



City Council Meeting Minutes
Monday, December 4, 2023 at 6:30 p.m.
Washington Fire Department Training Room - 200 N. Wilmor Road, Washington, Illinois

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

Roll Call *Present:* Alderpersons Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

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

Pledge of Allegiance Mayor Manier led the Pledge of Allegiance.

Public Hearing At 6:31 p.m., Mayor Manier opened the public hearing.
2023 Municipal Property Tax Levy City Administrator Snider shared that the proposed tax levy is 8.41% and includes 7.01% of the quadrennial review. This is reassessed by the county every four years and is done across the whole state. The tax levy is a math computation and the EAV rates of 2022 were \$364,821,153 and the proposed EAV estimate by Tazewell County is \$395,500,000 which is an increase of 8.14%. The difference is \$30,678,847. Administrator Snider said a key point presented at the previous Committee of the Whole meeting showed a distribution chart with the total taxes rates that people pay. He noted that the city is only 5.85% of the total tax bill. The amount of money capturing an 8.4% increase would be \$164,143 all of which will go to police pensions. He stated that State law dictates that we have to have a public hearing for any increase over 4.9%. Administrator Snider shared that Tazewell County has done the evaluations and increases and he has received calls the last few days regarding East Peoria's tax levy and how they haven't raised theirs. Administrator Snider reminded all that East Peoria has retail to support their taxes. He stated that if Bass Pro and Costco were in Washington, we wouldn't have to levy. Administrator Snider invited Finance Director Baxter to provide details. She noted that there was a Police Pension board meeting in October where an actuarial study determined that we are required to contribute over \$64,485 and even with this funding, we are only about 61% funded. She also shared that by 2040 we must be 90% funded. Ms. Baxter noted that this was reviewed with the board and explained that as we get closer to 2040 the amortization period gets smaller creating issues in ten years. The actuary stated that it would be good to add additional funding, in addition to the minimum requirement. The Police Pension Board requested that the City contribute an additional amount up to \$100,000. Ms. Baxter explained that it just happened that if we kept the special levies the same, and captured the growth, we could satisfy the request from the Pension Board. This will also keep our fire and ambulance the same although we don't yet know what the spring negotiations will bring and anything over and above the tax levy will come out of the general fund. She noted that this keeps the tax rate the same and everyone was reassessed by the county which will make taxes go up, but the rate will stay the same. She also noted that if we keep the levy the same but not the rate, the City portion will only save \$20 on a \$5,000 tax bill. She also clarified that we cannot speak of the other taxing bodies.

Ms. Baxter opened the floor for questions.

Alderman Blundy mentioned \$164,000 going into the pension fund and Ms. Baxter explained that \$64,000 is required and \$100,000 is extra pension per recommendation. Ms. Baxter further explained that we might not be able to do this every year. She noted we are currently 61% funded and this will bring us up a couple of percentage points. Alderman Blundy asked what our plans is to fully fund it by 2040 and is it through property tax. Ms. Baxter explained that it would be something the actuary, Police Pension Board and City Council will need to discuss.

Administrator Snider shared that most cities use property taxes. Alderman Blundy asked if we only used property taxes, would there be enough to get us there by 2040. He told Ms. Baxter that we can't plan unless the actuary tells us what to do. Ms. Baxter noted that rates are affected by salaries and retirement rates and explained that this was a recommended first step by the actuary. Alderman Blundy assumed the other taxing bodies will take the full percentage. Joanie stated that she can't speak for other taxing bodies. Alderman Blundy interrupted by saying the reality is if it says 7.03% from the reassessed values from the county, schools are going to claim that 5%. Ms. Baxter noted that they could also do public hearings to take more than the 5%. Alderman Blundy thinks they can't legally take it without a referendum. He noted the property tax rate increase and how it would affect everybody and we should help if it is only \$30-\$50 per person. He noted there is \$2.5 million in real growth and asked about other revenue streams such as taking \$120,000 from the WACC tax and giving the residents a break this year. He feels we can go back and get it later because we are Home Rule and it would be nice to explain why we are jumping 10% to fund the pension in the future.

Mayor Manier invited public comments; none were provided.

Alderson Stevens asked about the reserves. Ms. Baxter shared that she was referring to the special levies containing IMRF, social security and she noted the 25% minimum standard balance in reserves.

Alderson Martin likes the idea of lowering taxes but shared a \$100,000 house would only be \$10-\$12 less if we don't capture the whole amount. Ms. Baxter said if someone has a \$10,000 tax bill it would increase \$41.50. Alderson Martin would like to find another way to lower fees.

Alderson Blundy asked what cash reserves are in the general fund. Ms. Baxter said she doesn't know off the top of her head and noted that projects can affect it.

Administrator Snider said we have targeted a 25% reserve because it gives us room to draw and helps our credit rating by giving us a lower interest rate when borrowing. Administrator Snider said the council policy is to have a minimum 25% in reserve. Alderson Blundy asked what the actual reserve is. Ms. Baxter noted we are above it but we have future projects. She can get that information to bring back.

Alderson Stevens stated that even though we are keeping the tax rate the same, their tax bill will go up. Administrator Snider confirmed the amounts that were previously mentioned.

Alderson Butler stated the levy recommendation seems to be well thought out and it may feel good to take a pass on the increase, but we are just putting the problem later. He cautioned that doing otherwise could end up as a 17% increase. He shared that we have the ability as a home rule body to double the levy and be in our tax rate, but we have chosen not to do that because the Council has made responsible moves to keep it steady. He feels this is good fiscal practice to approve the levy as proposed and he doesn't want to plug the gap with the general fund because it would cut city services.

Administrator Snider stated that our current rate is 5.85% and the average municipality in Illinois is 10%. He stated that Council has done a good job in the past to allow sales tax to pay for everybody. He noted the tax rate in Canton is 13%.

At 6:56 p.m., Mayor Manier closed the public hearing.

Public Comments Leri Slonneger stated that the contractor didn't cover the water line and the pipes froze, the other contractor hit the water line for the 8th time, and "she" was having an art show that day. She stated that they directed people to walk across the street to Breklins to use the restroom, water was being pumped out of the area near the Historical Society and they were pumping it towards her property causing damage. Ms. Slonneger continued by stating that the sidewalks are muddy and people's shoes are getting dirty. There are no dumpsters. She noted an emergency exist and that it took them six months to get a port-o-potty. She also stated that they have two extension cords going in the alley and trucks are driving over them. She stated that the Historical Society asked Mr. Boyer if they had a blueprint to look at to which he replied no. They still have to decide if they have to move their HVAC and windows. She stated that Marlene Miller's expenses will exceed \$100,000 and consideration should be given regarding giving them the \$300,000 they are asking for, as it is making our city look bad.

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 November 20, 2023 Regular City Council Meeting
- B. Acceptance of TIF Joint Review Board Minutes for November 27, 2023
- C. Approve 2024 Meeting Schedules
- D. Worker's Compensation Renewal
- E. Payment Authorization for Hilldale Phase 3 Pay Request #7
- F. Accept Financial Reports for Period Ended October 31, 2023
- G. Acceptance of 2022 Motor Fuel Tax Documentation Review
- H. Payment Authorization for Wastewater Generator Installation Payment Request #1
- I. Trails Edge 9 Surety Reduction

Alderson Brownfield motioned to accept the consent agenda; Alderson Stevens seconded.

Alderson Stevens asked why draft minutes of the Joint Review Board are being accepted when they have not been approved by their board. Mr. Oliphant said this has been the historical practice to approve them before they meet next year. She asked about Item I on the agenda. Mr. Carr shared that developers are required to have a letter of credit from their insurance company that shows the banks what their outstanding surety is. This will free up cashflow and it follows City code. He noted that we are reducing the bond by what they have on the ground, and this is our surety to finish the project should the builder go belly up.

Alderson Blundy said he assumes this is coming from our subdivision code. He read from chapter 152.013 in the code regarding the reduction, noting that requests can be made in writing upon 50% completion of the improvements provided they are serviceable if not complete. He asked if the stormwater features are in place and if Public Works Director Rittenhouse approved them. Mr. Carr shared that the storm sewer has been built with the exception of the detention area. Alderson Blundy asked about the drainage well in the center and if it will be put in during the final grading. Alderson Blundy continued by asking Mr. Carr if it is part of the stormwater features and Mr. Carr shared that the stormwater infrastructure is in place.

Alderson Blundy continued asking Mr. Carr if it was serviceable and if Brian had approved it. Mr. Carr shared that this code was written when Ed was here and he was both the City Engineer and Public Works Director and the inspection would be a responsibility of the City Engineer. As City Engineer, Mr. Carr stated that he approves. Alderson Blundy noted what would be remaining in the bond, and asked how we got that number. Mr. Carr shared that he has the estimate for the entire project, including unit costs, what is complete and the quantities needed. Remaining is about a \$120,000 along with a 20% retainage fee. Alderson Blundy

continued by asking about the concrete streets, noting that the City wouldn't do concrete streets. He asked if \$224,000 is fair market value to finish the concrete streets. Mr. Carr said he could research it. Alderperson Blundy also asked what the Joint Review Board does. Administrator Snider noted that it is a layer of transparency that was put in place 40 years ago and it's an annual meeting to review finances. Administrator Snider said if they deem that the report is not appropriate, they can bring it to the city administrator. He also shared that it is traditionally a short meeting because reports are submitted as projects occur. Alderperson Blundy continued by asking if there was any concern from other taxing bodies about the amount of lost increment revenue. Mr. Oliphant said our TIF is extended to 2033 and we received the approval from each of the taxing bodies. He noted that it was reevaluated a few years ago and they reduced the footprint of the taxing body. Administrator Snider said whatever the perceived loss is of revenue is reimbursed by the state. Most school districts are made whole 80-90% by the state. He stated that they are being made whole by the state.

8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

0 Nays:

Motion carried by roll call vote.

**Announcements/
Awards/Presentations
/Recognitions/
Proclamations
WACC Presentation
and Discussion**

Sherril West, president of the WACC Board thanked Council. She provided a summary of her presentation that is attached and made part of the minutes. She explained:

- Original construction plans and shared a graph
- About \$21 million was received from several entities
- A grant helped funding
- Private citizens and public bodies helped
- \$5 million went to the theater
- \$4.5 million went to the pool
- \$4.5 million went to the gym.
- The library paid their own way
- They have a governance structure made of people who invested, the taxing body and members who donated
- They recruited a varied set of skills noting finance, entrepreneurs, and stay at home moms
- They have an outside annual audit done
- The general manager has a subset of financials
- They have stable leadership though a national search who has been there for 15 years
- They have the simple goals:
 - to keep the promises of the services to be offered
 - provide quality and unparalleled customer service
 - remain fiscally responsible
 - save for the future

She stated that revenue minus expenses should be a positive number and they forecast their capital needs and monitor it with their finances.

Ms. West continued by sharing the following details:

- Fitness and the pool are greatest revenue with about ¾ of revenue but they are very dependent on memberships
- Theater is about 15%
- They knew from the beginning they would need to change the fitness rooms
- Labor and related expenses are almost 65%
- Utilities are 12%
- Repairs are 10%

Mr. Oliphant noted that "event" means "banquet center". Ms. West shared that they determined that advertising it as an event center, received more business than banquet rooms. She continued by sharing:

- a bar graph showing spikes in revenue
- the addition of the south parking lot
- the south plaza with the sculpture
- in 2017 and 2018 they saw declining membership so they visited other similar venues
- they noted that similar theaters get most of their money from donations
- they have a unique partnership with the high school
- they learned everyone is struggling with pools, especially indoor pools
- they went negative during Covid
- the covid money help offset labor costs
- in 2022 and 2023, they are still not back to where they would like to be

Ms. West clarified that they receive very little in donations for the event space and theater.

They have not had an annual drive but asked for targeted donations. Alderperson Blundy asked how donations are managed. Ms. West said they haven't had enough donations to manage through the website.

Ms. West continued by sharing the following details:

- they are about \$100,000 better than budgeted
- they had budgeted \$300,000
- they didn't have their golf outing because they lost their fund developer
- they are struggling to get entertainers to bring people in
- 2019 was their benchmark before Covid
- their membership is 5,900
- the new \$550,000 HVAC system will be delivered tomorrow
- they will stretch out the second system for another year and it will likely cost more to replace it due to inflation

- staff wants to increase membership by 5%
- theater use should increase but the quality of the renter is a concern
- employee related costs are going up
- supply costs are going up
- they have new people who are working hard
- they have a fund development plan
- the use of the pool by the high school is successful
- they have been talking about if the pool is worthwhile
- they are still very fitness centered
- they are interviewing three new board member
- they are trying to reactivate the senior center
- people come here because of Five Points
- an estimated 8 million people have come through their doors in 16 years
- the population 20 years ago was 11,000 and now it is over 15,000
- she believes the Five Points has helped property tax and sales tax
- she believes they have contributed to the economic growth of the city

Aldersonperson Stevens asked how many fitness center memberships are from within the city. Ms. West shared that about 30% are residents and they set their prices to be competitive.

Aldersonperson Blundy asked what they are requesting. Ms. West said they would like to see the payments go away if the safety net is not needed. She explained that she had asked Council to set aside \$75,000 to help draw entertainers to come to the area. Aldersonperson Blundy asked about the depreciation. Ms. West said there is about \$600,000 in depreciation. She noted a \$300,000 bill for an upgraded speaker system and an internet comment spoke poorly of the carpet. Aldersonperson Martin asked if any government groups pay for their staff to have memberships. Ms. West shared that each taxing body created a unique contract and noted the park district thought they would have a yearlong swim team but they don't, so they asked to change their "pseudo dollars". Aldersonperson Blundy asked who the competitors for the event space are and Ms. West said Countryside, but she is also a caterer that Five Points uses. She noted smaller venues that can be broken down into 150 room occupancies and the patio which holds about 125 seating. Aldersonperson Blundy stated that she wouldn't want another event space coming to town. Ms. West stated that she thinks a healthy city is better for all of us.

Mayoral Communications

Mayor Manier thanked Ms. West and introduced Five Points board representative, Aldersonperson Brownfield who offered they bring a discussion to the next Committee of the Whole meeting. Everyone expressed their favor. Mayor Manier noted that he was here when it started and he wishes that he could be there more often. He feels it is a godsend. He hears throughout the state how nice it is.

Grant/North Safe Routes to Schools Engineering Agreement Amendment

City Administrator Snider introduced City Engineer Carr who provided the following details. Mr. Carr explained that this is an amendment to the original amendment. He noted previous uncertainty as to which side of the road IDOT would allow the path. He also noted that it was better to wait on the land acquisition. Mr. Carr shared that this will allow Terra to look at easements and right-of-way spaces for the placement of the sidewalk on the south/southeast side of the road. He shared that they sent a public outreach letter to residents and the majority wanted it in that location.

Aldersonperson Stevens motioned to approve; Aldersonperson Smith seconded.

Aldersonperson Stevens asked about the response and Mr. Carr said he received ten letters that were rejected but otherwise had a good turnout. Mayor Manier noted that sometimes it is a 50/50 split between neighbors but this was not.

8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

0 Nays:

Motion carried by roll call vote.

Purchase Authorization for Street Sweeper Replacement

City Administrator Snider introduced Public Works Director Rittenhouse who provided the following details. Mr. Rittenhouse shared that this was discussed at the November Committee of the Whole Meeting, and staff recommends replacing the street sweeper in FY 24-25 and enter into an agreement with EJ Equipment for a trade-in value in 5 years. This would allow the City to have a new unit every five years and give the City the option to trade it in, potentially saving on costly repairs and downtime that occur. The agreement requires the City to have a technician inspect the sweeper twice a year and complete repairs with O.E.M parts. The City is not obligated to trade it at the end of the agreement and can keep it longer if they see fit.

Aldersonperson McIntyre motioned to approve; Aldersonperson Adams seconded.

8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

0 Nays:

Motion carried by roll call vote.

223 Property Field Tile Repair

Administrator Snider introduced City Engineer Carr who shared the following details. He explained that after the 223 property was bid out, the farmer asked about fixing field tile problems. Mr. Carr added that he received information where the tile would be placed. Mr. Carr noted the tile has failed draining from Nofsinger Road to the east leaving cattails in the area, some tiles were removed as part of the Nofsinger realignment project and the existing tile system was not sized big enough to convey the flow. The contractor is familiar with the tile system and has done previous work on the property. \$25,630 will be paid from Fund 409.

Aldersonperson Brownfield motioned to approve; Aldersonperson Adams seconded.

Aldersonperson Martin noted the potential to farm this area for years.

Alderson Stevens asked if it was damaged by the new construction and why we are footing the cost. Mr. Carr explained that they couldn't put the new road in place as it needs to go where the tile is currently.

8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

0 Nays:

Motion carried by roll call vote.

2nd Reading Administrator Snider provided the following ordinance for consideration:
Ordinance: **Synopsis:** Adoption of this ordinance would approve an agreement with Grist Mill Ventures, Walnut Street LLC and CL Real Estate Group, LLC for the redevelopment of the 120 and 126 Walnut Street properties.
(Ordinance 3515) **Title:** Approving 120 and 126 Walnut Street Redevelopment Agreement

Alderson Blundy motioned to table this item; Alderson Stevens seconded.

Alderson Blundy stated that we have an agreement but have done a bad job of sticking with dates. He said we should have discussed and amended the agreements. Alderson Blundy expressed concern for the lack of a firm date and when the developer will start the project. He stated that this is asking us to put \$300,000 towards a project with no dates. He feels this will handcuff the money and asked who does this. He stated that if he went into work with an agreement like this, it would be the last. He asked how they will justify what will be collected for the home rule tax and the state tax. Alderson Blundy then asked Mr. Oliphant if the developers have shared how they came up with these businesses. Mr. Oliphant shared that this is based on the history of other businesses. Alderson Blundy stated that he did math and can only assume it is on the banquet side. He continued by stating that with home rule tax, they will collect \$666,000 up to \$1.25 million after a state tax. He stated that it is a hell of a lot of sandwiches that will be served out of that banquet facility. He expressed his concern and asked why would we not put some language to give target dates and we need some sort of claw back if they don't reach their targets. Alderson Blundy continued by stating that regarding competition, Five Points is going to ask to support the banquet center and now this will also be an ask. He expressed that he is not in favor and noted an 83% subsidy. He feels it isn't fair to Countryside, Five Points, Tres Rojas, The Blend or other banquet facilities.

Alderson Admas expressed appreciation for those who developed the contract and asked for staff's clarification. Mr. Oliphant shared that the reason they didn't put dates in this contract is due to how the first contract was handled. He reminded Council that this is only to be paid after project completion. They didn't want to include specific dates in case they could not be met.

Alderson Adams explained that if they don't stay in business, they won't be paid. He shared that he is in favor of the agreement, having grown up in this area. He feels we need people going to the Square, shopping and getting gas. Alderson Adams stated that he would like to have Marlene come talk about any issues with her building. He feels this is a great project and supports the developments on the Square.

Alderson Butler questioned the intent of Alderson Blundy's leading questions directed to Ms. West, stating that it was obvious, and Ms. West did not go for the bait. He stated that competition is healthy, questioning Alderson Blundy's previous support using TIF funds for a gas station when we have other gas stations in town. Alderson Butler stated that the TIF District is an economic tool, we have two deteriorating buildings and if this developer doesn't develop them, no one will. He feels we need to move forward. He feels there has been discussion outside of council chambers.

Alderson Stevens feels this all revolves around the brewpub and we need the brewpub built. She stated that these are supplemental, and she doesn't understand the hurry to do this when the first one isn't done. She noted TIF funds given to the Heiders, stating that it didn't work out. She stated that this creates three full time jobs and an event center doesn't produce sales tax. Mayor Manier said if you look at the other project by this developer in another town, three restaurants moved in across the street from them before they were done. Mayor Manier noted that something could open in the Prep Freeze Cook building before the brewpub is done.

Alderson Martin stated that he doesn't have a problem with the dates because the payments take place after completion. He thinks the whole purpose is to clean it up to bring other businesses and he is only concerned that \$300,000 seems like a lot. He continued by stating that we have this money for businesses, so developers should get a business plan and come to town. He noted there is a risk but he thinks they should lean towards taking those risks.

Alderson Stevens noted the buildings that Mayor Manier mentioned in other towns are in existing buildings and she doesn't see anything happening in towns where they started from the ground up.

Mayor Manier expressed legal concerns with discussing Lasalle due to a lack of knowledge with contractor issues.

Mr. Oliphant clarified the \$350,000 request by stating it can be looked at it in two ways: 1) the request is \$350,000 out of the \$424,000 eligible interior and exterior improvements; or 2) it is 28% of the overall \$1.25 million dollar investment to the TIF eligible buildings. He noted that the agreement was structured so that the funding is only available for the eligible expenses.

Alderson Brownfield stated that he trusts staff and what they are doing and feels this is the time to move forward.

Alderson Butler said this is unlike any TIF development that we have, noting that Tangled Roots has forgone rent on that property and this is a different financial proposal than anything we have done in the past. There is nothing out of the ordinary to ask for a percentage of the project. He noted that we have contributed much higher percentages to other TIF projects.

Alderson Blundy stated that he is not against a development there and he will get over the amount requested. He stated that this agreement is B.S. and we are holding nobody accountable. He expressed his approval of the terms feels and there is nothing to protect the

taxpayer money. He feels we are a year out before he can have a beer there. He stated that they own these buildings and they won't walk away from them, they are stuck with them, they aren't going to sell them and nobody wants to buy them.

Aldersperson Adams noted that the developer presented and explained that they are urgent because they want to make it look good and start making revenue. He also stated that Aldersperson Blundy keeps saying there are no protections, but they get zero money until it is all done, noting the payment schedule. They explained they want this opened before the brewpub. Aldersperson Blundy challenged Aldersperson Adams stating that we said there is 10-12 year return on the investment that is based on the sales tax, and what if they don't hit that, what is our protection. Aldersperson Blundy stated that if they are that urgent, then put it in the damn agreement.

Aldersperson Martin stated he is going to vote no on tabling this because Aldersperson Blundy is just a "no vote".

2 Ayes: Blundy, Stevens

6 Nays: Adams, Brownfield, Butler, Martin, McIntyre, Smith

Motion to table failed by roll call vote.

Aldersperson Adams motioned to approve the agreement; Aldersperson Brownfield seconded.

6 Ayes: Adams, Brownfield, Butler, Martin, McIntyre, Smith

2 Nays: Blundy, Stevens

Motion to approve the agreement carried by roll call vote.

1st Reading Administrator Snider provided the following ordinance for consideration:
Ordinances: **Synopsis:** Adoption of this ordinance would abate the property tax levy for the General
Tax levy Obligation Bond, Series 2023
Title: Approving Abating the 2023 Tax Levy in Connection with the \$4,735,000 General Obligation Bonds, Series 2023

1st Reading Administrator Snider provided the following ordinance for consideration:
Ordinances: **Synopsis:** Adoption of this ordinance would set the 2023 property tax levy.
levy **Title:** Approve Levying the Annual 2023 Municipal Property Tax
Aldersperson Stevens asked if she missed the Police Pension Board recommendation. Ms. Baxter shared that it was brought to the previous Committee of the Whole meeting and it was also in the memo.

1st Reading Administrator Snider provided the following ordinance for consideration:
Ordinances: **Synopsis:** Adoption of this ordinance would utilize home rule authority to exclude the City
Paid leave from the Paid Leave for All Workers Act.
Title: Approving to Opt-out of the Paid Leave for All Workers Act

Administrator Snider explained that the state provided this bill that was approved to provide all employees in the State of Illinois with one hour of paid time off for every 40 hours worked. He noted that the Illinois Municipal League tried to find ways to limit the obligation by suggesting an opt-out process. He shared that because we are Home Rule, we can opt out. Administrator Snider shared that our benefit structure covers this. He feels this doesn't meet the goal of the statute to address minimum wage workers. He also outlined issues where we would be put in the situation that we couldn't control employees time-off. He noted that our part-time employees will still have time off, and this will help avoid any type of payout of the unused areas.

Aldersperson Blundy said he hasn't had time to review this and understand it. He asked that we put it on the Committee of the Whole agenda for discussion. He feels this may be an opportunity to provide staff with extra benefits, although it will help control staff leave. He shared that his gut reaction is to not opt out.

Administrator Snider said every Home Rule municipality that he is aware of has approved this, but our Council can choose otherwise.

Aldersperson Brownfield shared that an employee doesn't have to give any lead time for time off and they can walk off the job without warning. He noted issues with time off in contracts and the need to deduct it off what they bargain for.

Aldersperson's Comment Aldersperson Stevens referred to Aldersperson Butler's comment saying people were talking outside of the meeting and the comment regarding losing rental income at the brewpub. She stated that back in 2021, people talked about the development outside of the meeting, then it was hurry up and vote but now it is nothing. She is concerned for the people losing money. Aldersperson Blundy noted the Safe Routes project for North Street, and asked if Safe Routes funding was used for Eagle. Mr. Carr shared that Eagle Avenue from the school to Bus RT24 will be locally funded. He noted Safe Routes funding for Grant Street and RT8 and Elgin where Bobolink ended to Grandyle then going to the bike path. Aldersperson Blundy asked about the Economic Development Fund and how it is communicated. Mr. Oliphant shared that it hasn't been advertised. Aldersperson Blundy said he has gone around to business to tell them it is available. He heatedly asked what the hell did we do the economic fund for if we aren't going to do anything about it. He further asked that with budget season coming up again are we going to dump another \$200,000 into it? Aldersperson Brownfield said when people do ask about it, he shares how to get assistance and help. He stated that he doesn't go door to door and say we have some money. Aldersperson Blundy noted the TIF is broadcasted and Aldersperson Brownfield noted the parameters of the TIF district. Aldersperson Blundy said we need to do a better job of advertising. Mr. Oliphant stated that they are open to hearing ways to broadcast it. He also noted there is an enterprise

zone that covers nearly every non-residential property, including the TIF district, that has been a very successful tool.

Aldersperson Blundy asked if we can have it on the next Committee of the Whole meeting agenda.

Aldersperson Martin congratulated the WCHS chess team who are going to State on Saturday.

Executive Session: At 8:43 p.m. Aldersperson Martin motioned to move into executive session; Aldersperson McIntyre seconded.

8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens

0 Nays:

Motion carried by roll call vote.

Citation(s): 5 ILCS 120/2(c) (2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

Adjournment At 9:55 p.m. Aldersperson McIntyre moved to adjourn; Aldersperson Smith seconded. Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk

December 4, 2023
City Council



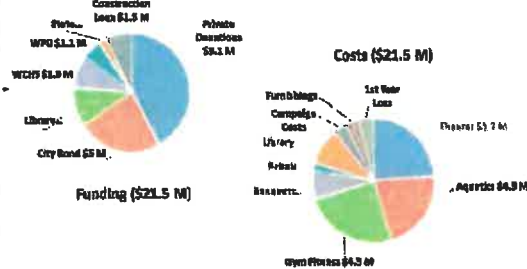
1

Construction & Governance
Sixteen Years Management
Current Outlook
What does City get?



2

Original Construction



3

Governance Structure

Board populated by those invested
Recruit various skill sets for board
Processes documented in by-laws
Current and past board make-up
Annual audit



4

16 Years Success Story
Stable Leadership...GM & Bus Mgr
Simple Goals

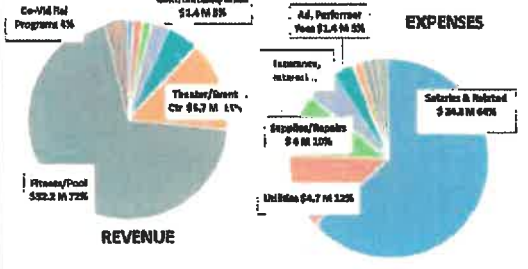
- Keep Promises for Services to be Offered
- Provide Quality & Unparalleled Customer Service
- Remain Financially Responsible & Save for Future

October 1 Sweet Sixteen Banners

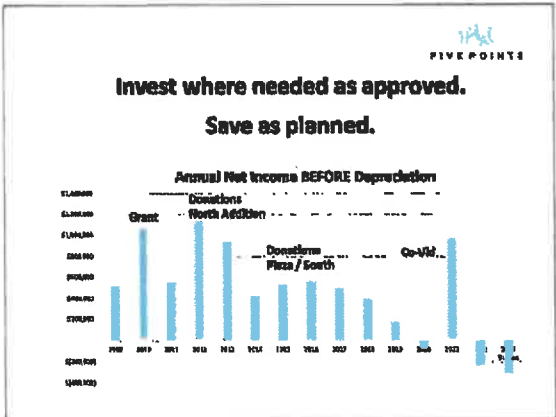


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Operations 2009 - 2022



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Current 2023 Outlook

2023 estimated to be better than budget...but still a loss of \$200,000+ before depreciation... and still significantly worse than 2019.

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Current 2023 Outlook

Fitness membership... 5900 vs 7000 in 2019

Theater/event center... 75% of 2019

Aquatics capital expense \$.5 M December

Inflation driving labor and most other costs

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2024 Budget Outlook

Revenue: Membership related + 5%
Theater/Events + 50%
Contributions + 150%

Expenses: Employee Related + 10%
Supplies/Services + 32%
(\$78,000) (loss) before depreciation

Good improvement...but still short of our 2019 results

Large capital needed...another \$.5 M

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Outlook Beyond 2024

Good News:

We wisely saved in earlier years.
Staff has been learning from other venues.
Operational leadership of functional areas working hard.
We have a fund development plan.
WCHS use of pool has been successful.

Bad News:

Cash position flat to declining due to capital requirements for aging infrastructure.
Still VERY fitness center dependent.

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What does the City get from Five Points Washington?

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What does the City get from Five Points Washington?

We have a gathering place...a community for well-being...fitness, the arts/culture, family events, a place for our young and old to learn, grow, and keep relationships going.



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What does the City get from Five Points Washington?

This city is the envy of some of our neighboring communities...because of what Five Points Washington has allowed us to become individually and together.



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What does the City get from Five Points Washington?

Realtors: "People move here because of schools and Five Points."

People who come to Five Points shop in our city while they are here.

So...



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What does the City get from Five Points Washington?

Whatever the growth in the property tax base is, some of it is because of Five Points.

Whatever the growth in sales tax is, some of it is from visitors at Five Points Washington.



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Growth in property tax base.

Sales Tax from visitors to the facility.

Our Request



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