

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JULY 14, 2014 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Ebersohl called the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois to order at 7:01 p.m.

Upon Roll Call, the following members were:

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

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams (left at 9:10 p.m.), Building Inspector Justin Osterhage (left at 9:10 p.m.), City Clerk Wes Hoeffken (left at 8:00 p.m.), City Attorney Terry Bruckert, Director of Community and Economic Development Paul Ellis (left at 7:57 p.m., returned at 8:12 p.m. and left at 8:50 p.m.), Chief of Police and EMS Director Joe Edwards, Accounting Manager Linda Sharp (left at 9:10 p.m.) and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: Joe Koppeis, representative of Columbia Land Management, LLC, Attorney Arlie Traughber of Traughber & Morris, Ltd., and Principal Architect Mike Schneider of Quadrant Design (all left at 8:00 p.m.).

Chairman Ebersohl stated the meeting was called for the purpose of discussing/reviewing: (1) Columbia Land Management, LLC's proposed Annexation Agreement; (2) 2008 G.O. Capital Projects and Refunding Bonds Callable in December 2014; (3) Municipal Sales Taxes; (4) Employment/Return to Work Physicals/Demands Testing; and (5) any other items to be considered.

**II. COLUMBIA LAND MANAGEMENT PROPOSED ANNEXATION  
AGREEMENT PRESENTATION/DISCUSSION**

Chairman Ebersohl made opening remarks and called upon Joe Koppeis to address the Committee Members on this issue. Joe began by distributing a Google-earth site overview aerial photo and summarized the project envisioned on the annexation property – plans currently call for five (5) buildings to be built (five (5) stories each) in a phased approach (i.e., he anticipates completion of the first building before construction is begun on the second); he estimated the cost of the initial building (including necessary site

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work) will approximate \$10 Million and indicated over \$1 Million has been spent to date. Joe informed the Committee Members that he has been coordinating the proposed development with the Illinois Department of Transportation (IDOT) and plans to continue keeping them in the loop, as needed. Joe stated he would like for the property to be annexed into the city (it is currently located in Monroe County) and then began reviewing the proposed annexation agreement (which had previously been distributed to the Committee Members) on a section by section basis – he also distributed documentation depicting proposed signage at the site. During Joe’s review, all in attendance were given the opportunity to make comments, ask questions and express their opinions, including (i) an estimate (by Joe) of the interest carry costs on the project and the need to enter into the annexation agreement as soon as possible; (ii) the location (and review) of the proposed signage and coordination of the Route 3 signage with IDOT; (iii) the entrance locations to the development and governmental road ownership and maintenance; (iv) the request that the property be zoned C-3 (Highway Business District) and the proposed allowable uses listed on the agreement’s Exhibit “B”; (v) the timeframe for reviewing plans and issuance of the necessary city permits; (vi) the amount of green space (and walking path(s)) in the proposed development; (vii) the construction standards to be used for the private roads, their maintenance, and the possibility of them being dedicated to the city at some time in the future; (viii) the number and size of the parking spaces; (ix) all buildings may not be under the same ownership; (x) economic assistance that may be granted by the city (e.g., waiver of tap-in fees request and tax abatement request); (xi) liquor licenses and hours of operation; and (xii) a request by the city to locate an antenna (and small building) on one of the proposed buildings to enhance its radio communications in the American Bottom area of the city. It was the consensus of the Committee Members that city representatives (including the City Attorney) continue working with representatives of Columbia Land Management, LLC on language changes to the proposed annexation agreement.

### **III. 2008 G.O. CAPITAL PROJECTS & REFUNDING BONDS CALLABLE IN DECEMBER 2014 DISCUSSION**

City Administrator Al Hudzik reviewed each of the four (4) worksheets (previously distributed to the Committee Members) pertaining to the remaining payments due on the 2008 bond issue – the worksheets showed actual (after the December 1, 2014 payment) payments remaining on the bond issue, as well as revised payments based upon a .5% and a 1.00% assumed interest rate reduction (due to the bond refunding) and using assumed yield rates as contained and reviewed in the “Hypothetical Illustration” received from Robert W. Baird & Co. (at the June 23<sup>rd</sup> Committee Meeting). The worksheets assuming reduced interest rates (due to the bond refunding) contained estimated interest savings figures (which approximated \$345,000 for each 1.00% reduction in the average interest rate). During Hudzik’s documentation review, all in attendance were given the opportunity to make comments, ask questions and express their opinions, including (a) the remaining bond amortization schedule encompasses thirteen (13) years – if additional projects are added to the bond refunding, one or two more years could be added to the amortization of the bonds with the same approximate principal payment schedule;

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additionally, cash flow would be reduced initially (due to the anticipated interest rate reductions), but additional interest would be due during the entire term of the issue (due to an increase in the principal amount of the bonds in the event additional projects are included in the refunding); and (b) a determination still needs to be made on the amount of the bond refunding and the additional projects that may be added.

#### **IV. MUNICIPAL SALES TAX DISCUSSION**

City Administrator Hudzik addressed the Committee Members (on this topic) by making opening remarks and estimated the additional amount of sales tax revenues to be received by the city for each .25% increase in the sales tax rate to be \$275,000/yr. Accounting Manager Linda Sharp then distributed a graphic depiction (both in line graph and bar graph formats) of the receipts vs. disbursements of the city's Ambulance Department for the FYs beginning in 2011 and ending in 2014 (which had previously been distributed to the Committee Members), and reviewed many of the figures on the worksheets, including the general fund transfers required (due to lack of Ambulance Department receipts) on a fiscal year basis – the deficits shown went from a high of \$287,715 to a low of \$132,646. During her review, Linda indicated that steps had been taken by the city to reduce expenses as receipts decreased – she reviewed (with additional comments by City Administrator Hudzik) some of those steps. A general discussion was then held pertaining to the possible imposition of a municipal sales tax wherein all in attendance were given the opportunity to make comments, ask questions and express their opinions, including (A) an ordinance calling for a referendum needs to be passed no later than the August 4<sup>th</sup> council meeting if the question is to appear on the November 4<sup>th</sup> ballot; (B) the sales tax proceeds should be used for (public safety) operating expenses, as well as public infrastructure and property tax relief; (C) at some point in time new ambulance(s) will need to be purchased and an increase in the sales tax by .25% should allow for the ambulance replacements and provide funding assistance for the department's deficits; (D) a sales tax rate increase will provide funds from non-residents as well as residents – if property taxes need to be raised to help address the Ambulance Department deficits, the entire funding burden would fall on city residents and businesses; (E) the city has relied on private donations (e.g., Oerter Foundation) to help with operating and capital improvements expenses in the past – although the city hopes to continue receiving private donations to assist in city operations, additional sales tax proceeds would provide the city with a more certain (and larger) revenue stream; and (F) whether a requested sales tax increase should be .25% or .50%.

#### **MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Reis to recommend to the City Council that city staff be authorized to present (for the council's consideration) the documentation necessary for a .25% municipal sales tax to be levied (in the city) pursuant to state law. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea and Alderman Holtkamp voted nay. **MOTION CARRIED.**

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**V. EMPLOYMENT/RETURN TO WORK PHYSICALS/DEMANDS TESTING DISCUSSION**

Police Chief and EMS Director Joe Edwards then reviewed the e-mails pertaining to physicals/physical demands testing (which had previously been distributed to the Committee Members) and indicated that Midwest Occupational Medicine Ltd. has offered to provide the city with enhanced services (including physical demands testing, which is currently conducted (in conjunction with their physicals) at Belleville Memorial Hospital) to those currently being provided for employee physicals. He (i) reported that the physicals and demands testing are being offered for less than the amount the city is currently paying; and (ii) recommended that Midwest Occupational Medicine Ltd. be approved as a physical services provider for the city.

**MOTION:**

It was moved by Alderman Ries and seconded by Alderman Holtkamp to recommend to the City Council that Midwest Occupational Medicine Ltd. be approved as a provider (for the city) of post employment offer/pre-employment physical testing and physical demands testing (currently in conjunction with Belleville Memorial Hospital), if required, as well as such testing for current city employees, who may be required to submit to such testing in order to return to work pursuant to the city's Personnel Code or a Collective Bargaining Agreement. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Reis to recess the Committee of the Whole Meeting at 8:55 p.m. Upon Roll Call Vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Holtkamp and seconded by Alderman Agne to reconvene the Committee of the Whole Meeting on July 14, 2014 at 9:08 p.m. Upon Roll Call Vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**VI. EXECUTIVE SESSION**

Chairman Ebersohl entertained a motion to go into Executive Session to discuss (i) the purchase or lease of real property for use by the City; and (ii) the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body.

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### **MOTION – EXECUTIVE SESSION**

It was moved by Alderman Reis and seconded by Alderman Holtkamp to go into Executive Session at 9:10 p.m. to discuss (i) the purchase or lease of real property for use by the City; and (ii) the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

### **MOTION – REGULAR SESSION**

It was moved by Alderman Reis and seconded by Alderman Niemietz to return to the Regular Session of the Committee of the Whole Meeting at 9:40 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, 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: Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp.

Chairman Ebersohl asked if there was any action to be taken as a result of the Executive Session of the Committee of the Whole Meeting.

#### **MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Holtkamp to recommend to the City Council that city staff be authorized to obtain appraisal(s) for the parcel(s) of real estate discussed in Executive Session. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

#### **MOTION:**

It was moved by Alderman Ries and seconded by Alderman Huch to recommend to the City Council that (i) Mark W. Weisman, attorney with the Polsinelli law firm, be employed as labor counsel to represent the city pertaining to the employee issues discussed in Executive Session; and (ii) any prior actions taken addressing those issues be ratified. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

## **VII. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

City Administrator Hudzik informed the Committee Members of the following: (i) after reviewing the documentation on the Rueck Road construction project (completed in 2008) it has been determined that the city owes IDOT \$254,008.93 as the city's remaining portion of that project (and as shown on correspondence from IDOT requesting payment of that amount, which was received by the city in April, 2014) – Hudzik indicated city staff will try to arrange a payment schedule with the state; and (ii)

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Congressman Bill Enyart has reserved the City Hall Auditorium on Tuesday, July 22, 2014 from 1:30 – 3:00 P.M. to meet with interested constituents.

**VIII. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Huch and seconded by Alderman Reis to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, July 14, 2014 at 9:42 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea.

**MOTION CARRIED.**

*Gene Ebersohl*  
\_\_\_\_\_  
GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Minutes taken by:

*Sandra Garner*  
\_\_\_\_\_  
SANDRA GARMER, Accounting/Clerical Assistant

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**MINUTES OF THE ORDINANCE, PLANNING AND ZONING COMMITTEE  
MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, JULY 14, 2014 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Jim Agne called the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:56 p.m.

Upon Roll Call, the following members were:

Present: Chairman Agne and Aldermen Ebersohl, Niemietz and Reis.

Absent: None.

Quorum Present.

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

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, Building Inspector Justin Osterhage, City Attorney Terry Bruckert, Chief of Police and EMS Director Joe Edwards, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: None.

Chairman Agne stated the purpose of the meeting was to discuss (1) dumpster enclosures; and (2) any other items to be considered.

**II. DUMPSTER ENCLOSURE DISCUSSION**

Chairman Agne opened the meeting and began by reviewing the proposed revisions (from prior Committee Meeting discussions) to Chapter 15.68 (Unenclosed Refuse Containers or Dumpsters) of the City's Municipal Code, and stated all text referring to an "evergreen plant landscape screen" (Section 15.68.020 B.1.- B.5.) is being eliminated, thereby disallowing use of evergreen plants as a screening option (as previously discussed in Committee Meetings). A general discussion was then held wherein all in attendance were given the opportunity to make comments, ask questions and state their opinions, including (i) that specific gate reinforcement standards will be added in Section 15.68.050 F.; (ii) whether steel structures on gates should be a requirement; (iii) use of "sketches" to illustrate required standards for gates in the "Dumpster Enclosure – Handout"; (iv) addition of 6" steel gate post requirements to the proposed standards in Section 15.68.050 F.; (v) including text in Section 15.68.050 stating existing gates that are deemed in good condition shall be exempt from complying with updated gate

standards; and (vi) a discussion on the current penalty enforcement and legal procedures of Section 15.68.090.

**MOTION:**

It was moved Alderman Niemietz and seconded by Alderman Ebersohl to recommend to the City Council that city staff be authorized to prepare revisions to the language appearing in Section 15.68 (Unenclosed Refuse Containers or Dumpsters) of the City's Municipal Code, amending the current regulations, as reviewed and discussed in Committee. Upon Roll Call vote, Chairman Agne and Aldermen Ebersohl, Niemietz and Reis voted yea. **MOTION CARRIED.**

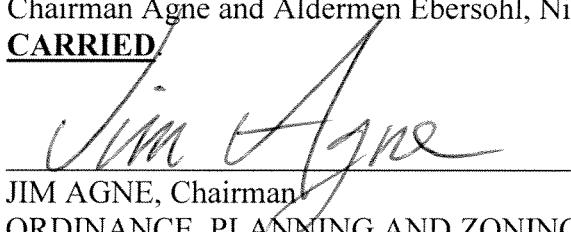
**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

None

**IV. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Ebersohl and seconded by Alderman Reis to adjourn the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, July 14, 2014, at 9:08 p.m. Upon Roll Call vote, Chairman Agne and Aldermen Ebersohl, Niemietz and Reis voted yea. **MOTION CARRIED**

  
\_\_\_\_\_  
JIM AGNE, Chairman  
ORDINANCE, PLANNING AND ZONING COMMITTEE

Minutes taken by:

  
\_\_\_\_\_  
SANDRA GARMER, Accounting/Clerical Assistant