

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
NOVEMBER 24, 2014 IN THE COUNCIL ROOM OF CITY HALL**

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 7:10 P.M.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Committee Members - Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp. Mayor Hutchinson arrived at 7:40 P.M.

Absent: Aldermen Agne and Mathews.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney Terry Bruckert, City Engineer Ron Williams, Accounting Manager Linda Sharp, Director of Community and Economic Development Paul Ellis and Deputy Clerk Donna Mehaffey.

Guests Present: Mr. Joe Koppeis (Fox Run Estates Presentation) and Mr. Bob Lieb, representative of the Columbia Sportsmen Club. (Left at 8:23 P.M.)

**No quorum was present for the Water and Sewer Committee meeting scheduled at 7:00 P.M. so no meeting was held. The item for the Water and Sewer Committee – Computer-Aided System for Water Meter Reading was moved to the Committee of the Whole Meeting.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Computer-Aided System for Water Meter Reading (2) Proposed Subdivision: Fox Run Estates (Joe Koppeis Presentation); (3) Gateway Connector; (4) Flood Mitigation Project Status Update; (5) Reliable Sanitation Rate Increase; (6) Proposal for Amending Late Fees for Past Due Water/Sewer Service Charges; (7) Refinancing Bonds; (8) Intergovernmental Agreement with Columbia Community Unit School District No. 4 (Batting Cages); (9) Non-Home Rule Sales Tax; and (10) Other items to be considered or discussed.

II. COMPUTER-AIDED SYSTEM FOR WATER METER READING

Chairman Ebersohl opened the meeting and called upon City Engineer Ron Williams to address the Committee Members on this issue.

Mr. Williams explained the Drive-By Radio Read Sensus System unit the Department of Public Works would like to purchase from HD Supply Waterworks, Ltd. in the amount of \$11,300.00 and the reasons why they would like to purchase. Mr. Williams stated they are still trying to negotiate the price down and they will try to trade in the old readers. The department already has a lap top which was in the budget to use with the system and if need be, the monies for this system could be taken out of the \$190,000.00 budget for the purchase of the radio reads. With the new unit, one DOPW employee will be able to read all the meters in the entire City in six (6) hours. One half of the City now has the radio reads installed on the water meters. The Committee members were all given the opportunity to ask questions and give their opinions

Mr. Williams will get a final proposal together from HD Supply Waterworks, Ltd. for the Sensus radio read unit.

III. PROPOSED SUBDIVISION: FOX RUN ESTATES (JOE KOPPEIS PRESENTATION)

Chairman Ebersohl called upon Mr. Joe Koppeis to address the Committee members on his proposed subdivision – Fox Run Estates.

Mr. Koppeis explained his proposed subdivision to the Committee members. There are 36 single family lots planned which would have homes in the \$250,000.00 range. Mr. Koppeis stated that he is the developer and would use local builders. All homes will be custom homes and all with a brick front and some will have all or three (3) sides of brick.

Mr. Koppeis stated lot 37 is zoned Commercial and will have senior housing which will be for age 55 and over. A site plan of the area was distributed to the Committee. The units will be leased only; cannot purchase the units; all would be brick; and some units are all handicapped accessible. Mr. Koppeis passed around pictures of what similar units look like. The senior housing will also have a separate home owners association. The developer for the senior housing is not committed to the project as yet. It was noted that the proposed senior housing is located up from Bob Brockland GMC and by the Columbia Sportsmen Club.

Mr. Koppeis explained the proposed apartments which would have a minimum of 100 units to 112 units with a pool. The apartments would be at three (3) different elevations with the

bottom ones close to Old Route 3. There will be \$250,000.00 worth of retaining walls installed to preserve the mature trees. The apartments will have some brick and all apartments will have fireplaces and vaulted ceilings. There is a possibility that garages may be built with the apartments which would cut down on the parking spaces. Rent will be anywhere from \$850.00 to \$1,000.00 per month. Mr. Koppeis also added that by the City of Columbia water tower, there will be condos which will be a gated community.

Mr. Koppeis asked the City to enter into an agreement to approve the concept and parameter of the project. Mr. Koppeis also affirmed that he needed the City's blessing on the purchase of this property and work with him in good faith.

All in attendance were given the opportunity to ask questions and offer comments.

It was noted that the proposed apartments seem to be a problem. There was a discussion about the number of the apartments; they are not all brick; would like to see all brick apartments; and Columbia residents have concern about more multi-family units in the City.

No action was taken.

Mr. Koppeis gave an update on the progress of getting the streets repaired in Columbia Centre. He also gave an update on his proposed office building.

IV. FLOOD MITIGATION PROJECT STATUS UPDATE

City Engineer Ron Williams reviewed the three (3) different streams for the Flood Mitigation Project from SCI Engineering and the Caseyville, Illinois Developer for the mitigation work. SCI Engineering did an analysis of the three (3) streams – Wilson Creek, Upper Carr Creek (Admiral Trost Park) and Lower Carr Creek (Meadow Ridge Park). After review of the streams, Mr. Williams noted that Wilson Creek would be the best choice for the project due to the lowest cost and for the credits that the developer needs. Mr. Williams added that he isn't in favor of the Upper Carr Creek (Admiral Trost Park) and the Lower Carr Creek (Meadow Ridge Park) area is very risky and is a higher cost. All in attendance were able to ask questions and offer comments.

It was the consensus of the Committee to go with the Wilson Creek Flood Mitigation Project and to get the agreement in order.

MOTION: A motion was made by Alderman Niemietz and seconded by Alderman Holtkamp to recommend the Wilson Creek Flood Mitigation Project move forward with an agreement. On Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

V. RELIABLE SANITATION RATE INCREASE

City Administrator James Morani informed the Committee that Reliable Sanitation Service, Inc. will be amending their December 1, 2014 increase from \$.51 per monthly charge per Columbia resident to \$.45 per monthly charge per Columbia resident. Mr. Morani will make an amendment to their contract and will have it ready for the next City Council meeting and agenda of December 1, 2014.

VI. PROPOSAL FOR AMENDING LATE FEES FOR PAST DUE WATER/SEWER SERVICE CHARGES

Administrator Morani reviewed the proposals (Options 1 -3) for amending late fees for past due water/sewer service charges. Mr. Morani stated that a flat fee late fee was not a good option and probably would not work with the City's software for utility billing – Springbrook. After discussion of the different options, it was the consensus of the Mayor and Committee members to go with option 1; that something needs to be done so this does not happen again (Crown Linen Service late fees); and stressed that their water should be shut off if their bill remains unpaid even though it is a business. Mr. Morani and City Attorney Terry Bruckert will meet with the owner of Crown Linen Service to get their bill current, get all late charges resolved by December 31, 2014 and inform the owner of the Mayor and Committee members' directive for getting the bill paid up to date and the consequences if not paid. It was noted that Crown Linen Service is a very large consumer of water and their large bills are the issue. Accounting Manager Linda Sharp added that there are two (2) other businesses she and Director of Community and Economic Development Paul Ellis are working with to get their water bills up to date.

MOTION:

It was moved by Alderman Reis and seconded by Alderman Huch to recommend to the City Council to adopt Option 1 Late Fees – Rate stays at 5% for all customers and late fees are only applied to unpaid balance on water/sewer service charges instead of the total of the unpaid balance and any late fees. On Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

VII. GATEWAY CONNECTOR

Director of Community and Economic Development Paul Ellis presented information to the Mayor and Committee members on the Gateway Connector open house on Wednesday, December 10, 2014 from 4-7 P.M. at The Falls Reception and Conference Center. Mr. Ellis added that it is by statute that the Illinois Department of Transportation has to hold a public hearing every ten (10) years on the Gateway Connector. There will be no presentation or program, but questions can be asked and comments can be made. It was noted that map 3-4 is the preferred corridor showing the green line as the preferred route. After a discussion of the routes, Mayor Hutchinson wanted to go on record that the preferred corridor route cuts thru Joyview Acres Subdivision in Columbia and travels up Bluff Road and would like a strong Resolution or document that states the City of Columbia is not in favor of the preferred corridor and that it be ready for the December 1st City Council meeting.

VIII. REFINANCING BONDS

Administrator Morani went over the Capital Equipment and Capital Projects to be considered for Bonding 2008 Alternate Revenue Bond Refunding document. The potential new bond issue money requirement total is \$600,000.00 with bond issuance costs of \$70,000.00. The cost of the bond issuance was questioned and Mr. Morani and Attorney Bruckert both agreed the amount will be smaller than the \$70,000.00 listed. It was noted that possibly the local banks could do the bond issuance. Administrator Morani stated that the bond issuance will go out as a RFP (Request for Proposal) with a three (3) week window. Mr. Morani advised that there would be a preliminary ordinance to initiate the process at the December 1st City Council meeting. No action was taken.

IX. INTERGOVERNMENTAL AGREEMENT WITH COLUMBIA COMMUNITY UNIT SCHOOL DISTRICT NO. 4 (BATTING CAGES)

Administrator Morani presented the Intergovernmental Agreement with the Columbia Community Unit School District No. 4 (Batting Cages) to the Mayor and Committee members. Mr. Morani stated that the agreement was kept simple. It was the consensus of the Mayor and Committee members that the agreement be sent over to Dr. Beth Horner, Assistant Superintendent at Columbia CUSD No. 4 for review.

X. NON-HOME RULES SALES TAX

Administrator Morani advised the Committee that he had met with County Clerk Dennis Knobloch and was informed that Precinct 8 in Columbia had two (2) different ballots to

Committee of the Whole Meeting - November 24, 2014
Computer-Aided System for Water Meter Reading – 3 pages
Fox Run Estates Preliminary Plat
Gateway Connector Memo and attachments/maps – 6 pages
Flood Mitigation Project Status Update with maps/pictures – 6 pages
Reliable Sanitation Rate Increase letter
Proposals for Amending Late Fees for Past Due Water/Sewer Service Charges
Refinancing Bonds
Memo with Intergovernmental Agreement with CCUSD #4 (Batting Cages) – 3 pages

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hand out for the November 4th Election. The election judges by mistake distributed the incorrect ballots and they did not show the sales tax increase question to the City residents that should have received the correct ballot. Mr. Morani wanted to advise the Committee what had happened. Mr. Morani then wanted the Committee to consider to put the sales tax increase question back on the ballot for the April 7, 2015 Consolidated Election. A discussion was held that the sales tax could be used for something else; for example—Parks and Trails or for infrastructure and it may have a better chance of passing this time. Mr. Morani added the City has until the first week of January 2015 to put it back on the ballot. Mr. Morani stated that a public informational meeting could be held to get the information out to the public.

It was the consensus of the committee to discuss it again at the next Committee of the Whole meeting.

XI. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

There were no other items to be considered or discussed by the Committee of the Whole.

XII. ADJOURNMENT

MOTION:

It was moved by Alderman Niemietz 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, November 24, 2014 at 9:34 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

Minutes taken by:

Gene Ebersohl

GENE EBERSOHL, Chairman

COMMITTEE OF THE WHOLE

Donna Meaffey

DONNA MEHAFFEY, Deputy Clerk