

Committee of the Whole

Monday, June 13, 2022 at 6:30 P.M.
Library Meeting Room in Five Points, Washington,
380 N. Wilmore Road, Washington, IL

Mayor Manier called the regular Committee of the Whole meeting of June 13, 2022 to order at 7:01 p.m. with a quorum present.

Present: Alderpersons Adams, Brownfield, Butler, Dingledine, Stevens and Yoder

Absent: Alderperson Blundy

Also Present: City Administrator Snider, Finance Director Baxter, P & D Director Oliphant, Public Works Director Rittenhouse, City Engineer Carr, Police Chief McCoy, City Clerk Brod and Attorney Miller and Press

MINUTES

1. *Alderpersons wishing to be heard:* None at this time.
2. *Public Comments:* Allison Montgomery from North Main Street was present and requested the City consult with them prior to placing the school achievement signs.
3. *Approval of Minutes:* Alderperson Stevens moved to approve the minutes with the addition of Brian Butler as he seconded the motion to approve the May 9, 2022 minutes. Alderperson Brownfield seconded the motion.

A. Motion carried unanimously by voice vote.

4. BUSINESS ITEMS

- A. *GPEDC Presentation* – Chris Setti from the Greater Peoria Economic Development Council expressed that he was grateful to be here. He shared that they faced issues due to the Covid pandemic and now face issues with the current economic climate. He was present to talk about business attraction. Mr. Setti shared that when people are looking for sites, they seek readily available, larger industrial sites across the entire region. He shared that some are looking for 45,000 square foot locations and could not find one in our county. Mr. Setti shared that they are continuing to build relationships with people throughout the country in order to build a network of site selectors which may also include foreign consulates. Mr. Setti shared that Peoria area realtors are noticing that people are moving to Washington. Mr. Setti also shared that they hosted a newcomer's mixer at a Riverman game to promote newcomers getting to know each other. He stated that new residents are the best people to promote word of mouth marketing. Mr. Setti

went on to share that they are also touching on workforce development at all levels and they are working with the Regional Workforce Alliance to reach populations that are not working. They have a new job board at jobs.peoria.org that has about 1,800 jobs listed including the City of Washington. He noted a partnership with ICC and shared that the Workforce Sustainability Center, which is currently being built at ICC, will help train people for labor jobs such as welding and HVAC services. Mr. Setti noted that the Back to Business Grant was created to help businesses recover from the effects of Covid and noted that the State took a different approach by building a network who could help direct the grants. He also noted that Mayor Manier sits on their board. Mr. Setti concluded by explaining that Washington plays an important part in the process because Washington is a top example of a community with a lot to offer.

- B. *Property and Liability Insurance Renewal:* Dennis Hermann was present to provide insurance renewal information. He provided a memo with his recommended options. Mr. Hermann shared that they have a bid from HCC Tokio Marine that shows about a 60% increase since the previous term. He noted that replacement values are driving up the costs as well as the impact of losses and a few open claims that are carrying a reserve. Mr. Hermann shared that he looked at the deductibles that were quoted for us and reviewed looking at raising deductibles on property from \$2,500 to \$5,000, general liability from \$0 to \$5,000 and auto liability from \$0 to \$5,000. This would provide a credit to the original price to \$15,237 but he doesn't feel that this is a great number.

Mr. Hermann discussed the losses over the last three years and shared that the premium in that time frame was \$423,000 and we had about a 71% loss ratio. He explained when ratios reach 55-60% they start to get nervous. He also shared that he receives about 10% in sales commissions, then they pay their overhead which includes claims people and attorneys. He shared that the City used Travelers Insurance in prior years and our property value was \$25 million. Our current property values are \$31 million.

Mr. Hermann discussed cyber coverage. He stated that this is less than perfect, and they are trying to develop a quote but needs more information from the broker. He shared that BCS, the current carrier, added a \$50,000 retention and we currently have a \$5,000 retention. Mr. Hermann shared that the broker recommended CFC as a source, but CFC refused to submit a quote because we do not use the MFA multi-factor authentication on our remote email usage. He is working with Finance Director Baxter to fix this issue with hope to have it implemented by July 1, 2022.

Mayor asked if Finance Director Baxter was comfortable with this plan. Ms. Baxter shared that if cyber stays under a 9% increase, we are still in budget. She also shared that we typically budget for an increase, and this increased from \$4,000 to \$8,000 last year.

Alderperson Dingleline noted that a cyber-attack could be catastrophic. Mr. Hermann agreed. Mr. Hermann shared that we received favorable quotes the past few years, but this year's quote has a substantial increase. He also stated that it's not a matter of if, but when and noted the complexity of completing this part of the application process. Alderperson Dingleline stated insurance costs can kill a small business.

Mr. Hermann shared that he is looking into information regarding ransomware and noted increasing deductibles would likely be absorbed by losses.

- C. *Citywide Stormwater Study Final Report*: City Engineer Carr stated that TWM presented at a previous meeting. He shared that they created a summary report that went to council members that contained projects totaling over \$26 million. Mr. Carr stated there is plenty of ditch reshaping or ditch stabilization to be done and that this report shows where our storm sewer is missing a need. He noted the priorities were identified by the greatest impact to the community and prioritized by the cost of the project and the quantity of residents it could help. Mr. Carr shared that these projects would increase the rate of water flow in a tributary and stated that a large regional basin could help slow down the rate of flow. He also shared that a lot of the complaints he has received are concerning the overtopping of detention basins and the deterioration of banks. Mr. Carr explained that the report is conservative; from a 10,000-foot view. He also explained that the report is preliminary and will require a final design but provides a chance for Council to decide where they want to go with these considerations. He noted that the City has about \$1 million in tax revenue so we could choose to pick projects off the priority list or look into bonding for larger projects.

Aldersperson Brownfield shared that they discussed this at Public Works and the biggest takeaway was to start and work downstream. Mr. Brownfield asked how Bloomington handled their stormwater issues. Mr. Carr replied that a lot of their reduction was concentrated in a couple of their regional basins built with City funds. Aldersperson Brownfield favored taking care of the basins first, then working out from there. Mr. Carr stated that there is potential that we could adjust our code regarding basin capacities and look at existing basins to see if we can increase their sizes. Mr. Carr noted that homeowners and easement limitations might pare down a few of the projects.

Aldersperson Stevens agreed with Aldersperson Brownfield and noted that Page 6 referred to code that says retention basins are only required to hold a 25-year event. She also stated that she doesn't see the pond on the Underwood's property or behind Kelsey. Mr. Carr shared that those are within code, but code can be discussed. Mr. Carr also shared that Trails Edge issues are with surface flow and noted current electrical boxes are built in the middle of the drainage areas.

Mayor Manier expressed the need to review the projects and possibly discuss bonding because \$1 million in sales tax revenue won't pay for \$30 million in projects.

Aldersperson Yoder noted that there is talk of getting a \$20 million bond. City Administrator Snider stated that interest rates are increasing, and Mr. Carr shared that if we could move forward with Nofsinger, we could possibly look at the 223 property for a detention area and combine it with other infrastructure projects.

Aldersperson Stevens and Mr. Carr clarified that in order to change the size of detention basins, the code would have to be amended. Mr. Carr noted that this is a Council decision, not a staff decision.

City Administrator Snider shared that a project can be jump started with general funds, then pay it back. Mayor Manier thanked those who voted for the sales tax increase allowing the projects to be considered. City Administrator Snider stated that he will bring bond information back to consider and noted the considerable fees with the process.

Aldersperson Dingleline expressed his disapproval to spend money we don't have and is leery about bonding money with the high interest rates. He recognized that all basins don't need to be done the first year and doesn't want to jump in until we know what the revenue stream will be.

- D. *Washington Schools Achievements Sign Location Discussion:* Mayor Manier shared that there are seven more achievement signs to be added this year. Public Works Director Rittenhouse shared that the current location is on North Main. He asked if there is interest in putting the old sign back up in the same location or provide a new location. Several locations were discussed. Mr. Rittenhouse reminded Council that using state or county areas means dealing with their right of way. Southbound, North Cummings and the area near the welcome sign on Washington Road were also discussed. The Mayor and several alderpersons liked the idea of exploring using the area near the welcome sign.

5. OTHER BUSINESS

Aldersperson Stevens asked City Administrator Snider to report on the Grist Mill Project. Mr. Snider shared that it is still in progress. Mr. Oliphant shared that they are waiting for the submittal of plans and there will be a few variance requests. Aldersperson Stevens asked about the June 30th demolition date. Mr. Snider clarified that Council can review the dates for any legal issues. Mr. Oliphant noted the agreed completion date is December of 2023. Mr. Snider noted the effects of the global economy and shared that his opinion is, if they are still engaged, we should be optimistic.

Aldersperson Stevens asked for an update on the Freedom Parkway Project. Mr. Carr shared that they are waiting for environmental clearance from IDOT, then our turnaround time should be quick. Then, we will need to do land acquisition after.

Aldersperson Stevens brought forth for discussion an incident regarding the code enforcement of a flag with obscene words. She stated that she understands First Amendment rights and asked if we have the ordinance, if we can enforce it. Mayor Manier noted that the person with the flag issue does not live in the city. Mr. Snider shared that it is being reviewed by the City Attorney and changes to code may occur.

6. ADJOURNMENT

At 7:59 p.m. Aldersperson Stevens moved and Alderman Brownfield seconded to adjourn. Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk