



City Council Meeting Minutes
Monday, June 19, 2023 at 6:30 p.m.
Meeting Room at Five Points Library - 380 N. Wilmor Road, Washington, Illinois

Call to Order Mayor Manier called the regular meeting to order at 6:30 p.m. with a quorum present.

Roll Call Present: Alderpersons Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
Absent: Alderperson McIntyre

Also Present City Administrator Jim Snider, City Engineer Dennis Carr, Planning and Development Director Jon Oliphant, Public Works Director Brian Rittenhouse, Finance Director Joanie Baxter, Police Chief Mike McCoy, City Treasurer Abbey Strubhar, City Clerk Valeri Brod, City Attorney Derek Schryer and Press

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

Citizens Wishing to be Heard Resident Walter Ruppman shared information regarding Candlewood Bridge from the City website. He shared that the bridge is on the National Historic Landmark Registration. He read from notes that are attached and made part of these minutes. Resident Joe Wynn stated that he lives on Westgate Road. He provided concerns for the area of Newcastle, Kingsbury, Christendale and Westgate. He stated that Washington Assisted Living is near this area and has had an oil spill. He also noted issues with water spilling and stated that the development predated the commencement of the city code. Mr. Wynn stated that he contacted the best municipal lawyer in this area, who advised that he contact the attorney of the nursing home instead of the nursing home itself. He stated that he will bring 5-6 adjoining property owners with him to address a new committee created for this matter. Mr. Wynn requested that the committee consist of the two representatives from Ward 1 and others who would also be interested. He stated that he would like help from the City without a lawsuit. He noted that the property has a lawsuit for the spillage of fuel by the current and previous owners. He stated that the construction does not meet City Code. He also stated that the nursing home lawyer will help facilitate this. Mr. Wynn stated that he would like to hear from one or more Council members with a proposal to settle this.

Marilyn Dolio shared that she lives on Stratford Drive, between Kingsbury and Yorkshire. She shared a problem concerning the creek and erosion behind her property that has caused walls on the south side that are about 10 feet in height. She shared that her neighbors' deck steps are near this wall caused by the erosion. She asked for help from the City to help with the erosion. Ms. Dolio noted that some trees have fallen in this area and erosion is an issue all along the creek.

Resident Maria Taylor apologized for her etiquette at the last meeting. She stated that she was approached by a Council person who called her arrogant, which she stated means someone who exaggerates. She stated that she is not exaggerating but instead is frustrated. She felt that coming to Council would help solve her issue but she was told to hire a lawyer and that made her upset. She noted the people who started the project are no longer working on this. She stated that she spoke with someone from the EPA who looked at her photos from the last rain fall and told her that the nursing home is bringing water to Ms. Taylor's property. Ms. Taylor stated that Ordinance 34.74 was passed not long ago. She also stated that the gentleman from the EPA stated that the nursing home disconnected a pipe and did not connect it to the City drainage system which makes the City liable. She stated that she contacted State Representative Tipsword who's associate agreed with her and told her that this is something the City needs to help her with. Ms. Taylor stated that she contacted the Health Department who was concerned with the oil spill and the way the water is traveling through her yard. She shared that she looked into doing soil and water samples but it is very expensive. She appreciates everyone's time.

Review Agenda for Deletions/Additions Nothing was added or deleted at this time.

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

- A. Approve Minutes of the June 5, 2023 Regular City Council Meeting
- B. Property and Liability Insurance Renewal Approval
- C. Additional Concrete Assistance Purchase Authorization
- D. Annual ESRI Payment Authorization
- E. GPEDC Funding
- F. Approve Bills and Payroll

Alderperson Brownfield motioned to approve; Alderperson Adams seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

Announcements and Proclamations	None provided at this time.
Finance & Personnel Committee	Finance and Personnel Committee Chairman Buter shared no new business items.
Public Safety Committee	Public Safety Committee Chairman Adams shared no new business items.
Public Works Committee <i>Water Main Leak Detection Services</i>	Public Works Committee Chairman Brownfield introduced City Engineer Dennis Carr to provide details regarding the Water Main Leak Detection Services. Mr. Carr shared that this was recognized in a report given last April so they budgeted to continue working through the rest of the City, as this was a recommended item by the IEPA. IEPA is requiring the City to work towards reducing this unaccounted water loss which is above 20%. He said his distribution and collections have been very busy and they have not yet had a chance to review previous findings. They budgeted \$30,000 from the Water Fund and would like to move forward with an agreement with TWM to perform the leak detection services.

Aldersperson Adams motioned to approve; Aldersperson Butler seconded.

Mr. Carr clarified for Aldersperson Stevens that the items that were reviewed last year were their ductile iron or cast-iron pipes and it was almost the same area that was smoke tested.

Aldersperson Blundy asked how long it has been above 20%. Mr. Rittenhouse explained that Plant #1 had to run 24/7 while the water tower was being painted in order to keep pressure even at night when a blow-off valve would release the pressure. He shared that it fluctuated between 22%-19% for the whole system. Mr. Rittenhouse stated that this is only for unaccounted water such as the non-metered water released when hydrants are flushed. He also noted that water leaks are also unaccounted for. City Administrator Snider stated that with older infrastructure, it is not unusual to have that amount of water loss. He also stated that it can be fixed, but rates may quadruple. He expressed concern for how much it would cost to fix it. Aldersperson Blundy and Mr. Rittenhouse discussed that the IEPA do these inspections every once in a while. Mr. Snider noted that it was hard to get a response to our last watermain break, so our workers fixed it. Mr. Carr explained that these are not going to be large leaks and this is mainly a maintenance list item. He stated that a paper report would need to be budgeted but this will be more footage that won't get leak tested and these leaks are not as large what was found in the smoke testing. Mr. Carr stated that if Council is wanting a formal report, it would take worker's time away from collecting the data. Administrator Snider stated that this is a form of mitigation. Aldersperson Blundy and Mr. Carr clarified that "private side" means that according to our code, we notify homeowners if they detect a leak so they can address it before they are shut off. Mr. Rittenhouse explained that this will help them determine what will be fixed.

7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

- City Engineer Carr shared the following updates:
- Hilldale is progressing and they will install the watermain up to the box culvert work. They will then start cutting the sanitary sewer laterals which are still attached to the old system.
 - Staff has a meeting about Freedom Parkway later this week.
 - Nofsinger is still waiting on IDOT.
 - Cullinan is looking at the mill and overlay of Willshire and Wilmor and staff will send out letters once they get dates.
 - They are looking at July for pressure paving and the end of August for hot place recycling.
 - They will start to spray patch soon.
 - They have received eight engineering proposals for Catherine Street.
 - They will get proposals for Nofisinger engineering next Tuesday.

- Public Works Director Rittenhouse shared the following updates:
- They will put in a new valve and shut down an old fire hydrant on Jackson Street.
 - Sludge storage maintenance was completed last week and they said the tank is in good condition for its age.
 - Mowing has slowed down with drought.

Mayor Mayor nothing

Resolution: City Administrator Snider provided the following Ordinance for consideration:
Preliminary Plat for Cedar Lakes Subdivision Section Two **Synopsis:** Adoption of this ordinance would provide approval of a preliminary plat for the proposed Cedar Lakes Subdivision Section Two, a parcel owned by Joe LaHood totaling 59.62 acres. 19.643 acres of the property would be subdivided to allow for 11 residential lots ranging in size from 1-1.87 acres.

Title: A Resolution Approving the Preliminary Plat for Cedar Lakes Subdivision Section Two
Aldersperson Stevens motioned to approve; Aldersperson Martin seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

First Reading City Administrator Snider provided the following Ordinance for consideration:
Ordinance-with **Synopsis:** Adoption of this ordinance would allow for amendment to the City Municipal
Waiver of Second Code eliminating of the Finance, Public Works, and Public Safety Standing Committees.
Reading: The existing Committee of the Whole meeting would be utilized for reporting and
Amend City Municipal discussion items related to the aforementioned committees with possible recommended
Code to Eliminate action items to the subsequent council meeting.
Standing Committees **Title:** An Ordinance Amending the City Municipal Code to Eliminate the Standing
of City Council Committees of the City Council

Aldersperson Blundy motioned to waive the second reading; Aldersperson Stevens seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

Aldersperson Stevens motioned to accept the ordinance; Aldersperson Blundy seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

First Reading City Administrator Snider provided the following Ordinance for consideration:
Ordinance-with **Synopsis:** Adoption of this ordinance would allow for amendment to the City Council
Waiver of Second Rules of Procedure to eliminate the standing committees, eliminate certain references to
Reading: said standing committees and as applicable; have committee matters reviewed by the
Amend City Council entire City Council at Committee of the Whole meetings.
Rules of Procedure **Title:** An Ordinance Amending the City Council Rules of Procedure

Aldersperson Blundy motioned to waive the second reading; Aldersperson Stevens seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

Aldersperson Stevens motioned to accept the ordinance; Aldersperson Blundy seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

First Reading City Administrator Snider provided the following Ordinance for consideration:
Ordinance-with **Synopsis:** Adoption of this ordinance would allow for amendment to the City Municipal
Waiver of Second Code eliminating the Board of Local Improvements that has not met or acted in years.
Reading: **Title:** An Ordinance Amending the City Municipal Code to Eliminate the Board of Local
Amend City Municipal Improvements
Code to Eliminate
Board of Local
Improvements

Aldersperson Blundy asked for clarification regarding the Board of Local Improvements. City Administrator Snider explained that this board was created more than twenty years to administer a Special Service Area and was more common when communication was slower. He also explained that Council has oversight over everything now so it is no longer needed. It was clarified that this board did not oversee the SSA for Hilldale and Lawndale. Aldersperson Blundy asked how we do an SSA in the future without this board. City Administrator Snider explained that the Code could be amended at any time to create a committee. Aldersperson Stevens and City Administrator Snider clarified that this was tied to a Special Assessment not an SSA. Aldersperson Stevens stated that she thinks this board met in 2019 before a Special Assessment came to Council and this board was made up of the mayor and two separate committees which will no longer exist.

Aldersperson Blundy motioned to waive the second reading; Aldersperson Stevens seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

Aldersperson Stevens motioned to accept the ordinance; Aldersperson Blundy seconded.
7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens
0 Nays:
Motion carried by roll call vote.

First Reading City Administrator Snider provided the following Ordinance for consideration:
Ordinance-with **Synopsis:** Adoption of this ordinance would rezone 206 Walnut Street from R-1, (Single-
Waiver of Second and Two-Family Residential), to C-1, (Local Retail)
Reading: **Title:** An Ordinance Approving a Request by Joshua Kitterman to Rezone 206 Walnut
Street from R-1 to C-1

*Request by Joshua
Kitterman to Rezone
206 Walnut St. from
R-1 to C-1*

Alderson Stevens motioned to waive the second reading; Alderson Smith seconded.

7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens

0 Nays:

Motion carried by roll call vote.

Alderson Stevens motioned to accept the ordinance; Alderson Smith seconded.

7 Ayes: Adams, Blundy, Brownfield, Butler, Martin, Smith and Stevens

0 Nays:

Motion carried by roll call vote.

**Alderson's
Comments**

Alderson Brownfield shared concern for conflicts when second readings have been waived. He stated that he does not have an issue with these items, but expressed value for time to do background checks. Alderson Brownfield suggested more time is needed if there is a hot topic item.

Mayor Manier noted more time allows residents the opportunity to come forward and there was not need to rush these.

Alderson Blundy asked for a description of the format for the July 17th meeting. Mr. Carr asked Alderson Blundy to provide what he would like at that meeting.

Alderson Blundy stated that he would like the cost, the final report, to be able to go through the big items like I&I and Howard's feedback. Mr. Carr stated that if this is what Council wants, he will request it. Alderson Stevens asked if Council and the audience will get to ask questions. Mayor assumes someone will ask questions.

City Administrator Snider stated that it is Council's choice to ask questions.

Mayor suggested a special Committee of the Whole meeting before the Council meeting to allow for questions.

Alderson Blundy noted residents coming to Council with complaints and asked how we track this. City Administrator Snider noted that we track some items that come through and our customer service reps address them or forward them to someone who can help. He stated that there isn't a formal log. Alderson Blundy requested data about the top complaints to help Council to address them. City Administrator Snider noted that the process works well, like other locations and staff is hired to address the issues.

Alderson Blundy would like data to see what is on residents' minds. City Administrator Snider stated that if Council feels they are not receiving information about issues, it can be handled administratively. He also noted that if staff can't satisfy the answer, it is shared at Committee and Council meetings and they also give Council phone numbers. Mr. Snider stated that he does not feel Council members are missing anything but if there is something more formal that Council would like, it can be addressed.

Alderson Stevens stated that she has had an issue with people waiving second readings but it was because she did not receive information. Tonight, she feels that everyone is anxious to move forward because they received the information.

Adjournment

At 7:21p.m. Alderson Brownfield moved to adjourn; Alderson Adams seconded.

Motion carried unanimously by voice vote.


Valeri L. Brod, City Clerk