycled.

3. APPROVAL OF MINUTES

Alderman Dingledine moved and Alderman Butler seconded to approve the minutes of the December 13, 2021 Committee of the Whole meeting. Alderperson Brownfield asked for the minutes to reflect that he was present and Mr. Cobb was not. Alderperson Dingledine amended the motion to include the edit and Mr. Butler seconded.

Motion carried unanimously by voice vote.

4. BUSINESS ITEMS

- A. *Chamber of Commerce Update:* Chris Hasten of the Chamber of Commerce shared that ten businesses took part in the Washington Holiday Passport event and over \$18,000 was purchased at those business during that time. Ms. Hasten also shared that they had over \$29,000 spent with Chamber Bucks and more than \$40,000 was purchased in Chamber Bucks. She also shared that the upcoming Washington Winter Market will be on February 19th and the Washington Mix and Mingle will be February 24th where the Washingtonian, Outstanding Business and Beautification Awards will be given. She also shared that they are putting out a survey regarding the business after-hours events and Good Neighbor Days will be June 1st -5th.
- B. *TIF Scoring Model and Guidelines Discussion:* Planning and Zoning Director Jon Oliphant shared that this is a take-away from the December meeting. He noted two specific changes that have been made since the meeting. The first is a question about the number of new FTE jobs that would be generated which replaced the question regarding if a business sells services or goods to other businesses in the City. The second item noted, was a change in the Risk Assessment category. It tweaks the previous question determining the return on investment as a ratio of what the proposed TIF subsidy would be to the generation of both property tax increment and sales tax. Mr. Oliphant explained that the four categories are heavily slanted towards retail and exterior projects but not excluding other business and interior projects. Mr. Oliphant shared that historically, we have required prevailing wage for TIF projects and it is our feeling that the State wouldn't require this if a TIF is the only public funding source. Mr. Oliphant asked if the City would be interested exploring this topic and invited Davis and Campbell to provide more research if the City were to pursue this. Alderperson Brownfield commented that he would be interested in researching this further because it will save funds. Alderperson Adams agreed and others nodded in their agreement as well. Mr. Oliphant shared details regarding several previous projects and asked if Council would want to consider roof replacement or items that are not covered by insurance. Alderperson Dingledine suggested that general maintenance items may be considered, but not if damaged was caused by a natural event. Most agreed with the statement. Mr. Oliphant provided six different past projects to show how they would have been ranked had this scoring model been in place. He noted two projects that would fall into the third tier and shared that none contained a lot of exterior work and none were retail businesses. He also shared that the Brunks' Project landed in the second tier. He asked for thoughts and feedback. Alderperson Dingledine asked, based on calculations and scores, were the funds given comparable to the scores given. Mr. Oliphant replied that in most cases, we gave a little more. Alderperson Stevens asked if there is a question showing if a third party is making a request. Mr. Oliphant replied that it is not in the scoring model but can be placed on the application. Alderperson Dingledine stated that this is a good base to easily score projects. Mr. Oliphant said this could help pilot other projects and funds to determine their eligibility and how to prioritize them.

C. *Storm Water Utility Funding Mechanism Discussion:* City Administrator Jim Snider shared a memo prepared by staff that detailed ways to fund the stormwater funding. He noted two options that would each generate about \$1,000,000 per year. He explained that one option is to increase the Home Rule Sales Tax and the other would be adding a stormwater utility fee on the water/sewer bills. Mr. Snider also shared that the City of Peoria is experiencing issues with their fees. He noted that by considering the sales tax increase option, people outside of the community are helping pay for it. Mayor Manier noted that not everyone who would benefit from this has City water so this should be considered if putting the fee on the water bills. Mr. Snider introduced City Engineer Carr who shared that we would have to have an agreement with Illinois American Water to collect the funds then pay the City. Alderperson Butler asked how to collect from people who have wells. Mr. Carr stated that it would have to be applied to a lien. Alderperson Dingleline stated that you can be on public water and private septic but not the reverse. It was noted that there is a small area where a few houses are on wells and anyone in the City would benefit from the stormwater improvements regardless of their water source. Alderperson Stevens shared her favor to not add anything to the water/sewer bills because the current bills are controversial. Alderperson Brownfield said that with sales tax we collect from people all around the area not just people in the City and this would be similar to other communities around us. Alderperson Dingleline noted that by increasing the sales tax, there is a definite fund instead of going into the general fund. Mr. Snider read the percentages of sales tax of communities around Washington and noted the lower tax rate communities have a stormwater fee. He also noted that this could be taken away once the projects are done. Mayor Manier noted that some of the communities have a stormwater tax along with their property taxes and shared that Morton, Eureka and Peoria have them, however, East Peoria does not. Mayor Manier asked for direction to proceed and shared that this will need to be ready to move forward by the end of March to file with the Department of Revenue. Alderperson Adams stated that this revenue is needed and this is similar to our previous infrastructure issues. He shared that he likes the sales tax idea and feels putting another \$15 on the current water/sewer bill would be too much. Alderperson Stevens would like to see the surpluses and deficits in the funds. Mr. Carr said there is not an independent stormwater fund. He noted that it is just a general fund transfer. Alderperson Brownfield stated his preference for increasing the sales tax. Alderperson Yoder shared that adding another fee isn't feasible right now and favors the sales tax increase. Alderperson Boyles agreed with the option of increasing the sales tax and agrees that generating revenue from those outside the City is helpful. Alderperson Blundy favored the sales tax increase as well and likes Mr. Snider's idea of seeing an end to the project. He said we need to be tougher on developers to avoid the situation in the first place. Alderperson Butler disapproved to adding a fee to water/sewer bills and mentioned that option three, which would be based on impervious surface area, would scare away future developers. Alderperson Dingleline said option one is best because we don't even know what we are looking at yet. It was noted that the \$1,000,000 could be put towards a bond and the sunset clause could be put at the end of the bond payments and that this would be a Council decision. Mayor Manier and Mr. Snider suggested exploring and preparing an ordinance for consideration

D. *Glass Recycling Drop-off Facility Discussion:* Mayor Manier shared that there has been recent discussion regarding the glass recycling and noted that the dumpster has been emptied

when full. He said it might be a good idea to budget for the dumpster to be pulled six times per year at \$308 per pull. Mayor Manier likes the idea of keeping it and said there has been glass around it at times. Mayor Manier asked for direction on whether to keep the dumpster. He noted that someone put florescent tube bulbs in the dumpster which required extra work to fix. He also noted that we could use cameras for monitoring and possibly look at a new location. Alderperson Dingleline said this is a cheap investment which is good, but it needs to be known that abuse will cause it to be taken away. It was also noted that it would be great if it could be used enough to be taken away once a month. Alderperson Dingleline stated that he is pleasantly surprised that everyone is willing to separate their own bottles and bring them out to the bin and said that emptying it more often, may help from over spilling. Alderperson Stevens said she has been keeping track of this project and doesn't want to limit the amount it is pulled. She feels the City needs to assign staff to the project and that many residents still don't know about it and she's in favor of budgeting for it. Mayor Manier suggested we explore this as a budget item. Alderperson Adams agreed and noted we could always budget for more pulls but not use them. Alderperson Dingleline said we need to monitor it, that at \$308 it won't affect the budget that much and that certain times of the year may have more empties. Mr. Snider shared that we have currently been paying it out of grant money, so he doesn't see it affecting the budget much either. Alderperson Dingleline asked about the Tazewell County Recycling Grant and it was noted that the grant is used for bulk pick up. Mr. Snider said we can look into that because it is actually a good problem to have.

Mr. Snider reminded everyone that the virtual meeting will take place tomorrow at 5:00pm. Alderperson Stevens asked if there was a report that could be asked for ahead of the meeting and can it be posted to the website. Mr. Carr replied that as soon as he could get the slide show presentation, he could send it out and it can be posted on the website.

5. OTHER BUISNESS

Alderperson Dingleline asked about the increase in burglaries in neighboring communities and wondered if it is affecting Washington also. Police Chief McCoy stated that we haven't seen an increase.

Alderperson Dingleline said it was disturbing to see one of the burglaries had a gun and noted that the police department always says keep cars and doors locked. Also don't leave valuables in your car.

6. ADJOURNMENT:

At 7:10p.m. Alderman Dingleline moved and Alderman Brownfield seconded to adjourn. Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk