

**COMMITTEE OF THE WHOLE
MONDAY – MARCH 13, 2017
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD
WASHINGTON, ILLINOIS**

Mayor Manier called the Committee of the Whole meeting of March 13, 2017 to order at 6:45 p.m. in the Library meeting room at Five Points Washington.

Present: Aldermen Brownfield, Brucks, T. Gee, Moss, Butler, Dingledine, J. Gee, and Moehle.

Absent: None.

Also present: City Administrator Culotta, Public Works Director Andrews, P & D Director Oliphant, Police Chief Miller, City Treasurer Dingledine, and City Clerk Brown.

MINUTES

1. Aldermen wishing to be heard on non-agenda item – None.
2. Citizens wishing to be heard on a non-agenda item – None.
3. Approval of Minutes: Alderman Brucks moved and Alderman T. Gee seconded to approve the minutes of the February 13, 2017 regular Committee of the Whole meeting. Motion carried unanimously by voice vote.
4. **BUSINESS ITEMS**
 - A. Rezoning Request: Matt Ratterman to rezone a parcel on Washington Road (Lot 382, Rolling Meadows, Section Ten) from R-1 (Single- and Two-Family Residential) and C-3 (Service Retail) to C-2 (General Retail) – P & D Director Oliphant provided the following: Mr. Ratterman submitted a rezoning application rezoning the property from R-1 and C-3 to C-2; property was rezoned from C-1 (Local Retail) in 2002 to its current split zoning; property is just over half an acre; currently a mix of zoning in the area; property is considered a fringe property where zoning could go either way; and the City's Comprehensive Plan designates this area as office and service commercial. Mr. Ratterman shared the following: he is Domino's franchisee for this area as well as central IL; the previous franchisee was bought out a couple of years ago which included a small piece of ground on the west side of Mr. John Poloney's U-Haul/Mini-storage business; he has remodeled stores in Peoria and would like to construct a new building in Washington and hired a design engineer to design a building to fit on the property but was unable to come up with a plan to make it fit on the lot; the engineer threw out the idea of working with the adjoining businesses to possibly share parking; met with Mr. Poloney (U-Haul and mini-storage) and the owner of Dollhouse business; Mr. Poloney proposed a possible solution in that he owns the Rolling Meadows lot with the split zoning that was created that allows him to park us U-Hauls and would consider swapping the property for the parcel to his west and solve both his and our problems; we looked at the property and Mr. Poloney did talk about the water issue from water draining off of his property to residential properties; he would make sure they don't cause any additional problems and mentioned when Route 8 was approved it was approved with an oversized culvert and if they were to get an IDOT curb cut they would need to have a drainage plan that would drain water to the culvert, which should improve the drainage issue; they could build on the lot to the west but it would not be a good development; they are particular on how their buildings are built and want to be successful long term with a building to be proud of 20 years from now; Domino's have cleaned up their act in the last couple years, have really strict quality standards, do background checks and drug testing on their employees, and go overboard to run a clean operation; existing empty buildings are more expensive to remodel and it is more efficient when we build from scratch; uncertain on whether the building will be one unit or two at this time; unsure of curb cut location until IDOT approval; and they want the business to be successful and are excited to be a part of Washington.

Alderman J. Gee shared that he appreciated all the phone calls and emails from residents and appreciates Mr. Ratterman wanting to locate in Washington, but has consider the impact on the neighborhood and represent residents in his Ward as well and would like to see the business on the other lot to the west. Alderman Brownfield asked if they are planning a sit-down restaurant the Mr. Ratterman shared that some extra seating is planned to the front where there is room and that is the reason for the additional parking. Brownfield asked what type of curbing is along the frontage and Public Works Director Andrews shared that it is mountable curbing. Brownfield shared his concern with safety and that something would have to change because of the potential for it not being used properly. Mr. Ratterman shared that the lot has been grassy for a long time and maybe a house or duplex could be built there but chances are slim with its location on a four-lane roadway. He shared they want to fix the water issue, would place a fence along the back to keep people from cutting over, and would add landscaping as well. He shared that they are an owner operator and are more sensitive to the neighborhood where a developer might not be. Several residents shared their concerns again with the following: people will find a way to cut through the property from the frontage road; access being provided onto the frontage road; drainage issues; the anticipation of more traffic and difficulty in getting out of the subdivision; being held accountable to landscaping requirements; and not wanting a fence that would block the beauty of Washington. Mr. Ratterman indicated that IDOT has shared they would want the curb cut to measure up with the entrance across the street and that water now drains towards the back of the lots towards Summit and they would be bringing the drainage toward Route 8 away from the neighborhood, and they do not want access onto the frontage road. Andrews talked briefly on the drainage situation indicating that the drainage would be permitted by IDOT in this situation. Alderman Moehle asked if they are proposing this as a two unit or one unit building and Mr. Ratterman indicated that they were not sure yet and parking and water retention will be a factor in the decision as well as meeting City requirements. Moehle asked if the western lot was configured for a two unit and Mr. Ratterman shared that they were looking at a one unit in design and it was too tight. Alderman Butler asked if the majority of the Council approves the rezoning can we ensure perpetually that there is no access to Briar Lane and could it be required that a fence be built. Oliphant suggested it could be done through a development agreement that goes above and beyond what zoning requires. Alderman Dingledine shared that he is totally against it if the footprint stays this way because of its infringement to residential. He shared it could be reduced to add more green space, would want to make sure something is in writing to guarantee water runoff impact in any way, and that there be no access onto Briar Lane. Alderman Brucks shared his concerns with going to a higher volume commercial zoning and its impact to the neighborhood. He shared that no access be allowed onto Briar Lane, would like to see fencing along the north and east property lines and with the existing water issues would like to see more detention on site that would assure no further problems. Andrews shared that that drainage would be a part of the development agreement. Moehle shared that he is very much pro-business but concerned with maintaining the integrity of the neighborhood and it will have a huge effect and doesn't see himself supporting it. Following a brief discussion, it was the general consensus to move forward in developing a draft development agreement that would address the concerns as well as having Mr. Ratterman come back with a change in footprint and configuration on the lot that would have a lower impact on the surrounding neighborhood.

- B. Backup Antenna, Automated Meter Reading (AMR) – Public Works Director Andrews provided the following: we have come in slightly under the loan amount of \$2.3M for the project; the original project scoping did consider a second antenna, but was held back from the base contract to insure an adequate contingency was reserved; overall we are successful where we are at with one antenna; currently doing drive by readings on 20 meters that are having communication issues; did have a lightning strike which was covered by insurance but did suffer some down time; this is a good time to consider a second antenna before we close the project; Public Works Committee has discussed and are supportive for the redundancy it could provide; Water Tower 2's antenna was approximately \$30K and Water Tower 1 is slightly higher and would not exceed \$50K; and would get a hard quote change order at a later date if Council wishes to consider the second antenna. Alderman T. Gee shared his concern with the additional antenna not solving the transmitting issues we are having in Rolling Meadows and would like to see the money spent on repeaters that would catch all our meters. Andrews shared that the issues we are having are more in the valley and we are

looking at the possibility of a repeater. Alderman J. Gee asked the cost of the repeater and Andrews shared he is hearing approximately \$15-20K. J. Gee asked how long we were down with the lightning strike and Andrews shared 2-3 weeks. Alderman Brucks asked if we have been intermittent on the east side of town and Andrews shared we have some. J. Gee shared that redundancy is good to have as we will have expanded growth. Alderman Dingledine shared he is okay with it but has a concern with mounting on a siren base to take care of 20 customers and is not for spending the money for a few customers that we can do a drive by on. Alderman Brownfield shared that we sold the system on catching leaks early and once a month isn't going to catch it. Treasurer Dingledine shared that whatever is spent to encourage staff to consider adding to the loan or paying for it outright. Andrews shared that if considered, the antenna would be paid as part of the loan amount and the repeater, when it comes available and demonstrates itself, would be considered as an additional expense at that time. Following a brief discussion on drive by reads and frequency it was the general consensus to move this forward to City Council for consideration.

- C. Budget Review Group 4 (Streets, Cemetery, MFT, Storm Water Management, Telecommunications Tax, S. Cummings Debt Service, Cruger Road Debt Service, WACC Debt Service, Washington 223 Debt Service, Mallard Crossing Special Service Area, Recreation Trail Extension, Washington 223 Capital Project, Freedom Parkway Capital Project, Lakeshore Drive Capital Project, Capital Equipment Replacement – City Administrator Culotta provided the following: 1) Streets – operations increase of 18% due to improvements to Public Works facility on Jefferson St., Public Works Facility study and construction of new salt storage shed, annual excavator rental for Air Curtain Burner, various skid steer attachment rentals, and traffic and street signs, Capital purchases budgeted at \$98K, and \$2M in General Fund reserves being used for CIP; 2) Cemetery – operations increase of 55% due to roadway paving and columbarium ossuary memorial marker and direct burial section platting, and a positive fund balance of \$225K; 3) Motor Fuel Tax – utilizing total maximum obligated balance of \$76,877 for CY16 and \$781,877 for CY17 for general road maintenance, identifies what was previously approved, basic maintenance, and FYE \$160K; 4) Storm Water Management – \$297K for CIP projects: modifications to Diebel detention & School St. basin, and Water Plant #1 levee, FYE \$118K; 5) Telecommunications Tax – no anticipated expenses, projected balance FYE 4/30/18 of \$1,682,621, can be used as Council directs; 6) S. Cummings Debt Service – 2002 Alternate Revenue Bond refinanced with MCB, final payment of \$63,967 due 8/1/2017; 7) Cruger Road Debt Service – 2002 Alternate Revenue Bond refinanced with MCB, final payment of \$69,665 due 8/1/2017; 8) WACC Debt Service – Bond refinanced with SSB, due 5/15/2029, \$356K annually; 9) Washington 223 Debt Service – interest only payments of \$138,456 made to MCB until balloon payment of \$4,965,800.75 due 9/27/2020, and no negotiated farm lease at this time which would yield \$60K; 10) Mallard Crossing Special Service Area – annual loan payment of approximately \$48,000 to Heartland Bank for public improvements in support of commercial development (maturity of 12/1/2019); 11) Recreation Trail Extension – includes expenses for Cruger Rd. (N. Cummings to Nofsinger), phase 1 and (Nofsinger to N Main), phase 2, and Centennial Rd. (McClugage Rd. to School St.), phase 1 per CIP, and local match through General Fund for all three is \$162K; 12) Washington 223 Capital Project – contemplates \$1M IDOT-HSIP grant for Nofsinger intersection improvement, and local match through General Fund is \$602,739, budgeting \$1M in funding, and using reserves from General Fund for the \$602,739; 13) Freedom Parkway Capital Project – per CIP, \$50K General Fund surplus for engineering only, gives us better position to receive other funding for both; 14) Lakeshore Drive Capital Project – per CIP, \$40K General Fund surplus for engineering only; and 15) Capital Equipment Replacement – 2nd year of funding for replacement of non-motorized capital items in excess of \$5K, budgeted replacement of 30 hp submersible pump for Distribution & Collection at \$11K. There were no questions.
5. Other Business – Alderman Brownfield presented a good luck to the volleyball team competing at state.
6. At 7:50 p.m. Alderman J. Gee moved and Alderman Brownfield seconded to adjourn. Motion carried unanimously by voice vote.