



City Council Meeting Minutes
Monday, September 16, 2024 at 6:30 p.m.
Fire Department Training Room - 200 N. Wilmor Road, Washington, Illinois

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

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

Also Present Planning and Development Director Jon Oliphant, City Engineer Dennis Carr, Public Works Director Brian Rittenhouse, Police Chief Mike McCoy, City Treasurer Carol Crocker, City Clerk Valeri Brod, City Attorney Derek Schryer and Press

Approve Remote Attendance Alderperson Smith motioned to approve the remote attendance of Alderperson Martin; Alderperson Adams seconded.
6 Ayes: Adams, Blundy, Butler, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

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

Audience Comments Ben Underhill from Painters Local 157 spoke in opposition of awarding the painting of Water Tower #2 to LC United. He delivered packets to staff. He noted the local president came to previous meetings highlighting prevailing wage issues. He noted that the City is required to follow the Prevailing Wage Act and violators must repay lost wages. He shared that if a contractor violates the prevailing wage act twice, they can be disbarred. He stated that this company is not registered to work in the State of Illinois. He feels the decision is up to the City but they can't complain if there are issues.
David Arvio shared that he is a union member and works out of Aurora in the compliance department and did research regarding LC United and found violations. He said he is trying to make municipalities aware that the low bidding companies sacrifice safety. He feels this could lead to other companies doing the same thing. He feels there are liability risks and noted that they are working to rectify issues with this company and the State of Illinois.

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

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

- A. Approve Minutes of the September 3, 2024 Regular City Council Meeting
- B. Approve Bills & Payroll
- C. Accept Financial Reports for Period Ended July 31, 2024
- D. Approve Washington Commercial Building and Property Improvement Grant Program Pay Request - Countryside Banquet & Catering, 659 School St
- E. Payment Authorization for Freedom Parkway Pay Request #1
- F. Payment Authorization for Catherine Phase 1 Request #2

Alderperson Adams motioned to accept; Alderperson McIntyre seconded.
Alderperson Stevens noted the standing committees were eliminated. She shared that she can't find the Sewer Fund Reserves. Finance Director Baxter shared that the information is in the treasurer report that was provided and the numbers are reflected as of July 31st. She noted that it is found on the last page under Enterprise Funds. She noted that reserves are an ongoing situation, and our reserves are anything over 25% of what is budgeted for the year. Ms. Baxter further shared that the City is about \$4-4.5 million in reserve right now. Alderperson Stevens shared that she doesn't know what the policy is and asked about the Washington 223 Development as well as the Nofsinger Realignment Project shown in Bills and Payroll. Ms. Baxter shared that the 223 Fund had some expenses from the from the Nofsinger Realignment that were captured in that fund and it is a dual-purpose fund, created when they purchased the property. Alderperson Stevens didn't know there was money in the 223 Fund but noted the City paid for the construction engineering for Nofsinger. Ms. Baxter explained that we have a grant that reimburses us for the project but it is initially paid from the general fund then reimbursed. Alderperson Stevens asked about Mr. Snider's going away party. Ms. Baxter noted there are funds set aside under miscellaneous expenses for such items. Alderperson Stevens asked Ms. Baxter to provide her with an itemized list and Ms. Baxter explained that it is provided to Council when they are approving the yearly budget in details. Alderperson Stevens noted that Council was not invited to Mr. Snider's party. Alderperson Blundy feels \$500 for the going away party is a lot.

7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens

0 Nays:

Motion carried by roll call vote.

Mayoral Communications: Nothing provided at this time.

Proclamation: Mayor Manier read a proclamation proclaiming September 26, 2024 as: Washington Historical Society "Roots" Celebration Day in honor of Joyce Blumenshine.
Washington Historical Society "ROOTS" Celebration Alderperson Stevens motioned to accept the proclamation; Alderperson Smith seconded.
7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Proclamation: Mayor Manier read a proclamation proclaiming October as "Breast Cancer Awareness Month" and "October 13, 2024 as Metastatic Breast Cancer Awareness Day."
Breast Cancer Awareness Month Alderperson Smith motioned to accept the proclamation; Alderperson McIntyre seconded.
7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Appointment of Dennis Carr as Acting Liquor Control Commissioner Alderperson Adams motioned to approve; Alderperson McIntyre seconded.
Alderperson Blundy shared that code states the mayor is the liquor control commissioner. Mayor Manier noted that the City chose to create a commission in lieu of having only the mayor make all the decisions and Attorney Schryer explained that the code Section 32.50 was enacted in August of 2014. Alderperson Blundy asked about code 112.31 and asked if he could make a motion. Attorney Schryer stated that it wouldn't be appropriate because it is not on the agenda. He further shared that they can review the code for inconsistencies and present at a later meeting. The words commission and commissioner were briefly discussed. Alderperson Adams clarified that his motion is to appoint Dennis Carr on the Liquor Control Commission; Alderperson McIntyre seconded.
7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Appointment of Joanie Baxter as Acting Budget Officer Alderperson McIntyre motioned to approve; Alderperson Smith seconded.
Mayor Manier feels this is a good choice because Finance Director Baxter does the budget items, and he verified the appointment with IML. Alderperson Blundy noted that the code mentions the requirement of an oath and a bond. Finance Director Baxter shared that she is already bonded, and the premium comes to Council on an annual basis. Alderperson Blundy noted that code refers to compensation. Ms. Baxter shared that code allows for Council to set compensation but they have never done it since she has been with the City. Alderperson Blundy requested that the references to compensation be removed from the ordinance. Ms. Baxter explained that the code does not dictate what the compensation is and allows Council to determine it, similar to not specifying the amount for water rates in the code.
7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

City Administrator Communications: Planning and Development Director Oliphant introduced Public Works Director Rittenhouse who shared that staff contracted Dixon Engineering to help assist with painting specifications and bidding assistance. Staff held a bid opening on August 27th, and LC United was the lowest bidder at \$251,000. They are recommended by Dixon and staff recommends approving \$285,000 for any unforeseen issues they may find.
Bid Award - Water Tower #2 Painting Alderperson Adams motioned to approve; Alderperson Butler seconded.
Alderperson Stevens noted infractions that were stated, and Mr. Rittenhouse had done research. She noted that companies must pay prevailing wage. If they are not paying prevailing wage, it would be on them because we have stated the requirement. She feels we have done our due diligence. Alderperson Blundy read code pertaining to prevailing wage and bidding requirements. City Engineer Carr explained that our requirements are based off the spending policy and home rule communities can set their own value. We are still required to choose the low bidder. Alderperson Blundy feels we need a policy, and he found some municipalities have a responsible bidder ordinance. He noted the communities of Rock Island, Joliet, and Elgin as examples. Engineer Carr referred to them as "collar communities" and explained that looking at communities further out would be more realistic. He suggested looking at closer communities like Peoria where their code states that bidders must be in good standing with the Secretary of State. Alderperson Blundy asked if there was a need to approve this quickly and Mr. Rittenhouse explained that waiting too long would also require sandblasting which they are trying to avoid. He also noted that the bid is good for 60 days. Alderperson Stevens thinks this is worthy of discussion and wants to prevent this in the future. Alderperson Martin appreciates the public for sharing concerns but noted that the engineering company still recommends them.
5 Ayes: Adams, Butler, Martin, McIntyre, Stevens
2 Nays: Blundy, Smith
Motion carried by roll call vote.

Farm Creek Trunkline Sewer Engineering Discussion Mr. Oliphant introduced Engineer Carr who shared that this item was brought forth at the Committee of the Whole meeting. He noted that we no longer have a contract with Strand Engineering and staff is looking for further discussion. Alderperson Martin recommends having Engineer Carr meet with the landowners to see about moving forward. Alderperson Adams agreed. Alderperson McIntyre feels it is important that the engineer is involved. He expressed concern for engineering if the plan changes. He would like staff to start talking to landowners. Alderperson Blundy asked if this vote is to simply retain Strand. Engineer Carr shared that staff is unsure about Council direction. Alderperson Blundy agreed about meeting with the landowners. Alderpersons Butler and Adams are in favor of reengaging with Strand. All agreed to move forward with Strand. Engineer Carr feels the direction he has been given is to meet with the property owners and he hopes there is a path forward after the meeting. Alderperson McIntyre noted the need for an engineer to help develop a supplement to the agreement for any future design work. Engineer Carr shared that he is confident that we are moving forward but doesn't have any direction on what to put in the contract. He noted a huge price difference between multiple options. He expressed the need for direction to develop a scope for the project. He also noted that the budget may run out. Alderpersons Stevens and Blundy would like the landowner meeting before they discuss scope. Mayor Manier apologized to Engineer Carr for lack of direction. Alderperson McIntyre feels they gave direction to meet with the landowners to see they can agree. He confirmed the direction to continue to use Strand and have a meeting with the landowners. He noted the many different options and the diversion around the big project. Engineer Carr said he and Mr. Oliphant will meet with the one property owner who has many issues and noted that it might involve eight more property owners. He hopes the property owners are willing to compromise.

Bid Award - Project 5 Cedar Street Storm Sewer Improvements Mr. Oliphant introduced Engineer Carr who shared that staff solicited bids to upgrade the storm sewer southeast of the square. The base bid for this project will include the placement of a new storm sewer, manholes, and asphalt on roadway. He further shared that this area uses a 12-inch pipe and is underserved. One of the estimates went through private property which would require the need to secure an easement and would affect the tree line. They recommend keeping it in the City owned roadway which wouldn't require easements. Engineer Carr noted a few changes to make the project cheaper. Staff recommends the approval of both the base bid and Alternate A, for \$ 3,398,988.01 to Stark Excavating. Alderperson Adams motioned to accept; Alderperson McIntyre seconded.
7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

IDOT Special Bridge Program Mr. Oliphant introduced Engineer Carr who shared that IDOT has released a Notice of Funding Opportunity for their Illinois Special Bridge Program. The only bridge that would qualify for this program is the Jefferson Street Bridge. The current solicitation is for state fiscal year 2030 projects. Some districts allow you to advance the project in the IDOT program if you have it ready for construction and there is room in the program to advance it. The program is an 80/20 split with the local share being the 20%. The bridge has a rough estimated cost of \$1.5 million but we would look to have a structural engineer prepare an estimate. Alderperson Smith motioned to accept; Alderperson Adams seconded.
7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

First Reading Ord: Planning and Development Director Oliphant presented the following ordinance for review:
Washington Hist. Society TIF Redevelopment Agreement, 128 Washington Square **Synopsis:** Adoption of this ordinance would approve a TIF redevelopment agreement with the Washington Historical Society for the redevelopment of 128 Washington Square.
Title: Washington Historical Society TIF Redevelopment Agreement, 128 Washington Square
Mr. Oliphant noted that after he prepared the draft agreement and memo, the Historical Society submitted additional costs for window work. The total cost was \$27,275.90 but the actual cost for the window work was a little more than \$400 of the estimate. This increases the total requested amount to \$27,721.99.
Alderpersons McIntyre and Smith said they are happy to include the increase. No one objected when asked. Council direction was to amend the agreement to include the increase in costs.

First Reading Ord: Planning and Development Director Oliphant presented the following ordinance for review:
Request by Richard F. Reichel, Sr. Declaration of Trust to Disconnect Part of a Parcel on S. Cummings Lane **Synopsis:** Adoption of this ordinance would de-annex approximately 1.351 acres from a 17.05-acre parcel owned by the Richard F. Reichel Sr. Declaration of Trust on S. Cummings Lane from the City of Washington corporate limits.
Title: Request by Richard F. Reichel, Sr. Declaration of Trust to Disconnect Part of a Parcel on S. Cummings Lane
Mr. Oliphant explained that the owner is interested in subdividing a part of his property to give to his neighbor to the south, but the 17-acre tract is in city limits and the receiving property is not. The City would need to support disconnecting the property to allow it to be connected to the southern property. He noted water from footing tiles in this area and normally we wouldn't support losing property, but this is very minimal. Alderperson Blundy noted there are properties that are not in the city but are surrounded by the city. He also discussed the road maintenance and responsibility of the portion north of and adjacent to this property. Mr. Oliphant shared that there may be an arrangement with the township. Alderperson Blundy feels we should annex pockets of property if they are surrounded by the city. Mr. Oliphant stated that State Statute allows it but this particular property would not qualify. Alderperson Stevens noted the snow route only goes through the English Oak subdivision.

First Reading Ord: Planning and Development Director Oliphant presented the following ordinance for review:
Intergovernmental Agreement for Animal and Rabies Control between the City and Tazewell County **Synopsis:** Adoption of this ordinance would authorize the approval and execution of an Intergovernmental Agreement with the County of Tazewell pertaining to animal and rabies control services.
Title: Intergovernmental Agreement for Animal and Rabies Control between the City and Tazewell County

Second Reading Ord: Planning and Development Director Oliphant presented the following ordinance for consideration:
3547 (28-24) Authorize Donation/Sale of Items and Property as Surplus Property **Synopsis:** Adoption of this ordinance will authorize the sale of one used International 7400 Truck, commonly known as LIN #2 designated as "surplus property".
Title: Authorizing the Donation and/or Sale of Various Items and Property Owned and Used by the City of Washington Designated as Surplus Property
Alderson Adams motioned to accept the proclamation; Alderson Smith seconded.
7 Ayes: Adams, Blundy, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.
Alderson Stevens shared that she doesn't recall people taking over roles in the absence of an administrator. She noted that code states the mayor should assume all duties. Mayor Manier feels that Washington has a great staff and noted it will take longer to find an administrator. Alderson Stevens asked who she would go to if she has a question. Mayor Manier said most questions can come to him but department heads will handle their roles, such as Engineer Carr and Planning and Development Director Oliphant who will meet with landowners regarding the trunkline.

Alderson Comments Alderson Blundy asked about a Fire Department contract update. Mayor Manier noted that a meeting is scheduled to take place while he was at IML but Alderson Adams and Chief McCoy would like to reschedule it for the following week. Alderson Blundy asked if the ladder truck needed to get ordered to get a discount and feels they need to discuss it sooner. Chief McCoy shared that the decision regarding a new ladder truck hasn't been made. Alderson Blundy recalled that the truck needed to be ordered by the end of October. An audience member said the contract will increase by \$45,000 and 2% each quarter if not signed. They then have a four year wait on delivery. Alderson Blundy would like it discussed at the next meeting. Mayor Manier hopes to have more information at the next meeting.
Alderson Smith asked for updates regarding the fire escape on Marlene Miller's building. Mr. Oliphant shared that they are meeting with engineers to develop an alternative that would meet life-safety issues and as well as her trash cans. He noted that the City is not involved in the financial aspect of it.

Exec Session At 7:43 Alderson Adams motioned to go into executive session and Alderson McIntyre seconded, to consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees in compliance per 5 ILCS 120/2(c)(1)

Adjournment At 8:20 p.m. Alderson Adams moved to adjourn; Alderson McIntyre seconded. Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk