

**MINUTES OF THE WATER AND SEWER COMMITTEE MEETING OF THE
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
SEPTEMBER 23, 2013 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Holtkamp called the Water and Sewer Committee Meeting of the City Council of the City of Columbia, Illinois to order at 7:03 p.m.

Upon Roll Call, the following members were:

Present: Chairman Holtkamp and Aldermen Agne, Mathews and Reis.

Absent: None

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Roessler and Huch.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, City Attorney Terry Bruckert, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: None.

Chairman Holtkamp stated the meeting was called for the purpose of (1) receiving a presentation on and discussing a Zone of Initial Dilution study; and (2) discussing any other items to be considered.

II. ZONE OF INITIAL DILUTION STUDY PRESENTATION/DISCUSSION

Chairman Holtkamp opened the meeting and called upon City Engineer Ron Williams to address the Committee/Council Members on this issue. Ron reviewed documentation entitled "Geosyntec Proposed Scope of Services – Mixing Zone Analysis Services for the City of Columbia, Illinois" (which documentation had previously been distributed to the Committee/Council Members) – said proposal was obtained (from Geosyntec) pursuant to the Illinois Environmental Protection Agency's (IEPA) recent request for the city to conduct a mixing zone analysis as part of its sewerage plant permit renewal process.

During Ron's presentation, he reviewed the various tasks (i.e., Tasks 1 – 8) Geosyntec proposed to undertake to complete the mixing zone analysis – he also reviewed (i) the "Project Compensation" paragraph, which had a cost estimate of not-to-exceed \$37,349, as itemized in "Attachment A" and "Attachment B" of the proposal; and (ii) the "Project Schedule" paragraph containing an estimated completion date of December 20, 2013 – Ron indicated that if the analysis is not complete by that date, but is in process, he feels the city can obtain an extension from the IEPA. Ron stated that the mixing zone analysis

takes specialized expertise and that he was only able to locate two (2) firms qualified to perform the analysis; he recommended using Geosyntec since that firm has worked for other municipalities/sewer districts in the greater St. Louis area. City Administrator Hudzik informed the Committee/Council Members that a budget amendment would be necessary since the city was unaware the IEPA would require the mixing zone analysis prior to the passage of the budget. During Ron's presentation, all in attendance were given the opportunity to make comments, ask questions and express their opinions. It was the general consensus of the Committee/Council Members that the necessary documentation (i.e., Agreement with Geosyntec and budget amendment) be presented to the City Council for its consideration at a future city council meeting.

III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

IV. ADJOURNMENT

MOTION:

It was moved by Alderman Reis and seconded by Alderman Agne to adjourn the Water and Sewer Committee Meeting held Monday, September 23, 2013 at 7:17 p.m. Upon Roll Call vote, Chairman Holtkamp and Aldermen Agne, Mathews and Reis voted yea.

MOTION CARRIED.



STEVE HOLTKAMP, Chairman
WATER AND SEWER COMMITTEE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
SEPTEMBER 23, 2013 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Acting Chairman Agne (Chairman Ebersohl absent) called the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois to order at 7:18 p.m.

Upon Roll Call, the following members were:

Present: Aldermen Agne, Roessler, Huch, Mathews, Reis and Holtkamp and Mayor Hutchinson.

Absent: Chairman Ebersohl and Alderman Niemietz.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, Director of Community & Economic Development Paul Ellis (arrived at 7:33 p.m. and left at 7:43 p.m.), City Engineer Ron Williams (left at 7:28 p.m. and returned at 9:51 p.m.), City Attorney Terry Bruckert, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: None.

Acting Chairman Agne stated the meeting was called for the purpose of discussing (1) the vacating of an undeveloped portion of Thomas Street; (2) the marketing of the American Bottom area; (3) a Right of First Refusal on the American Legion Building/Parking Lot; (4) participation in the FBI Child Exploitation Task Force; and (5) any other items to be considered.

**II. VACATING AN UNDEVELOPED PORTION OF THOMAS STREET
DISCUSSION**

Acting Chairman Agne called upon City Engineer Ron Williams to address the Committee Members on this issue. Ron reviewed an e-mail from Attorney Tom Adams, dated September 1, 2013 re: Vacation of Thomas Street Unused Right of Way and an aerial overview of the Thomas Street/Charlotte Avenue/Carl Street area. Adams' e-mail stated that Mark Kohlenberger (his step-son) owns the property at 323 South Thomas St., as well as the parcel on the opposite side of Thomas St. – he indicated that Thomas St. dead ends at a deep ravine and woods in that area and is not conducive to ever being extended due to the cost of the extension vs. the benefit to be derived from the extension. It was Tom's request that the city vacate the subject, unused, right-of-way for Thomas St. and he offered to (i) provide the legal services; (ii) pay the surveying expenses; and (iii) pay for any other required expenses pertaining to the vacating of the subject property – he indicated a permanent storm sewer easement would be reserved for the city for the storm

sewer that is stubbed out near the end of Thomas St. Ron informed the Committee Members there is no foreseeable future use of the property and that Mr. Kohlenberger is the only logical user of Thomas St. beyond his property line – he indicated that if the Committee Members were receptive to vacating Thomas St., as requested, he planned to contact the utility companies concerning any easements they may have. During Ron's presentation, all in attendance were given the opportunity to make comments, ask questions and express their opinions. It was the general consensus of the Committee Members that Thomas St. right of way be vacated at the southern boundary line of the property (on Thomas St.) with a Parcel ID. No. of 04-21-265-010-000 (based upon the offer by Attorney Adams to provide the legal documentation to allow for/pay the expenses for the vacating of Thomas St.) – said documentation is to be presented to the City Council Members at a future council meeting.

III. MARKETING THE AMERICAN BOTTOM AREA DISCUSSION

Mayor Hutchinson addressed the Committee Members and indicated that since the lawsuits pertaining to the American Bottom development have been dismissed/are in the process of being settled, he feels the city should produce/have produced some marketing materials to send to the top 40 – 50 developers in the country, in an effort to gauge their interest in developing the American Bottom Area of Columbia. He said he has been in contact with most of the landowners in that area and they are agreeable to such a marketing effort. Community and Economic Development Director Paul Ellis then entered the meeting and suggested that several professional pieces be produced to market the area – he also suggested that it be marketed on the internet and by social media; Ellis then reviewed a Memo (distributed at this meeting) re: Action Plan for Columbia's American Bottom containing a timeline for various actions he feels should be taken to market this area of the city. During the marketing discussion, all in attendance were able to make comments, ask questions and express their opinions, including (i) the cost of the marketing materials should not be a major expense and could prove to be very cost beneficial; (ii) quite a bit of work went into the production of "Exhibit H" of the city's Master Development Agreement pertaining to zoning classifications to be used where large developments take place in the city; and (iii) the landowners of the American Bottom Area should be invited to the October 14th Committee Meeting.

IV. AMERICAN LEGION BUILDING/PARKING LOT RIGHT OF FIRST REFUSAL DISCUSSION

Mayor Hutchinson informed the Committee Members that he had been approached by American Legion personnel and asked if the city would be interested in negotiating a Right of First Refusal pertaining to a (future) purchase of the Legion's building and parking lot (i.e., Lot 3) – the Mayor reported the Legion membership isn't looking to sell said property anytime soon, but they were gauging the city's interest in a possible future property purchase. City Administrator Hudzik then informed the Committee Members that City Attorney Terry Bruckert and he both reviewed documentation (received from the Legion) pertaining to a right of first refusal and made suggested changes, including an acknowledgment of Illinois statutory requirements applicable to property purchases by the city. It was the general consensus of the Committee Members that city staff present their recommended Right of First Refusal documentation (on the Legion's building and parking lot property) to the Council Members for their consideration at a future city council meeting.

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E-mail to City Engineer Ron Williams re: Vacation of Thomas Street Unused Right of Way (2 pages)

V. FBI CHILD EXPLOITATION TASK FORCE PARTICIPATION AND PD STAFFING DISCUSSION

City Administrator Hudzik (in Police Chief Edwards' absence) informed the Committee Members that Police Chief Joe Edwards was recommending that the city participate in the FBI's Child Exploitation Task Force (CETF). Hudzik then reviewed some of the standard operating procedures of the task force and indicated that participation involved providing an officer for twenty-four (24) hours a week to work on CETF investigations – the officer may still be working in the city on investigations involving children from Columbia, but at times the officer may work in the FBI's Fairview Heights office (or at other offices in the area). Participation in the task force includes officer training, use of an automobile and cost reimbursement of overtime hours for time spent working on CETF investigations. A general discussion then took place pertaining to the city's participation in the program, as well as the benefits the city may derive from CETF participation.

MOTION:

It was moved Alderman Reis and seconded by Alderman Roessler to recommend to the City Council that the city participate in the FBI's Child Exploitation Task Force at the recommendation of Police Chief Edwards, that city staff be authorized to sign the necessary documentation for said participation and that any prior actions taken to allow for said participation be ratified by the City Council. Upon Roll Call vote, Acting Chairman Agne and Aldermen Roessler, Huch, Mathews, Reis and Holtkamp voted yea.

MOTION CARRIED.

VI. EXECUTIVE SESSION

Acting Chairman Agne entertained a motion to go into Executive Session to discuss (i) probable litigation; (ii) pending litigation; and (iii) collective bargaining negotiations and employee wages.

MOTION – EXECUTIVE SESSION

It was moved by Alderman Reis and seconded by Alderman Mathews to go into Executive Session at 7:50 p.m. to discuss (i) probable litigation; (ii) pending litigation; and (iii) collective bargaining negotiations and employee wages. Upon Roll Call vote, Acting Chairman Agne and Aldermen Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

MOTION – REGULAR SESSION

It was moved by Alderman Reis and seconded by Alderman Roessler to return to the Regular Session of the Committee of the Whole Meeting at 8:48 p.m. Upon Roll Call vote, Acting Chairman Agne and Aldermen Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

Upon return to the Regular Session of the Committee of the Whole Meeting, Mayor Hutchinson and the following Committee Members were present: Acting Chairman Agne and Aldermen Roessler, Huch, Mathews, Reis and Holtkamp.

Acting Chairman Agne asked if there was any action to be taken as a result of the Executive Session of the Committee of the Whole Meeting. There was none.

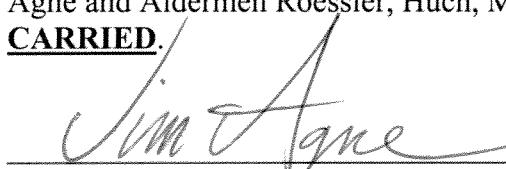
VII. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

(A) City Administrator Hudzik informed the Committee Members that a meeting of various governmental entities (from this area) participating in electricity aggregation programs, and using Good Energy as their consultant, has been scheduled for Wednesday, September 25th to receive bids and award alternate retail electric supplier contracts for said electricity aggregation programs upon their current expiration (in June 2014) – Hudzik stated both Mayor Hutchinson and he planned to attend; and (B) City Engineer Williams informed the Committee Members that he recently spoke to a full-time (non-contract) FEMA employee concerning the city's request for funding to repair the damage to Valmeyer Road that occurred in the spring (due to heavy rainfall). Ron stated the previous FEMA representative (a contract employee) he spoke with stated the city should not incur any expenses until final approval was given for the repairs – Ron reported the full-time (non-contract) employee he recently spoke with stated the pier mitigation request was delaying project approval and, after speaking with his supervisor, the FEMA employee told Ron that (i) there is no need for the city to wait to repair the road (excluding the pier mitigation portion of the project); and (ii) the project should be approved by FEMA even though it has not yet been approved. City Engineer Williams stated the cost to repair the road was estimated to be \$18,000 (materials cost of approximately \$5,000 and labor and equipment costs of approximately \$13,000) and that FEMA's reimbursement would be 75% of the repair costs. After a general discussion on repairing the road (excluding the pier mitigation portion), it was the consensus of the Committee Members that Williams proceed with the repairs to Valmeyer Road (excluding the pier mitigation portion).

VIII. ADJOURNMENT

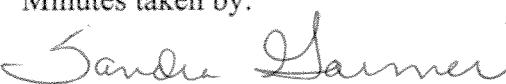
MOTION:

It was moved by Alderman Reis and seconded by Alderman Holtkamp to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, September 23, 2013 at 8:59 p.m. Upon Roll Call vote, Acting Chairman Agne and Aldermen Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**



JIM AGNE, Acting Chairman
COMMITTEE OF THE WHOLE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant