



City Council Meeting Minutes
Monday, August 18, 2025 at 6:30 p.m.
Five Points Banquet Room - 360 N. Wilmor Road, Washington, Illinois

Call to Order Mayor Lilija Stevens called the regular meeting to order at 6:30 p.m., with a quorum present. She explained that everyone was wearing blue shirts to recognize Washington's bicentennial celebration.

Roll Call *Present:* Alderpersons Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith

Also Present City Administrator/City Engineer Dennis Carr, Finance Director Joanie Baxter, Planning and Development Director Jon Oliphant, Public Works Director Brian Rittenhouse, Police Chief Jeff Stevens, City Clerk Valeri Brod, City Treasurer Carol Crocker, City Attorney Mark Walton, and Press

Pledge of Allegiance Mayor Stevens led the Pledge of Allegiance.

Proclamation Mayor Stevens welcomed City Clerk Brod to read a proclamation recognizing the St. Jude Washington to Peoria Satellite Run for their exceptional fundraising efforts on behalf of St. Jude Children's Research Hospital.
St. Jude Washington to Peoria Run
Alderson Moss motioned to approve; Alderson Sluder seconded.
8 Ayes: Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith
0 Nays:
Motion carried by roll call vote.

Chelsea Williams thanked the city for the proclamation and shared that Washington is an amazing run who is supported by the community. They feel blessed and thankful for the opportunity. Their efforts aim to find a cure for childhood cancer.

Proclamation Mayor Stevens read a proclamation recognizing the 24 years of service and dedication of former mayor Gary W. Manier.
Mayor Gary W. Manier Recognition
Alderson Martin motioned to approve; Alderson McIntyre seconded.
Alderson Martin thanked Gary Manier and his family as well as Caterpillar for allowing him to be present for his community in the time of need.
8 Ayes: Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith
0 Nays:
Motion carried by roll call vote.

Mayor Stevens shared that Gary Manier provided a correspondence explaining that he could not attend tonight's meeting due to a previous commitment. She shared that this proclamation was provided with short notice.

Mayor Stevens thanked the Bicentennial Committee for the drone show, sharing that it was successful. She shared that the parade, Bark-centennial and Balloon Glow at Tres Rojas were also successful. Alderson McIntyre agreed and felt the events were outstanding and a great tribute to the city. Mayor Stevens recognized the Park District and Chamber of Commerce for their work on the parade.

Audience Comments None provided

Deletions/Additions None provided

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

- A. Approve August 4, 2025 Regular City Council Meeting Minutes
- B. Approve Code Enforcement Administrative Adjudication Hearing Officer Re-Appointment
- C. Approve Catherine Phase 2 Request #2
- D. Approve Washington Police Evidence Storage Pay Request #5
- E. Approve TIF Pay Request #10 - Tangled Roots, 140 Washington Square
- F. Approve Purchase Authorization - 700 Woodland Trail Storage Building Siding and Roof Repair
- G. Approve Bills & Payroll
- H. Accept Police Pension Fund Annual Report for the Fiscal Year Ending April 30, 2025 (Unaudited) per 40 ILCS 5/3-141 -- Corrected

Alderson McIntyre motioned to approve the consent agenda; Alderson Ernst seconded.
8 Ayes: Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith
0 Nays:
Motion carried by roll call vote.

**Mayoral
Communication**

Mayoral Appointments

Mayor Stevens shared the following appointments to boards and commissions:

1. Appointment of Jennifer Essig, John Edward Norlin, and Adam Rankins to the Historic Preservation Commission

Aldersperson Smith motioned to approve; Aldersperson Johnson seconded.

8 Ayes: Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith

0 Nays:

Motion carried by roll call vote.

2. Appointment of Katie Beale, Lisa Sherman, Brian Tibbs, and Randey Wall to the Tree Board

Aldersperson Smith motioned to approve; Aldersperson McIntyre seconded.

8 Ayes: Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith

0 Nays:

Motion carried by roll call vote.

**Recap of August Let's
Talk Washington**

Mayor Stevens thanked the Historical Society for providing the space for the August Let's Talk Washington event. Over a dozen people attended. She is currently planning the September event and information will be provided on the city's website.

Mayor Stevens recognized the Washington Fire Department and Brian Barron who were also recognized by Illinois Fire Marshal for their installation of 1,000 fire alarms.

**City Administrator
Communication
Council Report and
Electric Aggregation
Update**

City Administrator/City Engineer Carr, opened the floor for questions. He shared that the city-wide space study selection committee interviewed three top firms. After discussion, they felt one firm had an advantage and will start negotiations with them. They interviewed FGMA, Williams Architects and Dewberry.

Regarding the Electric Aggregation Update, Administrator/City Engineer Carr, shared that the negotiations got aggressive quickly and they locked in numbers for our area which also includes Peoria and other communities.

**Resolutions
R-1441 (17-25)
Nuisance Abatement
Code Amendment**

City Administrator/City Engineer Carr presented the following resolution for consideration:

Synopsis: Approval of this ordinance would reduce the amount of time to pay for nuisance abatement charges from 45 days to seven days. **Title:** Nuisance Abatement Costs Payment Timeline Reduction Code Amendment

Aldersperson McIntyre motioned to approve; Aldersperson Smith seconded.

8 Ayes: Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith

0 Nays:

Motion carried by roll call vote.

**First Reading Ord:
Special Use Request by
Katie and Kevin Beale
for Residential Non-
Owner-Occupied Short-
Term Rental at 301 S.
Main Street**

City Administrator/City Engineer Carr presented the following ordinance for consideration:

Synopsis: Adoption of this ordinance would allow for a non-owner-occupied short-term rental to operate at 301 S. Main Street. **Title:** Special Use Request by Katie and Kevin Beale to Allow a Residential Non-Owner-Occupied Short-Term Rental at 301 S. Main Street

**Second Reading Ord:
3594 (29-25) 101
Washington Square TIF
Redevelopment
Agreement**

City Administrator/City Engineer Carr presented the following ordinance for consideration:

Synopsis: Adoption of this ordinance would approve a TIF redevelopment agreement with Washington Square Condominium North Unit Owners Association for the redevelopment of 101 Washington Square. **Title:** 101 Washington Square TIF Redevelopment Agreement

Aldersperson Martin motioned to approve; Aldersperson Moss seconded.

Aldersperson Blundy is curious how much the property has received over the years. Regarding the grant for the brewpub and event space. Planning and Development Director Oliphant shared that it is in the process of being sold and should close within the next 40-45 days. The new owner plans to continue the development where they left off but it is speculative. He explained that if they continue with the same agreement, it will still apply and they are trying to have the current owner finish up the exterior work but if not, hopefully they can encourage the new owner to complete it. Regarding the Fosters and Brunks buildings, contacts have been made and action will likely take place soon. He noted the fosters building received tuck-pointing a few years ago and the Brunks building may need structural considerations. He also shared that the new owner may divide the space. Aldersperson Blundy does not support this due to many concerns that are still up in the air.

7 Ayes: Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith

1 Nays: Blundy

Motion carried by roll call vote.

**Second Reading Ord:
3595 (30-25)
Washington
Commercial Building
and Property
Improvement Grant
Program Agreement
with Frank and
Lucienne Bray**

City Administrator/City Engineer Carr presented the following ordinance for consideration:

Synopsis: Adoption of this ordinance would approve an agreement with Frank and Lucienne Bray for planned building and property improvements at 1503 Washington Road. **Title:** Washington Commercial Building and Property Improvement Grant Program Agreement with Frank and Lucienne Bray

Aldersperson Smith motioned to approve; Aldersperson McIntyre seconded.

8 Ayes: Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith

0 Nays:

Motion carried by roll call vote.

Second Reading Ord: City Administrator/City Engineer Carr presented the following ordinance for consideration:
3596 (31-25) **Synopsis:** Adoption of this ordinance would approve an agreement with Cherry Tree Plaza, LLC, for planned building and property improvements at 1 Cherry Tree Shopping Center.
Washington **Title:** Washington Commercial Building and Property Improvement Grant Program Agreement
Commercial Building **with Cherry Tree Plaza, LLC**
and Property
Improvement Grant *Alderson Smith motioned to approve; Alderson Ernst seconded.*
Program Agreement **8 Ayes:** Blundy, Ernst, Johnson, Martin, McIntyre, Moss, Sluder, Smith
with Cherry Tree Plaza, **0 Nays:**
LLC Motion carried by roll call vote.

Alderson Comments Alderson Sluder expressed his appreciation for the Bicentennial events including the drone show. He shared that he is working with Alderson Johnson to create an event for Ward 1 residents to be held on August 27, from 6:30-7:00 p.m. in a study room in the library. Alderson Johnson added that no comments are needed and this provides an opportunity to meet. She shared that she met visitors from out of town who really enjoyed their visit to Washington and called it Mayberry. She has heard many compliments. She thanked everyone involved in the Bicentennial planning. Alderson Martin shared that the first EDC meeting went well, they are working on core objectives which they hope to share after their second meeting.

At 7:03 p.m. Alderson Moss moved to move into executive session; Alderson Smith seconded for the purpose of 5 ILCS 120/2(c)(11) – Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting

At 7:27 p.m. City Council reconvened into regular session.

Adjournment At 7:28 p.m. Alderson Ernst moved to adjourn; Alderson Sluder seconded. Motion carried by voice vote.


Valeri L. Brod, City Clerk