



City Council Meeting Minutes
Monday, June 3, 2024 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 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 Snider, Planning and Development Director Jon Oliphant, City Engineer Dennis Carr, Public Works Director Brian Rittenhouse, Police Chief Mike McCoy, City Treasurer Abbey Strubhar, City Clerk Valeri Brod, City Attorney Brittany Miller and Press

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

Audience Comments Patricia Smith from Wagner Street provided a petition and shared that water is pooling in a ditch, asked about police reports in the newspaper, noted a hole off the black top, and shared that a neighbor feels the meeting video was distorted.
Richard Collet from Westlake shared concerns regarding a possible stoplight at Lakeshore Drive and wondered if the new extension would also be called Lakeshore Drive. He noted that they dedicated 59 feet in exchange for a turn lane back in the 1990s and wondered about the extra one foot of property.
Nick Hart with PJ Hoerr shared that he has lived in Washington for 40 years and he represents his company and town. He shared that owners and multiple employees from his company also live in town, and they have worked on schools, the fire station, churches, Core & Main and Uftring's. He expressed concerns with not choosing the lowest bid and thinks his company can get it under budget. He feels his company is responsive.

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 May 20, 2024 Regular City Council Meeting
- B. Payment Authorization for Well #11 Emergency Repair
- C. Accept 2023 Glendale Cemetery Board of Managers Annual Report

Aldersperson Brownfield motioned to accept the Consent Agenda; Aldersperson Smith seconded.

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

0 Nays:

Motion carried by roll call vote.

Mayoral Communications/Proclamation Mayor Manier read aloud a proclamation proclaiming June 3-9, 2024 as Unified Track Team and Unified Physical Education Program Week. Mayor Manier explained that the students competed at EIU, they won several events, their program is about leadership and development, they made school history by competing at State, they are comprised of 18 athletes and four student coaches.

Aldersperson Adams motioned to accept; Aldersperson Stevens seconded.

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

0 Nays:

Motion carried by roll call vote.

Mayor Manier introduced their instructor Kara Kaminski who shared that their group is made up of students with and without different abilities and this is the first year for their IHSA participation. They participated in bowling, basketball, and their first track and field events. They have 58 students and two teachers. This year they had 80 applications for peer-ship and it continues to grow. She shared that the students also worked hard and they are friends outside of school. Mayor Manier provided a mini proclamation for all the students.

**City Administrator
Communications**

Police Chief McCoy shared that they started talking in 2019 due to the condition of the old building and in 2021 they had Chandler and Associates submit a review. They sent out for quotes and selected Dewberry. After meetings in 2023 the project was estimated at \$5 million. They continued to meet to bring down the price to just over \$1 million. Four companies responded to the bid and the details were provided in the memo. Chief McCoy further explained that the City has an obligation to recommend the lowest bidder and it is Council's decision to choose. They are asking for a budget amendment in order to add the epoxy flooring. He shared that out of the \$2.5 million, the City's portion is about \$300,000 and the current offsite storage of evidence is about \$2,000 a month plus transportation. He explained that Nathan from Dewberry is here to answer questions.

Mayor Manier asked about the importance of the epoxy floor and if it was left out of the bid. Nathan explained that it is customary to bid alternates. He shared that epoxy systems are volatile right and noted they were affected by the harsh winters in Dallas that occurred two years ago. He feels this provides more flexibility. Nathan said epoxy is not necessary, but it is recommended for this type of building. He noted the seamlessness at the walls. This could address chemicals that might leak onto the floor. He noted that there are other systems, but they feel this fits best. Alderperson Stevens feels Council has had little input in the process. She noted the first estimated cost of \$5.2 million which was revised to \$1.9 million. She would like the project reevaluated before considering. Chief McCoy expressed concern for the loss of grant money. Administrator Snider clarified the bids are good for 45 days. Alderperson McIntyre feels epoxy isn't something you do after the fact. He noted that the numbers are higher than anticipated, but they may be affected by new legislation regarding criminal cases. He shared that East Peoria is looking at a large cost for their new police building as well. He feels we shouldn't take the risk with the evidence. Alderperson Brownfield clarified that this concerns only the flooring and asked if there is risk if they chose a higher bid. Attorney Miller explained that Council could choose either, noting that there are two different bids due to the flooring choices. She further explained that the lowest bidder could file suit for not choosing the lowest bidder. Alderperson Blundy remembers the original bid was \$700,000 and thought they could get it funded. He expressed concern for the increased price. He noted it was \$1.8 million in December and has increased to \$2.5 million. He wondered if the grants could be used for something else. Mayor Manier noted the Dave Koehler's grant was specific, and another grant was split between Washington and East Peoria. Administrator Snider clarified that when the Cures Grant came for Covid, most municipalities funded public safety units because they were on the front line and that offset the General Fund. He further shared that the City had enough revenue from sales tax to help meet our budgetary demand, so they could utilize the funds that they saved in 2021. Alderperson Blundy asked about the remaining \$243,000 of Cures money in addition to the \$440,000. He feels the Cures money is taxpayer money. Mayor Manier explained that it was a reimbursement from Covid. Alderperson Blundy asked about leasing options and partnering with East Peoria. Alderperson Martin feels the need to move forward and doesn't want to lose the grant money. He agrees that the epoxy floor is a good idea and favors the lowest bid but wonders if there is a reason to choose one over the other. Alderperson Adams shared that the City historically has selected local businesses for vehicles. Mayor Manier asked if PJ Hoerr were awarded, could changes be made to lower the price gap. Administrator Snider feels Council should err on the side of caution. He feels this could open a potential lawsuit and he is trying to protect the City. Alderperson Butler noted that Chamlin and Associates didn't specify epoxy floors. He noted that the City budgeted \$840,000 with grants totaling about \$720,000, without the Cures Grant, which can be used for anything. He further noted inflation in the spring of 2023 and \$60,000 that was requested to determine a final cost. Alderperson Butler noted that Council was not involved in meetings and expressed concern regarding no mention of engineering costs. He read a portion from the Budget Transmittal Letter and explained that this is the biggest budget in the history of the City. He expressed concern about asking for a budget amendment one month into FY24/25. He is

opposed to the budget amendment and noted that some members had an issue with our tax levy increasing about \$30,000. He wants to reevaluate the project. Chief McCoy noted that Nathan is here to answer questions for Council and that they looked for other buildings but couldn't find a place appropriate to store their evidence. Alderperson Butler wondered why the alternatives weren't brought forward earlier. Nathan explained that once bids are submitted, you can't just start negotiating them. He shared that five contractors showed up to bid and the scope can't be changed with each bidder in order to review for cost savings. Alderperson Brownfield feels if we take the base bid, we can then work with the contractor to negotiate the items. He asked for legal clarity. Attorney Miller stated that she will look into it. Mayor Manier and Administrator Snider explained that once a company is awarded the bid, then items can be negotiated. Attorney Miller clarified that Council was presented with two different bids, one from PJ Hoerr with a base bid and one with base bid plus a seamless epoxy which was Peoria Metro. Alderperson Adams feels this has been talked about many times and noted the City is taking truckloads of evidence out of town which could be mishandled. He expressed concern regarding liability. Mayor Manier took a straw poll with the following results: Alderpersons Brownfield, Adams, Smith and McIntyre favored accepting the base bid with more information and discussion. Alderperson Stevens did not provide a choice. Alderperson Butler does not support moving forward without knowing what won't get done, what can be removed from the base bid to cut cost and why we didn't rebuild in the current location. Alderperson Martin supports moving forward with the budget amendment. Alderperson Blundy does not support amending the budget and would like to review alternatives. Mayor Manier explained budget amendment is 2/3rds majority vote. A possible Public Hearing was briefly discussed.

Resolution:
R-1410 (10-24) FY 27-28 STBG Program Local Cost Share Commitment – Lakeshore Dr. Extension

City Administrator Snider provided the following resolution for review:

Synopsis: Approval of this resolution would pledge the City's commitment for a 30% local cost share and support a Surface Transportation Block Grant request to extend Lakeshore Drive between Freedom Parkway and US Business Route 24.

Title: Approving FY 27-28 STBG Traditional Program Local Cost Share Commitment – Lakeshore Drive Extension

Mr. Oliphant explained that this was discussed in April to submit to one of these projects and Council directed staff to proceed with all four projects. The traditional program applications are the Lakeshore Drive extension and Dallas Road Phase 2. The preservation set-aside projects are resurfacing North Main to the railroad and South Main from the Square to Guth Road. Mr. Oliphant clarified Lakeshore would be 30% of the eligible costs. For Lakeshore the estimated eligible cost is about \$4.15 million but it doesn't include engineering and utility relocation. It also does not include water and sewer. The total City cost with water and sewer would be \$3.76 million. Mr. Oliphant shared that the City is responsible for \$1.5 million plus additional engineering. He noted that on North Main, the preservation set aside picks up 80% of cost and local share with an estimated cost of about \$292,000. The City's 20% local match of the eligible cost is \$58,522. For the South Main Street mill and overlay the estimated cost is about \$435,000 and the City's 20% local match is \$107,000. Mr. Oliphant further shared that the extension of Lakeshore Drive could assume a different name if desired. Engineer Carr shared that regarding the 59 feet mentioned by a citizen, there is only about five feet of temporary easement in the corner that could be designed out.

Alderperson Martin thanked Mr. Oliphant. He supports pursuing Lakeshore due to benefits to the City and Cherry Tree traffic. He noted that residents have concerns with water running towards their lake and wondered if this could help. Engineer Carr said he doesn't think it would be negative but doesn't think it will be positive either. He clarified that north of BUS24 would have ditch and gutter, and south of BUS24 would have a ditch. Alderperson McIntyre thanked everyone for their hard work and is also excited for the improvement near Cherry Tee because the business expansion could benefit the City. Mr. Oliphant explained that we are allowed to submit as many projects as we like, but we can only get one. Engineer Carr shared that larger communities are submitting projects, which is our competition. Mr. Oliphant noted the regional impact of larger communities and the need to include pedestrian accommodation projects. Mayor Manier noted that the process can become political and referred to Freedom Parkway being turned down several times. Alderperson Stevens does not support Lakeshore and asked about Dallas Road being the responsibility of the township. Mr. Oliphant explained that part of Dallas Road is ours. Engineer Carr shared that the city would take jurisdictional ownership of the road. She favors the North and South Main Street projects. Alderperson Blundy asked about

forced annexation. Engineer Carr explained that we can takeover just the road. Administrator Snider explained that it is Council's decision to determine if they want to force annexation. Alderperson Blundy asked for staff's opinion and Administrator Snider feels it makes sense to annex those properties. Alderperson Blundy requested to discuss annexation before choosing and Administrator Snider noted the deadline for the applications.

Alderperson Blundy supports both Main Street projects. Alderperson Stevens feels developers were going to pay for the roads and put in a subdivision. Mr. Oliphant noted that he has never heard of it becoming residential. Mayor Manier shared that the properties near Freedom Parkway are owned by people who either want to sell them or develop them and they are not City owned. Alderperson Martin likes being able to acquire the \$3 million in government funding. Alderperson Adams supports applying for all four projects.

Alderperson Adams motioned to accept; Alderperson McIntyre seconded.

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

2 Nays: Blundy, Stevens

Motion carried by roll call vote.

Resolution: City Administrator Snider provided the following resolution for review:

R-1411(11-24) **Synopsis:** Approval of this resolution would pledge the City's commitment for a 30% local
Approving FY27-28 cost share and support a Surface Transportation Block Grant request to reconstruct Dallas Road
STBG Local Cost between W. Cruger Road and Westminster Drive.

Share Commitment – **Title:** Approving FY 27-28 STBG Traditional Program Local Cost Share Commitment –
Dallas Road Phase 2 Dallas Road Phase 2

Alderperson Brownfield motioned to accept; Alderperson Adams seconded.

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

2 Nays: Blundy, Stevens

Motion carried by roll call vote.

Resolution: City Administrator Snider provided the following resolution for review:

R-1412(12-24) **Synopsis:** Approval of this resolution would pledge the City's commitment for a 20% local
Approving FY27-28 cost share and support a Surface Transportation Block Grant request to resurface N. Main
STBG Local Cost Street between the 900 block of N. Main and the TP&W Railroad tracks.

Share Commitment – **Title:** Approving FY 27-28 STBG Preservation Set-Aside Program Local Cost Share
N. Main Street Commitment – N. Main Street

Alderperson Stevens motioned to accept; Alderperson Smith seconded.

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

0 Nays:

Motion carried by roll call vote.

Resolution: City Administrator Snider provided the following resolution for review:

R-1413(13-24) **Synopsis:** Approval of this resolution would pledge the City's commitment for a 20% local
Approving FY27-28 cost share and support a Surface Transportation Block Grant request to resurface S. Main Street
STBG Local Cost between the Square and Guth Road.

Share Commitment – S. **Title:** Approving FY 27-28 STBG Preservation Set-Aside Program Local Cost Share
Main Street Commitment – S. Main Street

Alderperson Stevens motioned to accept; Alderperson McIntyre seconded.

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

0 Nays:

Motion carried by roll call vote.

First Reading Ord: City Administrator Snider provided the following ordinance for review:

Amend Budget for **Synopsis:** Adoption of this ordinance would amend the City of Washington's budget for the
FY24/25 Fiscal Year beginning May 1, 2024 and ending on April 30, 2025

Title: Amending the Budget for the Fiscal Year Beginning 2024 and Ending 2025

Second Reading Ord: City Administrator Snider provided the following ordinance for review:

3533 (14-24) **Synopsis:** Adoption of this ordinance will authorize an intergovernmental agreement between
School Resource Officer (SRO) the City of Washington and Washington Community High School #308 to provide for a school
Intergovernmental resource officer for the school years of 2024-2025, 2025-2026, and 2026-2027.

Agreement with WCHS #308 **Title:** Authorizing School Resource Officer Intergovernmental Agreement between the City of Washington and Washington Community High School #308
Alderson McIntyre motioned to accept; Alderson Smith seconded.
8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Second Reading Ord: City Administrator Snider provided the following ordinance for consideration:
3534 (15-24) *Stagnant Pool Water Code Amendment* **Synopsis:** Approval of this ordinance would insert language to declare stagnant swimming pool water a nuisance.
Title: Approve Stagnant Pool Water Code Amendment
Alderson Brownfield motioned to accept; Alderson Butler seconded.
8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Second Reading Ord: City Administrator Snider provided the following ordinance for consideration:
3535 (16-24) *2021 International Property Maintenance Code Adoption Amendment* **Synopsis:** Approval of this ordinance would adopt the 2021 edition of the International Property Maintenance Code. The newly adopted code would go into effect starting 7/15/24.
Title: Approval of 2018 International Property Maintenance Code Adoption Amendment
Alderson Stevens motioned to accept; Alderson Smith seconded.
8 Ayes: Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith, Stevens
0 Nays:
Motion carried by roll call vote.

Alderson Blundy noted the change in years referenced. Mr. Oliphant shared that the Attorneys saw no concern.

Alderson Comments Alderson Stevens shared that she was asked if the City receives financial incentive from the electric aggregation program. Administrator Snider shared that it is a small amount dictated by state statute and it has historically provided a cost savings.
Alderson Smith asked if the City has ordinances for Air B&Bs and Mr. Oliphant shared that we only have general language. He further clarified that East Peoria has ordinances along with moratorium and they handle theirs as a special use, which he doesn't favor.
Mayor Manier suggested bringing the topic back for further discussion.
Alderson Blundy requested to discuss the one-year waiting requirement for gaming licenses again. He shared that Peak on Summit requested it and listed other businesses that might want it.
Alderson Blundy motioned to discuss reducing the waiting period for video gaming at the next Committee of the Whole Meeting; Alderson Stevens seconded.
Alderson Adams noted that it has been reviewed previously and was already reduced from two to one year. He expressed the need to see how the business opens before getting their license. He would not want gaming halls to open. Mayor Manier clarified that Beck's has a truck stop license and follows state statute. He further explained that the liquor commission met with the bar owners and the owners requested the two-year requirement to limit competition. He also noted that The Blue Ox bought an existing business, so they can get a license when they open. The Peak on Summit was open two weeks and asked for gaming and the owner knew the requirements because the reduction from two to one year was done for him. Chief McCoy and Mayor Manier noted issues with the Peak's liquor license that are in need of corrections. Mayor Manier shared that the business covered the sign with the wrong name because he applied for a license under one name but opened as another. Alderson Martin shared that he is not in favor. Alderson Stevens noted that a business can move into a building with a current license and apply for a license immediately.

4 Ayes: Blundy, McIntyre, Smith, Stevens
5 Nays: Adams, Brownfield, Butler, Martin, Mayor Manier
Mayor Manier broke the tie. Motion failed by roll call vote.

Alderson Blundy feels it is difficult doing research with the current code. He noted that the first page of the website was last updated on 2020. He asked Attorney Miller how people know what the real ordinances are. Attorney Miller stated that this would be better directed to the Clerk and noted there is an official book of published ordinances at City Hall. Clerk Brod confirmed. Alderson Blundy wonders how he and the public would know that we have updated ordinances and feels the code should state directions. A verbal exchange occurred between Alderson Blundy and Attorney Miller. He feels there is nothing to tell him that it has been updated and finds it misleading.

Alderson Adams shared that Good Neighbor Days was a great time, and the kids had a great time attending. He is looking forward to next year.

Adjournment At 8:23 p.m. Alderson Smith moved to adjourn; Alderson McIntyre seconded. Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk

DRAFT