

**CITY OF WASHINGTON – WASHINGTON, ILLINOIS  
CITY COUNCIL MONDAY, AUGUST 1, 2016  
LIBRARY MEETING ROOM  
380 N. WILMOR ROAD – 6:30 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. REVIEW AGENDA – DELETIONS OR ADDITIONS (DISCUSSION ITEMS ONLY)**
- V. CONSENT AGENDA**
  - A. Approval of minutes of July 18, 2016 regular City Council meeting
  - B. Purchase Authorization: Water Treatment Plant #1 Backup Generator
- VI. ANNOUNCEMENTS/AWARDS/PRESENTATIONS/RECOGNITIONS/PROCLAMATIONS**
- VII. AUDIENCE COMMENTS**
- VIII. STANDING COMMITTEES**
  - A. Finance and Personnel – Carol Moss, Chairman
  - B. Public Safety – Brian Butler, Chairman
  - C. Public Works – Jim Gee, Chairman
- IX. MAYOR – GARY W. MANIER**
- X. CITY ADMINISTRATOR – JIM CULOTTA**

**ORDINANCES**

- A. (Second Reading) Granting a Special Use to property located at 26 Washington Plaza to permit a daycare facility to operate in a C-2 zoning district
  - B. (Second Reading) Amending Chapter 117 entitled "Motel Tax" to establish additional means of collection for failure to pay taxes, interest and/or penalties
  - C. (Second Reading) Amending Chapter 92 entitled "Cemeteries" by adding §92.50 entitled "Columbarium Guidelines"
  - D. (Second Reading) Consideration of an ordinance authorizing the City of Washington, Tazewell County, Illinois, to borrow funds from the Water Pollution Control Loan Program operated by the Illinois Environmental Protection Agency for the purpose of financing Phase 2A Improvements to the City's Sewer Treatment Plant No. 2
- XI. STAFF REPORTS**
  - A. Final Plat: Summit Estates, Section 2 (Culotta)
  - B. Final Plat: Cherry Pointe, Section 2 (Culotta)
  - C. Demolition: 301 Lynnhaven Drive (Culotta)
  - D. Progress Payment #6 Authorization: HD Supply, Automated Meter Reading Project (Andrews)
- XII. ALDERMEN'S COMMENTS**
- XIII. 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.
- XIV. ADJOURNMENT**

**CITY OF WASHINGTON, ILLINOIS  
CITY COUNCIL MEETING - MONDAY, JULY 18, 2016  
LIBRARY MEETING ROOM  
380 N. WILMOR ROAD – 6:30 P.M.**

Call to Order	Mayor Manier called the regular meeting of Monday, July 18, 2016 to order at 6:35 p.m. in the Library Meeting Room at Five Points Washington.
Roll Call	<p>Present and answering roll call were Aldermen Brownfield, T. Gee, Moss, Dingledine, J. Gee, and Moehle. Aldermen Brucks and Butler were absent.</p> <p>Also present was City Administrator Jim Culotta, Controller Joanie Baxter, Director of Public Works Ed Andrews, P &amp; D Director Jon Oliphant, Police Chief Ed Papis, City Treasurer Ellen Dingledine, Deputy City Clerk Mary Westerfield, and members of the press.</p>
Pledge of Allegiance	All present stood for the Pledge of Allegiance.
Agenda Review	The Agenda was reviewed and stood as presented.
Approve Consent Agenda	<p>Alderman T. Gee moved and Alderman Brownfield seconded to approve the Consent Agenda as presented. Items included on the Consent Agenda were minutes of the July 5, 2016 regular Council meeting and minutes of the July 11, 2016 special City Council meetings; bills &amp; payroll; purchase authorization: CIERT/LEAS rifle; purchase ratification: Hillcrest Drive storm sewer repair; approve &amp; authorize TIF2 subsidy payment #1 – Nieukap Properties, 106-118 Washington Square; approve &amp; authorize TIF2 subsidy payment #1 – Nieukap Properties, 112-118 Washington Square; purchase authorization: temporary traffic signals, viaduct temporary traffic control; purchase authorization: air curtain burner; and accept &amp; place on file: monthly report for period ending May 31, 2016. On roll call on the motion to approve the vote was:</p> <p><u>Ayes: 6</u> Moss, Dingledine, J. Gee, Moehle, Brownfield, T. Gee <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Recognition: Police Officer's Joshua Sutter & Ashley Clare	<p>Police Chief Papis shared that Officer's Joshua Sutter and Ashley Clare are being recognized for their successful graduation from the Police Training Institute at the University of Illinois. He shared that Officer Clare is not in attendance this evening due to an illness. He shared that Officer Sutter was also awarded the Ervin H. Warren Award for Excellence that was created in 1967 by the Alumni Association and given to one officer in each basic law enforcement class who best exemplifies today's concept of tomorrow's police officer. Officer Sutter shared that he is astounded at the outpouring of support he has been given since he has been in Washington. He shared that Washington comes together around their police officers like nowhere he has seen and everywhere they go it is always handshakes and thanks and shared his appreciation to everyone and the citizens for their support.</p>
Audience Comments	None.
Standing Committees	<p>Alderman Moss, Finance &amp; Personnel Committee Chairman reported nothing on the agenda. Alderman T. Gee, Public Safety Committee reported one item on the agenda (Ordinance E). Alderman J. Gee, Public Works Committee Chairman reported nothing on the agenda.</p>
Appointments: Standing Committees	<p>Mayor Manier requested Council approval of the following Standing Committee appointments: Finance &amp; Personnel – Alderman Carol Moss (Chairman), Alderman Jon Moehle, and Mayor Manier; Public Safety – Alderman Brian Butler (Chairman), Alderman Tyler Gee, and Alderman Mike Brownfield; and Public Works – Alderman Jim Gee (Chairman), Alderman Bob Brucks, and Alderman Dave Dingledine. Alderman Brownfield moved and Alderman Moss seconded to concur with the appointments as presented. On roll call the vote was:</p> <p><u>Ayes: 6</u> T. Gee, Dingledine, J. Gee, Moehle, Moss, Brownfield <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Adopt resl, approve Preliminary Plat for Summit Estates Subdivision, Section 2	<p>City Administrator Culotta read a resolution, by title only and brief synopsis, approving the Preliminary Plat for Summit Estates Subdivision, Section 2. Adoption of this resolution would approve the Preliminary Plat for Summit Estates, Section 2. Summit Estates subdivision is located in unincorporated Tazewell County but lies within our mile and a half planning jurisdiction. Alderman Dingledine moved and Alderman T. Gee seconded to adopt the resolution as presented. On roll call the vote was:</p> <p><u>Ayes: 6</u> Brownfield, Moss, J. Gee, Moehle, T. Gee, Dingledine <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Adopt resl, annual PPUATS funding	<p>City Administrator Culotta read a resolution, by title only and brief synopsis, of the Tri-County Regional Commission and the Peoria/Pekin Urbanized Transportation study to establish the local match required for federal funding from the United States Department of Transportation. Adoption of this resolution would approve continued participation in the Peoria/Pekin Urbanized Area Transportation system planning process and, as such, will authorize payment of the FY 2017 city's annual assessment in the amount of \$5,206.60 which represents a \$101.29 reduction in the amount shown as a result of the PPUATS match for FY16 being slightly more than the original amount required. Alderman J. Gee moved and Alderman Moehle seconded to adopt the resolution as presented. On roll call the vote was:</p> <p><u>Ayes: 6</u> Brownfield, T. Gee, Moss, Dingledine, Moehle, J. Gee <u>Nays: 0</u> <u>Motion declared carried.</u></p>

City Administrator Culotta provided first reading of the following ordinances, by title and brief synopsis: an ordinance granting a Special Use to allow a daycare facility to operate at 26 Washington Plaza. Adoption of this ordinance would allow for a daycare facility to operate at 26 Washington Plaza in a C-2 Zoning District; an ordinance amending Chapter 117 of the Code of Ordinances of the City of Washington, Tazewell County, Illinois, entitled "Motel Tax" to establish additional means of collection for failure to pay taxes, interest and/or penalties. Adoption of this ordinance would place a lien on a property if a need ever arrived due to the failure to pay a Motel Tax and/or related interest and penalties; an ordinance amending Chapter 92 of the Code of Ordinances of the City of Washington, Tazewell County, Illinois, entitled "Cemeteries" by adding Section 92.50 entitled "Columbarium Guidelines." Adoption of this ordinance would provide guidelines for newly erected columbarium in Glendale Cemetery. Among other things it provides a pricing structure for the columbarium niches; and an ordinance authorizing the City of Washington, Tazewell County, Illinois, to borrow funds from the Water Pollution Control Agency for the purpose of financing Phase 2A Improvements to the City's Sewer Treatment Plant No. 2. Adoption of this ordinance would allow for the borrowing of funds for the purpose of financing Phase 2A Improvements to the City's Sewer Treatment Plant No. 2. These ordinances will be listed on the August 1<sup>st</sup> meeting agenda for action.

1<sup>st</sup> reading ords, grant special use, daycare facility, 26 Washington Plaza; amending Chapter 117, Motel Tax; amending Chapter 92, Cemeteries; and authrz borrowing funds to finance Phase 2A improvements to STP No. 2

City Administrator Culotta provided first reading of the following ordinance, by title and brief synopsis: an ordinance amending Chapter 112 "Alcoholic Beverages" of the City of Washington Code of Ordinances by amending §112.20 entitled "Classification of Liquor Licenses: Number of Licenses Permitted." Adoption of this ordinance would allow special event liquor license holders to allow winery's and microbrewery's to sell wine and crafted beer produced by them in their original package during a special event. It will also allow temporary event liquor license holders to hold their event any day of the week and allows for discretion by the City Liquor Commissioner in determining the special area for the temporary event and the need to have a Police Officer present. Alderman T. Gee moved and Alderman J. Gee seconded to waive second reading and proceed with adoption of the ordinance as read. On roll call the vote was:

Waive second read ord, amending Chapter 112, Alcoholic Beverages

Ayes: 6 Brownfield, Moss, Dingledine, Moehle, J. Gee, T. Gee

Nays: 0

Motion declared carried.

Alderman J. Gee moved and Alderman Brucks seconded to adopt the ordinance amending Chapter 112 "Alcoholic Beverages" of the City of Washington Code of Ordinances by amending §112.20 entitled "Classification of Liquor Licenses: Number of Licenses Permitted." There was no further discussion and on roll call the vote was:

Adopt ord, amending Chapter 112, Alcoholic Beverages

Ayes: 6 T. Gee, Dingledine, J. Gee, Moehle, Brownfield, Moss

Nays: 0

Motion declared carried.

Public Works Director Andrews provided an update on the NPDES Phase 2 storm water noting the following: 1) the US EPA and IL EPA have previously adopted a permit requirement for discharges from small municipal separate storm sewers known as MS4s; 2) we are also a member of Central IL Committee on NPDES (CICN) to coordinate and leverage local efforts concerning this permitting; 3) the proposed best management practices outlined in the annual report are a continuation of efforts that the City and CICN have initiated and maintained over the last ten years; 4) and CICN and IL EPA have recently met regarding proposed stream quality monitoring requirements for all municipalities and as a result we will only be required to undertake visual monitoring since our population is under 25,000.

NPDES Phase 2 Storm Water Update

Public Works Director Andrews requested Council authorization to make progress payment #5 to HD Supply Waterworks in the amount of \$96,389.75. Alderman Dingledine moved and Alderman T. Gee seconded to authorize the request as presented. On roll call the vote was:

Authrz progress payment #5, HD Supply, AMR

Ayes: 6 Brownfield, Moss, J. Gee, Moehle, T. Gee, Dingledine

Nays: 0

Motion declared carried.

None.

Alderman's Comments

At 7:05 p.m. Alderman Moss moved and Alderman Dingledine seconded to adjourn. Motion carried unanimously by voice vote.

Adjournment

  
Patricia S. Brown, City Clerk



# Memo

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TO: Mayor Manier and City Council  
FROM: Ed Andrews, Public Works Director  
DATE: July 29, 2016  
SUBJECT: Backup Generator for Water Treatment Plant #1 (WTP#1)

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At the City Council meeting of Tuesday, January 19<sup>th</sup>, 2016 a review of City facilities with and without back up power was undertaken. At that time three facilities were not afforded backup power, specifically Water Plant #1, City Hall and Legion Road. City Hall and Legion Road were budgeted for and work was undertaken in FY15/16 and Water Plant #1 was to be undertaken in FY16/17.

This consideration is also in keeping with the request by IEPA to add a backup generator after the tornado, while still recognizing that Water Plant #2 (running under its generator) can supply the normal demand of the City during an outage due to the interconnects between the two pressure zones. The City currently has CAT backup power at Sewer Treatment Plant #2, Water Treatment Plant #2, Police Department, the Fire Department, and four of our six lift stations.

Please find the following summary and attached quotes for this effort:

City Hall:

Altorfer CAT C15 ACERT 500kW	\$ 95,165
RNS Electric	<u>\$ 29,875</u>
	\$125,040

The CAT gen set pricing uses the National Joint Powers Alliance nationwide purchase program, fulfilling competitive bid requirements on its consideration and providing an additional period of extended warranty. Other supporting site work for this installation will be done by in-house forces such as trenching and construction of the concrete pad.

As such it is my recommendation that the City Council authorize **\$125,040**, in the respective individual amounts for each of the vendors supporting the planned generator at City Hall and an additional unit at Legion Road, for an amount not to exceed \$95,165 for Altorfer CAT and \$29,875 for RNS Electric.

This matter has been placed on the City Council consent meeting agenda of Monday, August 1<sup>st</sup>, 2016 for review and approval.

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

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<http://www.washington-illinois.org>

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### MEMORANDUM

TO: Mayor Manier and City Council  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Summit Estates Section 2 Final Plat  
DATE: July 20, 2016

Attached is a final plat for Summit Estates Section 2. It is located outside of our city limits but within our 1.5-mile extraterritorial planning jurisdiction. Summit Estates Section 1, which is immediately north of the subject property and was developed by Billy Mantle of Rudy's Concrete Construction, was subdivided in 2006.

Mr. Mantle previously received approval by the Planning and Zoning Commission to waive the requirement that each residential lot have a minimum width of at least 60 feet at the right-of-way line. S. Summit Drive only has 40 feet of right-of-way and the cost to extend and widen the road to modern standards would likely not be economically feasible for two rural residential lots.

Two residential lots of approximately 2.36 and 4.85 acres apiece plus an individual 0.64-acre lot for a cell tower on the southwest corner of the property would be created through this subdivision. Lot 1 would have access from Mickel Parkway and Lot 2 would have access from Summit. Lot 3, which would contain the cell tower, would have access from Summit through a proposed private ingress/egress easement. Lot 1 would be served by Northern Tazewell water and Sundale Utilities sewer while Lots 2 and 3 would be on well and septic. Other than the previously granted waiver to allow the reduced lot width for Lot 2, this plat meets the subdivision code standards. It also satisfies the County's zoning code regulations. While this is a minor subdivision, it does not meet any of the stipulations that allows for staff approval through the Plat Act. The final plat substantially conforms with the preliminary plat that was approved on July 18.

As a result, staff would recommend approval of the final plat for Summit Estates Section 2. The required \$75 subdivision review fee has already been paid. This is scheduled for approval at the August 1 City Council meeting.

Attachments

# CITY OF WASHINGTON, ILLINOIS

## FINAL PLAT REVIEW CHECKLIST

**NAME OF SUBDIVISION** Summit Estates Section Two  
**OWNER OF SUBDIVISION** Rudy's Concrete Construction  
**ADDRESS OF OWNER** 604 Mickel Parkway  
**CITY** Washington **State** IL **Zip** 61571  
**NAME OF PERSON COMPLETING THIS CHECKLIST** Jon Oliphant  
**ADDRESS OF PERSON COMPLETING THIS CHECKLIST** City Hall  
**CITY** **State** **Zip**  
**TELEPHONE NUMBER** 444-1135  
**DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY** 7/19/16  
**DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT** 7/18/16

**WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?** County R-2

**DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE?** Yes  
**IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?**

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements On and Adjacent the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot numbers, and Minimum Building Setback Lines.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
9.	Names of Owners of Adjacent Unplatted Land	X		
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.	X		
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.	X		
17.	IDOT District Engineer's Certificate, if required.			X
18.	Township Road Commissioner's Certificate, if required.	X		
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.			X
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.			X
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.			X
27.	Bill of Sale Conveying Public Utilities		X	
28.	Subdivision Fees and Development Fees Paid		X	

## FINAL PLAT FEES CALCULATION WORKSHEET

**Subdivision Review Fee.** For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	<input type="text" value="3"/>	X \$25.00 =	<input type="text" value="75.00"/>
Lots 11-20:	<input type="text"/>	X \$20.00 =	<input type="text"/>
Lots 21-40:	<input type="text"/>	X \$17.50 =	<input type="text"/>
Lots 41 & Up:	<input type="text"/>	X \$12.50 =	<input type="text"/>
Total Review Fee:			<input type="text" value="\$467.50"/>

**Subdivision Development Fee.** For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

### **Residential Development:**

Total number of individual dwelling units in subdivision:  X \$1,560.00 =

### **Non-Residential Development:**

Total lot area in subdivision (in acres):  X \$4,656.00 =

**Other Fee(s).** Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

***NOTE: All applicable fees must be paid prior to final plat signing and recording.***

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### **FOR CITY OF WASHINGTON USE ONLY**

**Reviewer:** Jon Oliphant

**Date of Plat Submittal:** 7/19/16

**Date of Review:** 7/20/16

**Date to Go Before City Council:** 8/1/16

**Comments to City Council:**

**Action of City Council:**





# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Mayor Manier and City Council  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Cherry Pointe Section 2 Final Plat  
DATE: July 18, 2016

MKR Properties, Inc. owns the remainder of Cherry Pointe subdivision located north and west of Calvin and Brown Drives. The undeveloped property totals about 7.19 acres. A preliminary plat had been previously approved for Cherry Pointe. However, the developer proposed a different design than what was approved. As a result, a resolution for a new preliminary plat was approved for Cherry Pointe Section 2 on January 19. The owner and engineer have submitted the final plat for approval.

MKR Properties proposes the subdivision into 21 single-family residential lots. The property is zoned R-2 (Multi-Family Residential), which allows for single-family, duplexes, and multi-family residential. Each of the proposed lots conforms to the zoning and subdivision codes. The proposed layout would have Brown Drive terminate near the northwest corner of the property, while Calvin Drive would be stubbed to the west to allow for a possible future connection should the neighboring property develop. The final plat substantially conforms with the approved preliminary plat.

As a result, **staff recommends approval of the final plat for Cherry Pointe Section 2 contingent upon the payment of the following fees:**

- Subdivision Review Fee: \$467.50
- Subdivision Development Fee: \$32,760
- Surety as Prescribed by the City Engineer: \$206,418

The final plat is scheduled for approval at the August 1 City Council meeting.

Attachments

# CITY OF WASHINGTON, ILLINOIS

## FINAL PLAT REVIEW CHECKLIST

**NAME OF SUBDIVISION** Cherry Pointe Section Two  
**OWNER OF SUBDIVISION** MKR Properties, LLC  
**ADDRESS OF OWNER** 1709 Tullamore Ave., Suite B  
**CITY** Bloomington **State** IL **Zip** 61704  
**NAME OF PERSON COMPLETING THIS CHECKLIST** Jon Oliphant  
**ADDRESS OF PERSON COMPLETING THIS CHECKLIST** City Hall  
**CITY** **State** **Zip**  
**TELEPHONE NUMBER** 444-1135  
**DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY** 7/14/16  
**DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT** 1/19/16

**WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?** R-2

**DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE?** Yes  
**IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?**

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements On and Adjacent the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot numbers, and Minimum Building Setback Lines.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
9.	Names of Owners of Adjacent Unplatted Land	X		
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.	X		
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.			X
17.	IDOT District Engineer's Certificate, if required.			X
18.	Township Road Commissioner's Certificate, if required.			X
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.			X
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.	X		
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.		X	
27.	Bill of Sale Conveying Public Utilities		X	
28.	Subdivision Fees and Development Fees Paid		X	

## FINAL PLAT FEES CALCULATION WORKSHEET

**Subdivision Review Fee.** For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	10	X \$25.00 =	250.00
Lots 11-20:	10	X \$20.00 =	200.00
Lots 21-40:	1	X \$17.50 =	17.50
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$467.50

**Subdivision Development Fee.** For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

### **Residential Development:**

Total number of individual dwelling units in subdivision: 21 X \$1,560.00 = \$32,760

### **Non-Residential Development:**

Total lot area in subdivision (in acres): X \$4,656.00 =

**Other Fee(s).** Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

***NOTE: All applicable fees must be paid prior to final plat signing and recording.***

## FOR CITY OF WASHINGTON USE ONLY

**Reviewer:** Jon Oliphant

**Date of Plat Submittal:** 7/14/16

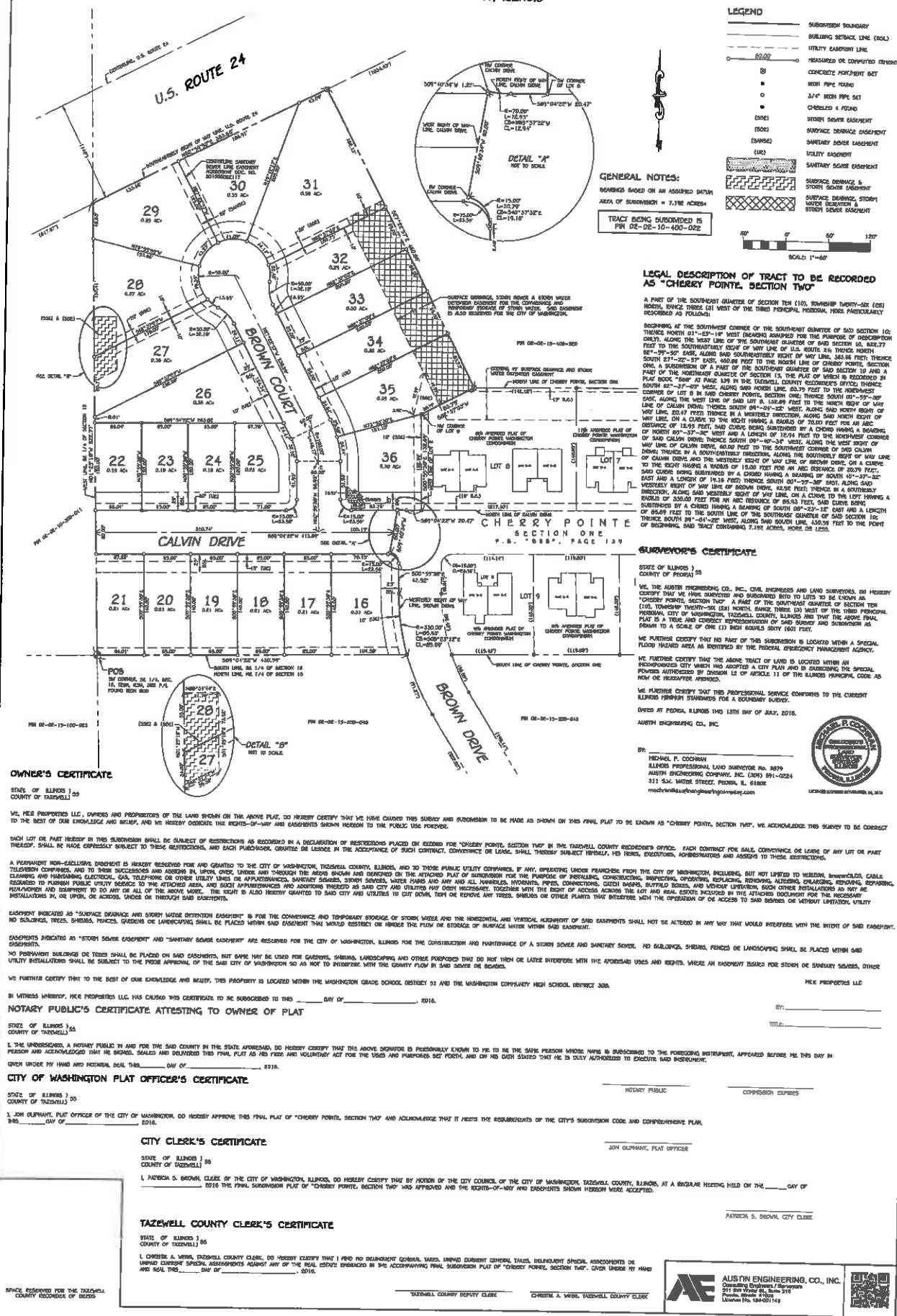
**Date of Review:** 7/18/16

**Date to Go Before City Council:** 8/1/16

**Comments to City Council:**

**Action of City Council:**

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (OF SECTION TEN (10), TOWNSHIP TWENTY-SIX (26)  
NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON,  
TAZEWELL COUNTY, ILLINOIS



# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Mayor Manier and City Council  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Purchase Authorization – House Demolition  
DATE: July 25, 2016

The city has obtained the judicial deed to the property at 301 Lynnhaven Drive. This gives the City title to the property and the ability to demolish the dilapidated house. The property contains a dilapidated house that has been long neglected and is a life/safety hazard. The property can eventually be declared surplus property via a resolution and sold in accordance with applicable law.

Staff obtained five estimates for the demolition and removal of the house, including the foundation. Bids were not received from Ironhustler Excavating or River City Demolition. The lot would be backfilled, graded, and seeded following the demolition and cleanup. Please note that this does not include asbestos removal. The estimates are:

- Advance Demolition: \$4,500
- F.C.I. Excavating, Inc.: \$7,880
- Oak Grove Landscaping: \$8,370
- Scott Weaver & Son Trucking: \$10,500
- C.D.O. Trucking: \$10,600

Staff seeks the authorization to enter into an agreement with Advance Demolition for the house demolition, removal, and grading at a cost of \$4,500. City Attorney Rick Russo recommends that the demolition only occur once the County reimburses the tax buyer for its expenses, which he anticipates will happen soon. His office has filed a petition to intervene in the tax buyer's case to ask the Court to dismiss the case. A Notice of Acquisition has been filed with the County Clerk and County Treasurer.



# Memo

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TO: Mayor Manier and City Council  
FROM: Ed Andrews, Public Works Director  
SUBJECT: Water Meter Upgrade Project w/ Automated Meter Read (AMR)  
Progress Invoicing / Payment #6  
DATE: July 29, 2016

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At the City Council's special meeting of November 30, 2015, the Water Meter Upgrade Project w/ Automated Meter Read (AMR) was approved with HD Supply Waterworks for Phase 1 contracted services for the replacement of 5,500 older meters and installation of new radio transmitters in the not to exceed amount of \$2,200,000.

Measured progress on the project to-date, including installation of the base station, field meters and radios is \$1,112,228.76. We are still in receipt of supporting material and installation invoices in the amount of \$1,389,488.41 through June 30, 2016.

Progress payments to-date total \$884,284.07, resulting in a progress payment of \$227,944.69 or 50.5% of the total contract amount. As such it is my recommendation that the City Council approve making payment in the amount of **\$227,944.69** to HD Supply Waterworks.

This matter has been placed on the agenda for the City Council meeting of July 29, 2016.

cc: File