



SPECIAL City Council Meeting and Public Hearing Minutes
Monday, December 13, 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 13, 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 Administrator Jim Snider, City Engineer Dennis Carr, Planning and Zoning Director Jon Oliphant, Public Works Director Kevin Schone, Finance Director Joanie Baxter, City Clerk Valeri Brod, Police Chief Mike McCoy, City Treasurer Abbey Strubhar, and City Attorney Derek Schryer

Review Agenda for Deletions or Additions	None at this time.
Pledge of Allegiance	All stood for the Pledge of Allegiance and for a moment of silence in honor of those who lost their lives in a recent tornado.
Citizens Wishing to be Heard	Jenny McCoy shared that she and her husband purchased the building at 104. N. High Street with the intention of opening a salon at the location. She shared that she has already been made to feel welcome and is looking forward to serving the community. Sharon Amdall provided comments regarding the proposed tax levy. She noted that no one likes to raise taxes but voting against them goes against items such as pensions, infrastructure upgrades, stormwater improvements, fire and ambulance service and more. She stated that this will raise taxes an average of \$22.00 per year. Allison Montgomery asked for clarification about why individuals were not allowed to speak at the last meeting.
Open Public Hearing	At 6:34 pm, Mayor Manier opened the Public Hearing for the 2021 Municipal Property Tax Levy. Mayor Manier introduced Finance Director Joannie Baxter who presented details regarding the proposed tax levy. Ms. Baxter shared that the increases include increases in police pensions, Medicare, Civil Defense funds, emergency management, audit and liability. This increased by \$143,515 and \$100,959 will be allocated to a General Corporate Fund for stormwater management and/or transportation initiatives. She shared that the total proposed levy is \$1,872,940. Aldersperson Stevens asked what a person with a \$100,000 home would have to pay with the increase. Ms. Baxter stated that a person with a \$5,000 tax bill will see an increase of \$22.14 and this is only the City's portion of the tax bill. Aldersperson Stevens stated that a \$100,000 house would have to pay an additional \$13.00 increase. Aldersperson Stevens stated that this public hearing is because of the transportation initiative, and it is listed as a General Fund because specific items cannot be listed. She stated that she understood Ms. Baxter as stating that if Council wanted to earmark the \$100,000 for the transportation initiative, it could be done at the meeting on December 20, 2021. Mayor Manier shared that it would require a

referendum to do so and the reason for the public hearing is because the proposed tax levy is more than 5%. He also clarified that details would be discussed during the budget cycle. Alderperson Blundy asked how it is earmarked and Ms. Baxter shared that the details would be worked out during the budget cycle. City Administrator Jim Snider stated that there are many revenue streams that Council can prioritize during the discussions.

Close Public Hearing At 6:44 pm, Mayor Manier closed the Public Hearing.

Review Agenda The agenda stood as presented.

Standing Committee: Public Works Chairman Brownfield, Public Works Committee, shared that the item to Approve the Lawndale Construction Engineering Supplement should have appeared under the Public Works Standing Committee portion of the agenda instead of the Consent Agenda, so it is being presented tonight. He introduced City Engineer Dennis Carr who shared that the Lawndale Project has been in progress for a while and the project has been extended due to the private portion occurring at the same time. He noted that there were times a dissatisfied resident would reach out to the engineer from the project side for the private side issues which caused an increase in engineering costs. He recommends the approval of an amount not to exceed \$15,000 for an engineering supplement.

Alderperson Brownfield moved and Alderperson Adams seconded.

Alderperson Dingleline noted that the extra costs were brought on by the contractor. He asked if there is something the City can do in the future to protect itself from these increases. Mr. Carr shared a concept of using specific calendar days for the projects.

Motion carried by roll call vote:

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

Nays: 0

Mayor Mayor Manier shared that he has nothing to present at this time and introduced City Administrator Jim Snider.

First Reading Ordinance:
Square Restaurant and Brewpub Redevelopment Agreement City Administrator Jim Snider provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would approve Square Restaurant and Brewpub Redevelopment Agreement. Mr. Snider introduced City Attorney Derek Schryer to provide a project update. Mr. Schryer shared that this is a complex agreement. He shared that there were additional comments provided by the developer today and they will be sorted through. Mayor Manier introduced Mr. Watson to share project details. Mr. Watson stated that they appreciate the work being put into the contract. He shared that the developers will present more details at a later time and he thanked Council for entertaining the proposal. Alderperson Stevens stated that she is looking forward to the project but has an issue with using General Funds for a private development. She read a question regarding payments that was submitted by a constituent and asked if General Funds were being used because Cares Funds were used to pay Public Safety Personnel Expenses. Planning and Development Director Jon Oliphant clarified that all municipalities received funds to offset Covid expenses last year and among the eligible items were Public Safety expenses. Alderperson Stevens asked about a notation in the contract regarding pay back scheduling and hours of operation, stating that she feels the restaurant brewery should be open six days a week without having a portion that it can close between lunch and dinner times. Alderperson Stevens stated that this is new to Council as of November 15, 2021 and she is concerned with giving money upfront before the project starts. Alderperson Blundy asked who from the City is working with the developer. It was clarified that a few members of staff were working with the developer. Mayor Manier noted that he has been involved since day-one. Alderperson Blundy asked if any Council members were involved in the process. City Attorney Schryer shared that the project was presented at the November 15, 2021 meeting and feedback was requested and everyone shared that they were in support. He noted that this is when he began to prepare a rebuttal agreement and

has been working closely with Mr. Oliphant and the Mayor who was Acting City Administrator at the time. Alderperson Stevens expressed concern about the timeline and who may have been involved. Mayor Manier shared that Council received the document on Friday for review and no questions were received. Alderperson Blundy shared his concern with the risks of opening a restaurant. Property tax estimations were discussed as well as the timeline regarding when the City would see the property tax payments. The potential for sales tax was discussed. Alderperson Blundy asked for clarification regarding the payout schedule. Alderperson Brownfield shared that he supports the project and trusts the attorneys and staff to make the right decisions. He stated that this is an opportunity for tax revenue. Alderperson Adams agreed with Alderperson Brownfield and stated that this is a great opportunity for businesses on the Square and the TIF Fund with grow again. Alderperson Blundy clarified that he is not against the project but had some questions. Alderperson Butler shared that he feels this is a once in a lifetime opportunity and this will benefit the whole community.

**First Reading
Ordinance:**
*104 N. High TIF
Redevelopment
Agreement*

City Administrator Jim Snider provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would approve 104 N. High TIF Redevelopment Agreement.

Alderperson Blundy noted his concern regarding the timing of this property leaving the TIF District. City Attorney clarified that the agreement will need to take place before December 21, 2021. Mr. Schryer also clarified that the school districts asked for the TIF District to shrink. Mr. Oliphant shared that this will allow more tax funds to be seen by the school districts. Alderperson Blundy asked if there was an Enterprise Zone, Mr. Oliphant shared details regarding the Enterprise Zone and the incentives it provides. He also shared his concern that they would receive TIF Funding, be removed from the TIF District and therefore not pay back into the TIF Fund. It was noted that service business do not generate sales tax, only property tax. Mayor Manier clarified that property taxes for a Home Rule Municipality is only 5-6% so sales tax is needed. A concern for the timing of the proposal was briefly discussed.

**First Reading
Ordinance:**
*Purchase Agreement for
a Portion of the 123 N.
Main Parking Lot*

City Administrator Jim Snider provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would approve Purchase Agreement for a Portion of the 123 N. Main Parking Lot.

Alderperson Stevens asked if the house was torn down, would the City get the four parking spots back because they would not be needed for the house. Attorney Schryer explained that it is not in the contract and noted a zoning issue for the size of the parcel.

Council was given additional language supplement regarding the maintenance of the four parking spaces that will be retained by the duplex.

**Alderperson's
Comments**

None provided at this time.

Adjournment

At 7:34 p.m. Alderperson Brownfield moved and Alderperson Stevens seconded to move.

Motion carried unanimously by voice vote.



Valeri Brod, City Clerk