



Committee of the Whole Meeting Minutes

Monday, December 11, 2023, at 6:30 P.M.

Wilmor Fire Station, 320 N. Wilmor Road, Washington, IL 61571

Mayor Manier called the Committee of the Whole meeting to order at 6:30 p.m., in the training room, with a quorum present.

Present: Alderpersons Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, and Stevens

Absent: None

Also Present: City Administrator Snider, P & D Director Oliphant, City Engineer Carr, Finance Director Baxter, Public Works Director Rittenhouse, Police Chief McCoy, City Treasurer Abbey Strubhar, City Clerk Brod, Attorney Keith Braskich and press

1. ALDERPERSONS WISHING TO BE HEARD: Alderperson Blundy shared that he is frustrated with trying to get presentation material in advance. He assumes this was ready for the November meeting but didn't receive this until late on Friday and it wasn't shared with the public until this morning. He thinks it needs to be shared with the public sooner.
2. CITIZENS WISHING TO BE HEARD: Jewel Ward, president of the Washington Historical Society spoke on behalf of historic society. She invited everyone to their biggest event of year, the Christmas Walk which is in its 37th year. She addressed the one or two parking lots that the City might vacate outside the historical society and new brew pub. She expressed concern about losing the spaces only to be used for part of the year. She shared concern for water related issues at their building site. She said her neighbor's water line has broken eight times. She feels everyone knows the line should be replaced. She shared that they had volunteers come in to help clean up the water, but volunteers no longer want to help. Ms. Ward stated that she continues to communicate with City staff about the water they get in the basement, noting that it is not from rain, it is from broken pipes. She also expressed concern for frozen pipes. Ms. Ward asked who her contact is and what is the plan. She asked who is responsible for the line. She stated that the City has been negligent and continues to cause damage due to inadequate work being done next to her building. She shared that they are out of patience and they expect the City to protect all the property owners on the Square. Ms. Ward stated that if the issues aren't resolved soon, it will force them to consult legal advice, but they don't want to.
Walter Ruppman, a member of Historic Preservation Commission feels that an item on the agenda that deals with construction in the historic district of the City cannot have anything done until they seek permission from the HPC.
Scott Schlueter shared that he is a full-time real estate investor with over 30 properties within the City. He expressed concern regarding the mandatory contract with GFL. He noted concerns with the mandate and feels property owners with multi-unit buildings should be able to choose their own dumpster company. The term residential should only apply to single family and duplex homes using garbage totes. He noted that the City entered into an agreement with PDC for seven years and they didn't consider a 4-unit apartment building. He owns a 4-unit building with a dumpster that gets picked up weekly. He shared that in 2020 he received a message from PDC saying they had to cancel their current agreement and go with GFL and his rate has increased from \$120 per month to \$220. He shared that it also auto renews every year for three years and to cancel it will cost him \$2,000. Mr. Schlueter doesn't feel it should be supported and it would be nice to have a community yard waste area for leaves and branches.
3. APPROVAL OF MINUTES: Alderperson Brownfield motioned to approve minutes of the November 13, 2023, Committee of the Whole meeting; seconded by Alderperson McIntyre. Approved by voice vote.

4. BUSINESS ITEMS:

A. *Strand Engineering Presentation* - Engineer Carr shared this is a follow up from previous presentations and Council provided input to what was going to be included. He introduced Mike Waldron from Strand and Associates, who provided the following information.

- He hopes he has a better understanding about Council concerns and is here to clarify them.
- This goes back to 2018 in order to share evaluations prior to coming up with a recommendation.
- He revisited the flow monitoring investigation supporting the need for sanitary sewer conveyance improvements.
- In 2016 they did flow monitoring study between plants.
- They did nine flow meters that he showed on a map.
- They noted there wasn't a lot of flow in Basin 3 so they removed it.
- They noted a lot of flow in Basin 9.
- They monitored the flow for 100 days with and without rain.
- They identified rainfall events in the program.
- They charted typical flows when there is no rain and it showed flow increased as people are more active with water in their homes.
- They identified 3 rain events; July 6th had 1.77 inches of rain, August 12th had 2.83 inches of rain and August 30th had 2.3 inches of rain.
- They compared the rain fall event along with the user flow which showed a reaction in the flow.
- They analyzed wet weather peak flow in an area of concern.
- Wet weather recovery volume was analyzed which takes time and determines the health of the system.
- They compared the dry weather with the peak flow and found a few concerning areas that were 30-50 times what the flow could handle.
- He noted it is hard to get 15-20% out of your I&I.
- They monitored how long it took the system to return to normal, which showed 20 days of flow.
- They monitored varying periods of time.
- The plant can't handle 11.8 million gallons in one day.
- The system can't handle the downstream from flow meter 5.
- Regarding the influent pump station, the issue is the location of where the pumps can operate and how far they can draw the water down to, above the sewer.
- He noted operational issues at the pump station, the desire is to create greater capacity, and lower the pumps to lower the water to get the water out.
- The hydraulics of the pump station isn't conducive.
- Regarding Blundy the pumping station pumping it into a lagoon, he noted excess flow pumps can kick on to extract the water and bring it back when it can be treated.
- There will always be standing water between the flow meters.
- They evaluate the Farm Creek sewer and provides a schematic noting it was divided into four segments.
- They evaluated the size and slope to determine what can fit through the pipe.
- They created a chart of average daily flow and the capacity of each segment.
- The sewer couldn't handle today's flows or future flows.
- If all of the City plans are built, our current system couldn't handle the flow.
- It is about five feet to the top of the pipe.
- The 42-inch pipe was the most cost-effective solution.
- He provided maps with the lines, flood plains, rail road, and existing lines.
- They evaluated five routes.
- They started by evaluating all the routes but disqualified routes C, D and E because they could tell right away, they weren't viable.
- Routes were ruled out due to elevation issues and the need to use trenchless.
- They evaluated accessibility, avoiding existing infrastructures, sewer depth.
- Route A wasn't preferred because it is in the creek and others routes were in higher lands.
- Mr. Waldron presented all the routes in 2021.
- Route A uses the same line as the existing sewer that only has a 20-foot easement and would need a bypass pump as it is worked on.
- Route B was favored for its accessibility for maintenance and its location at the edge of properties.
- Route D was the southern route and Route E was like D-1 that Goat Springs presented in September.

- Route D-1 had ten other tributaries in addition to the two Farm Creek crossings and looked at elevations.
- They used the same parameters for other routes, noting additional issues.
- They recognized some routes cut through properties as opposed to property boundaries.
- Some sewers were up to 90 feet deep.
- Routes through the creek are shallow but they deal with rail road crossing that would require trenchless.
- They concluded that Route B was the best route because it was fairly shallow.
- The contractor has the choice to use trenchless if it is more cost effective.
- Most anything more than 30-feet deep will be trenchless.
- They reviewed the options provided by Goat Springs.
- Goat Springs Route D-1 is similar to Strands Route E.
- They presented Route D-1 in September but then they revised it to E-3 which appears to be what they are recommending.
- Mr. Waldron reviewed the depths, crossings, tributaries, and profiles of the other routes.
- Route E-3 has several tributaries that are daunting even though they don't cross farm creek.
- They evaluated easements to minimize the disturbance of properties.
- Only three properties would require new easements for Route B.
- E-3 requires six new easements, and it cuts through property and a barn.
- Some properties might have issues with future development if there is a sewer cutting through it.
- Manholes can either be made taller for visibility or hidden underground as to not interfere with farming and the property owner can chose.
- A 24-inch casing pipe would be put under the rail road tracks then the sewer would go through it.
- There are two crossings that would need rail road permissions for a license agreement.
- They propose using riffles for the Farm Creek crossings which the Army Corps uses often and requires, and the sewer is five feet below these.
- They will do bank re-stabilization.
- Crossing #4 is existing and used by Ameren and the property owner and has been covered in concrete which they would like to replace it and stabilize it.
- The future of Farm Creek is unknown and you can tell when you look at the rail road bridges on Google maps, they are no longer centered.
- Route E-3 has four ravine crossings with steep slopes.
- Route B is trenchless for 1,775 feet, compared to 2,865 in Route E-3, 2,890 in Route L-3.
- Route B has four Farm Creek crossings, 812 feet in wetlands, five easements, and many existing access points.
- The need 2,800 feet of easements but most of it is existing and the other routes are not yet sure what the property owners will give on the others.
- Mr. Waldron clarified in October he was only asked to respond to what they had presented at which time he stated that he did not agree with their numbers.
- Today is his own evaluation without using their numbers so he could not be accused of changing their numbers.
- Mr. Blundy questioned the October numbers.
- Mr. Waldron shared that he didn't want to mess with the Goat Springs numbers in October.
- Mr. Waldron said he would have to go back and look.
- Mr. Waldron and Alderperson Butler noted that they did not agree with the APTIM numbers because there was an OCC.
- Mr. Waldron noted that they explained that everything over 30 feet and across all the wetlands does not require trenchless and they now understand that they can replace the wetlands.
- Route E-3 is seeking the lower ground but with no regard to properties.
- Mr. Waldron showed their presentation from 2021 which showed Route B based on 2021-unit prices for a cost of over \$7.8 million and Route D-1 had much more trenchless than what it does today.
- Hamilton increased the numbers 2% but construction prices have gone up more than that.
- The cost will need to be reevaluated using today's dollars.
- Mr. Waldron used the exact same unit prices since 2021 and looked at quantiles because he did not agree with the quantities.
- Mr. Waldon explained an adjustment that drops to 10% contingency in his presentation but left 25% on the Goat Springs estimate because Route B is already 75% engineered.
- The \$7.2 million is based on pricing in 2021, not today's prices.

- Howard said he didn't evaluate E-3 from Goat Springs; he did his own.
- He tried to minimize bisecting properties, which is why he made a modification.
- Mr. Waldron expressed issues with obtaining easements.
- Alderperson Blundy questioned the very specific numbers.
- Mr. Waldron said he has a number of engineers working on a project for three years and he is using the same numbers throughout.
- He feels the feasibility study is a reasonable request.
- The original STP1 site has a berm to protect it from the creek and it will need to be evaluated to see what it is made of.
- He noted sites for a possible lagoon sharing that lagoons offload water out of the system to hold it in order to allow it to be processed.
- An evaluation of the soil would be needed to see if there needs to be an expensive liner put in place.
- There are issues regarding how to get the water in and out. If gravity is used, additional digging will be needed. If pumps were used to get the water in, how to get it out? It might require pumping in and pumping out.
- Feasibility studies have been done for site A & B and other areas need to be done.
- If the feasibility study works, more investigations including flow monitoring and soil borings need to be done.
- Our permit says the maximum we can process is 6 million gallons a day.
- Public Works Director Rittenhouse stated that he would need to evaluate the contact chambers. Alderperson Martin noted that everything goes through flow meter #1 and the maximum on that day was 10 million gallons.
- The loss is between flow meters #5 and #1.
- Mr. Waldron noted that basin #9 was a poor basin where they found I&I issues.
- Alderperson Butler noted the time it took to clear the system out and expressed concern with the flow rate pipe flow capacity.
- Engineer Carr noted that flow meter #5 sits right before a bottleneck that was identified also noting that it has back pitch.
- Basin #9 drains much slower than the rest.
- Accessibility on the north side of the tracks was noted.
- Mr. Waldron estimated we would need to go about 8 feet down for a lagoon.
- Mr. Waldron clarified that the Route B sewer is lower than the existing sewer at that point and a shallowness of another route could change the cost.
- Data for flow meter #2 will be provided.
- Engineer Carr added that the visible pipe does not use the same type of raffle that we would use and if we keep it the way it is, it will change the maintenance of the pipe and require additional upstream easements.
- It will take a few months to evaluate the feasibility of a lagoon.
- Alderperson Blundy would like to figure out the total cost and figure out funding and Alderperson Martin noted that this is needed regardless.
- The IEPA loan was noted.
- Administrator Snider explained that traditionally a rate study will be performed as this is funded by the rate payers.
- He hopes 30% would be forgivable and the borrowing rate would be 1% and it would be paid over 30 years.
- Alderperson Adams would like results from the feasibility study and Alderperson Stevens agreed.
- Mayor Manier feels the lagoon study is a viable option and two more months might not impact the cost factor but the IEPA loan forgivability would be needed. He thanked Mr. Waldron for the presentation.
- Mr. Waldron said he could bring back costs associated with a lagoon feasibility study because he didn't want to guess.
- Engineer Carr expressed concern that the feasibility study could lead to another \$120-\$150,000 project and \$500,000 in design fees.
- Alderperson McIntyre agreed that we need to look at it all and Alderperson Blundy stated that we need to evaluate the first step.
- Alderperson Brownfield stated he wants to be thorough but expressed concern with how much more time the process will take and feels it needs to be moved forward before we lose the IEPA loan option. He supports moving forward with Route B while seeing if the lagoons work.

- Administrator Snider will try to have a contract for the feasibility study at next week's meeting and Mr. Waldron will try to accommodate.
- B. *Southeast Square On-Street Parking Vacation Consideration* – P&D Director Oliphant noted that this is continued from last year and involves the possible removal of two parking spaces to allow for an outdoor beer garden. He noted the current spaces can be restriped, so we are only losing one space. He shared that planters are proposed for three sides with an optional glass partition. There would be 66 inches of clear space between this and the building. P&D Director Oliphant shared that the current liquor code does not support this concept, so if we are interested, we would need to amend the liquor code. Erin shared that outdoor seating is a way to add life and say you are open for business. Alderperson Brownfield asked how this affects the streetscape designs. P&D Director Oliphant said this should work well with Phase 1 of the streetscape design, but this is more of a concept. Alderperson Brownfield asked how many months it could be used. Erin replied April through October. It was noted that the Heights removes its containers in the off-season. Alderperson McIntyre likes the idea but noted the Square is a difficult space and would like a reinforcement between this and the curve of the Square due to liability. Alderperson Smith expressed concern for safety, stating that it makes more sense for Walnut Street. She referred to the purpose of the rooftop to provide open air and noted an issue with the open alcohol on the street. Mayor Manier clarified that someone was considering a wine-walk in the past, but it never went to vote. Alderperson Stevens asked how the Historic Preservation Commission fit into this. P&D Director Oliphant said he doesn't think it needs a COA but it does need Council consideration. Alderperson Stevens likes the little tables that are currently on the Square, but expressed concern for safety and the removal of a parking space. Alderperson Blundy also noted safety concerns and noted that you sit perpendicular to traffic in the Heights. He is concerned for parking because they are premium spots. As for the liquor code, it would need to be City-wide so other businesses could consider it. Alderperson Blundy noted the investment and feels we can revisit this later and create a comprehensive plan for this and the rest of the City. Alderperson Butler feels it is too early to say yes or no because there are too many questions to answer. He doesn't want to commit tonight but doesn't want to rule it out. Alderperson Martin agreed with Alderperson Butler and noted all of Council stood there for the groundbreaking and did not feel unsafe. He likes the idea of it being removable. Mayor Manier noted that we see semis jump the curb on the other side of the Square. He also noted that during Covid, we allowed a leeway and we could bring back a liquor code discussion.
- C. *Economic Development/Tourism Funds Utilization* - P&D Director Oliphant shared that we have \$250,000 in the fund to be used for private development. He would like direction about how to use the funds. He shared the idea of only using it for exterior improvements or possibly property acquisitions, noting that a cap could be set for the amount. P&D Director Oliphant suggested targeting a specific area for consideration. He stated that framework should be established before it is publicized. Alderperson Blundy noted different commissions and asked the purpose of the EDC. P&D Director Oliphant shared their purpose and noted that they are volunteers not actively seeking something. Alderperson Blundy asked why they haven't met for several years and P&D Director Oliphant shared that it is hard to establish a quorum and there are issues with giving them a point to review without creating more red tape for a requester. Alderperson Blundy stated that the TIF process could be used as a model but this is more about properties outside the TIF district. Alderperson Blundy mentioned advertising on the City website, Facebook page, with the EDC, in Greater Peoria, and with the Rotary, stating that they all can help get the word out and then we can get more restrictive. Alderperson Brownfield suggested using it for existing business not new developers to help freshen up properties which will help take care of our own and enhance areas. He noted that Freedom Parkway should help with the taxes and he hopes to help businesses outside the TIF. He likes the idea of using some of the TIF guidelines. Alderperson McIntyre agreed with Alderperson Brownfield stating that there are a lot of current businesses that could update parking lots, sidewalks, and paint, all throughout town. He specifically noted the rough stairs at Cherry Tree. He noted the importance of guidelines. P&D Director Oliphant asked shared that he hasn't received a proposal to bring to Council requesting funding. Mayor Manier clarified that Council is directing the City to have people propose something and Council can decide independently. P&D Director Oliphant agreed, noting the addition of only allowing businesses outside the TIF district. Alderperson McIntyre stated that it could be more open ended to allow events that could bring tourism. Alderperson Blundy asked if we are asking for money in the next budget cycle. P&D Director Oliphant said he would recommend it. P&D Director Oliphant feels Council feedback could help direct where the budget could go. Mayor Manier noted the different funding options in the TIF district and outside the TIF and asked if businesses inside the TIF would be excluded. P&D Director Oliphant stated that he will bring something back for further consideration.

- D. *WACC Use Agreement Amendment Discussion* - P&D Director Oliphant shared that this is follow up dialog after Ms. West's presentation. WACC is asking for consideration to modify the agreement to allow future WACC payments to be based on the difference between the .25% sales tax revenue and the bond payment. Administrator Snider shared that he sent an email with financial information and introduced Finance Director Baxter to provide details. Finance Director Baxter shared details about the received sales tax since 2007 noting the home rule sales tax is comprised of different components. We take a percentage of our overall amount to dedicate to the WACC. She noted that during Covid we allowed them to skip a payment and make a \$75,000 and a \$100,000 payment in 2021 and 2022. She noted that we have not received the \$75,000 payment yet. She stated that the surplus in the general fund was shared in the strategic plan in February and she is proving this to show what is the projected surplus, not what it is today. She also noted that numbers can change based on grants and how the reserves are used. Finance Director Baxter shared that some reserves are going to major road projects. Mayor Manier shared that our schools and Five Points are key elements in bringing people to move here. Alderperson Stevens likes Five Points doesn't feel it is a community center. She doesn't see any indication that business practices are going to change. She asked what Five Points is doing to put in their share. She is okay with giving more time. Alderperson Adams noted the .25% sales tax covers the debt service and profited over a million and it could profit another \$2 million brought into the general fund. He also noted that there were two years that the sales tax did not cover the debt service and even with waiving about \$600,000 the City is still \$2-2.5 million ahead. Five Points draws people to town who also shop in town. He shared that he is in favor of this proposal. Alderperson Brownfield explained that Ms. West noted major expenses that are coming up and they have a game plan to move forward. He shared that he is the Council representative on the Five Points board. Alderperson McIntyre agreed that Five Points has been beneficial to our community, and he was grateful for Ms. West's presentation. He would like to know what they are going to work on and would like to more communication. Alderperson Brownfield stated that communication can be put in the agreement. Alderperson Blundy stated that he doesn't have an issue with helping Five Points but doesn't support a blanket forgiveness of \$600,000. He stated that the tax was put into place to make sure the City could cover the cost. He expressed concern that it is a forever tax and a lie to the residents. Alderperson Blundy feels the tax should be eliminated when the goal is met, and the tax can be added back later. He asked if the bond could be paid off earlier and Finance Director Baxter clarified that it is actually a bank loan that might be up in 2026. She would need to gather that information. Alderperson Blundy continued by stating that they should continue to make payments until that bank loan is paid off then they can ask for forgiveness. He suggested giving some forgiveness this year and revisiting it later. Alderperson Martin asked about getting something in return such as discounted memberships, credit towards the event spaces or a more permanent meeting space. Mayor Manier shared that the agreement gives a certain number of dates to use the facility and some items might be hard to track. Alderperson Butler remarked that the presentation was outstanding and clear of the need. He said we need to recognize the value of Five Points to our community. He also noted that the sales tax is competitive. He thinks it is acceptable to move forward with the proposal. Alderperson Smith doesn't have an issue with helping Five Points but would like to eliminate the sales tax once the loan is paid off and until the tax is needed elsewhere. Mayor Manier noted that projects were funded with the tax money. He stated that the consensus looks like we can move forward with bringing the proposal to Council. Alderperson Brownfield shared that Five Points brings eight million people through their doors and if they fail, the City is left with a building. Mayor Manier shared that several board members are in the audience tonight and noted that Kris Hasten was on the original team. Mayor Manier thanked Alderperson Brownfield for his leadership on the board. Alderperson Adams said he is fine it and when the loan is paid off, we can pick other projects to put it towards. Mayor Manier noted that it is a sales tax, not a property tax so visitors help pay for it.
- E. *Ordinance Regarding the Illinois Paid Leave for All Workers Act Discussion* - City Administrator Snider shared that the act is mandated, and he has followed recommendations from the IML. He noted that other cities have passed a similar ordinance. Mayor Manier noted that at IML many vice presidents couldn't believe this needed to be discussed, noting Brad Cole shared that if we don't opt out before January 1st, our hands will be tied. Alderperson Adams supports the administrator's recommendation. Alderperson Blundy shared that he didn't have a chance to review the provided information but noted that our employees have a better benefit than what is provided in the mandate. Alderperson Blundy asked if short term employees qualify for this and Finance Director Baxter explained that we have a part-time paid leave option for people who work 20 hours per week or more. She further explained that this is pro rata based on the number of hours they work. City Attorney Braskich shared that it is pro rata, based on their hours and there are two exemptions built in including that a home rule municipality can opt out and if a municipality has an ordinance in place with some degree of paid leave to all employees, it is exempt. He noted that this takes advantage of both exemptions. Alderperson Blundy asked if we require reasons why they want the

time off and Attorney Braskich explained that has been a major concern for private employers and not opting out, could cause limited ability to deny five employees taking the same day off. Alderperson Blundy expressed concern on giving them more than eight hours. Alderperson Brownfield shared that for every 40 hours they work, an hour off is given and they don't need it to be scheduled, give a reason. Mayor Manier noted this is a recommendation from IML, their legal team, our City attorney, finance director and City administrator. He questioned the need for changes. Alderpersons Butler, Martin and McIntyre support opting out. Finance Director Baxter feels the easiest thing is just to give everyone eight hours across the board in lieu of dealing with percentages which is more than what they are getting now.

5. OTHER BUSINESS: Alderperson Stevens asked about the water line and Engineer Carr explained that no one has come in to file for a permit to replace it. He noted that this information was shared with Ms. Ward and Ms. Miller and their need to protect their private property from freezing. Engineer Carr also noted that Illinois American is going to perform routine maintenance, they will be using our emergency water and there may be discoloration in the water. He said some constituents may complain but it is not issues with our water quality, it is Illinois Water's pipes in the ground. They will be on our water for about a week while they do sampling. He shared that the City is ramping up to possibly take them on as a customer and he recommended directing any calls to the issued press release.
6. EXECUTIVE SESSION: At 9:54 p.m., Alderperson Brownfield moved to enter into executive session and Alderperson McIntyre seconded, for: 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.
7. ADJOURNMENT: At 9:57 p.m. Alderperson McIntyre moved and Alderperson Brownfield seconded to adjourn. Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk