

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
APRIL 13, 2015 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 7:00 P.M.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Committee Members - Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp. Mayor Hutchinson was also present.

Absent: Aldermen Agne and Mathews.

Quorum Present:

Administrative Staff Present: City Administrator James Morani, City Attorney Terry Bruckert, Interim Director of Public Works Tim Ahrens, Accounting Manager Linda Sharp, Director of Community and Economic Development Paul Ellis, Building Inspector and Interim Zoning Administrator Justin Osterhage, Interim EMS Chief Shannon Bound and Deputy Clerk Donna Mehaffey.

Guests Present: Mr. Greg Aleman with Arthur J. Gallagher & Co., Ms. Holley Maher of MRCT, Attorney Mark Rohr with Crowder & Scoggins, Ltd. Representing the Columbia Athletic Association, Jessica Whaley - President of the Columbia Khoury League, Mr. Stephen Raney, DMD of Drs. White, Raney and Walker and Mr. Mike Schneider of Quadrant Design.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of Minutes from March 23, 2015 Committee of the Whole Meeting; (2) Approval of Minutes from March 23, 2015 Executive Session Committee of the Whole Meeting (3) Approval of Minutes from March 30, 2015 Committee of the Whole Meeting; (4) Approval of Minutes from March 30, 2015 Executive Session Committee of the Whole Meeting (5) Agreement with Columbia Athletic Association, Columbia Khoury League, and Columbia CUSD #4; (6) Oak Street Building Lease Agreements; (7) Oak Street Building Renovations; (8) Employee Health Insurance Plan; (9) Fox Run Estates Improvements; (10) Zoning Code Amendment (Athletic Field Signage); (11) Telecommunications Tower Lease; (12) FY 2015-2016 Budget Update; (13) Citizen Comments; (14) Executive Session – 5 ILCS 120/2(c)(1): Appointment, employment, compensation, discipline, or dismissal of specific employees of the public body or legal counsel for the public body; and (15) Other items to be considered or discussed.

**II. APPROVAL OF MINUTES – MARCH 23, 2015 COMMITTEE OF THE WHOLE MEETING**

The minutes of the March 23, 2015 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Niemietz, to approve the minutes of the March 23, 2015 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**III. APPROVAL OF MINUTES – MARCH 23, 2015 COMMITTEE OF THE WHOLE MEETING – EXECUTIVE SESSION**

The minutes of the March 23, 2015 Committee of the Whole committee meeting Executive Session were submitted for approval.

**MOTION:**

It was moved by Alderman Holtkamp and seconded by Alderman Huch, to approve the minutes of the March 23, 2015 Committee of the Whole committee meeting Executive Session. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**IV. APPROVAL OF MINUTES – MARCH 30, 2015 COMMITTEE OF THE WHOLE MEETING**

The minutes of the March 30, 2015 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Reis, to approve the minutes of the March 30, 2015 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**V. APPROVAL OF MINUTES – MARCH 30, 2015 COMMITTEE OF THE WHOLE MEETING – EXECUTIVE SESSION**

The minutes of the March 30, 2015 Committee of the Whole committee meeting Executive Session were submitted for approval.

**MOTION:**

It was moved by Alderman Reis and seconded by Alderman Holtkamp, to approve the minutes of the March 30, 2015 Committee of the Whole committee meeting Executive Session. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**VI. AGREEMENT WITH COLUMBIA ATHLETIC ASSOCIATION, COLUMBIA KHOURY LEAGUE, AND COLUMBIA CUSD #4**

Director of Community and Economic Development Paul Ellis addressed the committee on the changes to the proposed agreement with the CAA, CKL and Columbia CUSD #4 that he had just distributed plus proposed Exhibit A – American Legion Memorial Park Field Use Rules and an email from Columbia Khoury League President Jessica Whaley on the proposed various fees for the ball fields. Mr. Ellis stated the suggested changes are in red in the agreement and were suggested by the CKL, CAA and Mayor Hutchinson.

The following changes were discussed and completed:

Page 4, Section 5. Fees, - A. The definition of “Unrelated Field Use” has been added plus the definition of “League and Tournament Activities” has been added.

Payment, maintenance and utilities of the ball field lights were discussed and the following changes were completed.

Page 3, Section 3, Maintenance & Operation of Fields - D – add “utilities” after “dugouts”.

Page 3, Section 3. Maintenance & Operation of Fields – F – Remove “utilities and lights”.

Regarding public use of the ball fields, it was noted there will always be one ball field open. Mrs. Whaley added that the CKL/CAA will issue receipts for use of the fields so the team or individual will have proof of reserving the ball field. The certificates of insurance were briefly discussed which is spelled out in the agreement on page 2, Section 2. Scheduling, D and E.

Mrs. Whaley stated she did not anticipate paying for the electricity for the lights at the ball fields and will need to increase the previous fees sent to the City via email. It was noted the new proposed fees need to be submitted before April 16 in order to get them listed on the new fee ordinance for the City which is schedule to be approved at the April 20 City Council meeting.

All present were given the opportunity to offer comments, ask questions and submit opinions.

After discussion, it was the consensus of the committee that the electricity for the ball field lights stay in the name of the City of Columbia and the City to send an invoice to the CKL or CAA depending on the time of year for the usage. Mr. Ellis will get the agreement finalized with the changes made with the ordinance and on the agenda for the next City Council meeting with the date of the agreement updated.

## **VII. OAK STREET BUILDING LEASE AGREEMENTS**

Director of Community & Economic Development Paul Ellis updated the committee on the lease agreement for the dentist office, Drs. White, Raney and Walker at the Oak Street building – 130 S. Rapp Ave. which was distributed to the committee. The dentist office has concerns with the length of the lease agreement. Mr. Ellis said the proposed lease is for five (5) years with an option for another five (5) years which is what was in the previous lease five (5) years ago. Mr. Ellis also stated that the accounting firm of Scheffel Boyle located at 132 S. Rapp is willing to extend their lease as well, but had asked for a few escape clauses in the past lease which were not used. Mr. Ellis stated that they have not asked for the escape clauses, but they may ask for them. Mr. Ellis will review the accounting firm lease at a later date due to it being tax time. Mr. Ellis turned the meeting over to Stephen Raney, DMD to address the committee.

Dr. Raney expressed his thoughts on the five (5) year lease with the City and he indicated this was the first time he heard of the additional five (5) year lease option. Dr. Raney reported that it would cost between \$250,000.00 to \$300,000.00 to locate to a new building, and they would like to stay where they are, all of their patients live on this side of the highway, they have invested a lot of money into the building as they have just redecorated and updated the building. Dr. Raney is requesting some kind of guidance from the City on the lease and would prefer a five (5) year lease with an extension of five (5) more years.

Mr. Ellis stated that the lease will need to be finalized in the near future. Alderman Roessler asked if anyone objected to the five year lease with a five year extension for the dentist office. It was the consensus of the committee that there were no objections and to move forward with the five year lease with the five year lease extension for the dentist office of Drs. White, Raney and Walker.

## **VIII. OAK STREET BUILDING RENOVATIONS**

Director of Community & Economic Development Paul Ellis reviewed with the committee the other half of the Oak Street building. Mr. Ellis reviewed the Oak Street Community Building – Program Team handout as well as the handout for the floor plan by Quadrant Design. Mr. Ellis noted that the restrooms are ADA ready. Mr. Ellis assessed the Oak Street Community Building Program Team members from the City, the Monroe County YMCA, AgeSmart Senior Services, Western Egyptian EOC, and the After School Program with elements for the Senior Center Program (Café Model), Youth Center Program (Café Model) and the After School Art Program with the cost using bonds, grants and donations. The proposed Community Center would house the Senior Center during the day (The Senior Center would be moved from the City Hall building.), After School Art Program, with a Youth Center in the evening. The food prep will be handled similar to the way the Senior Center now handles it; there would be no cooking of the meals in the building. Mr. Ellis added that it is the intent to get the building to white box stage. Alderman Reis mentioned there was no door from the prep food area to the storage room and Mr. Ellis will add that to the plan.

It was the consensus of the committee that Mr. Ellis move forward on this project.

## **MISCELLANEOUS**

Mayor Hutchinson reported that the TIF Conference held at The Falls last week was a huge success and thanked Mr. Ellis.

Mr. Ellis also reported to the committee that the card for the Monroe County Welcome Center and the brochure for the Kaskaskia Cahokia Trail had arrived and a copy of each had been distributed to the committee.

## **IX. EMPLOYEE HEALTH INSURANCE PLAN**

City Administrator James Morani addressed the committee and reported that the City did not receive full compliance from the City employees on the health insurance questionnaire and approximately 50% of them completed it. Accounting Manager Linda Sharp added that the City Hall, Library, Department of Public Works, Department Heads, and retirees were the only employees that responded. Mr. Morani added that he brought back both insurance brokerage firms from the last presentation to make another presentation to the committee. (Three (3) handouts were distributed to the committee; IPBC Average PPO Rate History, Email from MRCT with Health Reimbursement Arrangement (HRA); and MRCT – HRA Example)

Mr. Gregg Aleman with Arthur J. Gallagher and Co. representing IPBC made his presentation to the committee. Mr. Aleman stressed that their plan (United Health Care) is exactly the same plan as what the City currently has (SWHWF), has quoted the City the exact same plan and said it is best to go with the exact same plan when changing insurance carriers for the first time. Mr. Aleman also pointed out that he would think that the City would want to keep a good relationship with their employees by providing the exact same plan, they have a good track record, and they have just made their adjustment for 2015-2016 of 1.4%. Mr. Aleman also added they have complete plan design freedom with the United Health Care plan. He also added they have cost certainty and this needs to get wrapped up as the City is getting close to the renewal date of July 1. Mr. Morani added that IPBC needs 90 days after the resolution is adopted, which will move the implementation to August 1. It was noted the original quote was -7% but with the SWHWF insurance increase July 1, the quote is -12%. Mayor Hutchinson requested the yearly savings with IPBC. Mr. Morani understood the savings would be over \$100,000.00 per year.

Ms. Holley Maher of MRCT addressed the committee and reviewed her handouts. She stated that their plan is not the same plan as the City's current plan. Ms. Maher said she could move the City to a plan that would save the City \$350,000.00 per year without underwriting. She stated she could move the City to a different carrier and increase the deductible and explained how that would work with a health reimbursement arrangement (HRA). (The deductible could be increased to \$1,000.00 and the City could reimburse the employee the difference of the current \$250.00 deductible.) She reviewed the HRA worksheet which showed if all the employees maxed out the deductible; the City would still be ahead with their savings (which would be a really bad year). She added even if the City was at the National Average - the 20% utilization, the City would still be able to save

\$283,632.40 per year. She also said the City could go with the private exchange or there was even a plan with a zero deductible with substantial savings. She highlighted the benefits of the City's current insurance plan with their plan benefits. Ms. Maher added that they would need 60 days notice to switch to their insurance.

Mr. Morani reported that both quotes the City received are from United Health Care. Mr. Morani added that the HRA could also be implemented with IPBC.

There was a question if the unions had to approve the plan and Mr. Morani was of the opinion that if the City changes plan designs and there is no negative cost impact to the employees, then it can be done. The HRA can be set up with no negative impact and will have to be explained to the employees. Mr. Morani stated that it's a win-win situation for everyone since the employees will save money, the City will save money, and the taxpayers will save money.

All in attendance were able to offer comments, submit opinions and ask questions.

Mr. Morani confirmed that all committee members need to review the information presented to get their opinions and at the next committee meeting make a recommendation. He added that a decision needs to be made in the next two weeks.

## **X. FOX RUN ESTATES IMPROVEMENTS**

Building Inspector and Interim Zoning Administrator Justin Osterhage addressed the committee. Mr. Osterhage stated that a letter had been distributed to the committee from Horner & Shifrin with their recommendations for Fox Run Estates. Mr. Osterhage provided an update of the Fox Run Estates Improvements which included storm drainage and a sewer manhole. Mr. Osterhage stated that next week the City should be able to make a recommendation for phase 1 of the Fox Run Estates subdivision.

## **XI. ZONING CODE AMENDMENT (ATHLETIC FIELD SIGNAGE)**

City Administrator James Morani addressed the committee on the proposed amendment to the City's Sign Code that was distributed to the members. Mr. Morani added that the Sign Code is located in the Building and Construction Section of the City's Municipal Code and that the proposed item E of Section 15.44.165 is a new paragraph. Mr. Morani stated there would be no discussion at this time and that the members should review the information as it will be discussed at the next committee meeting. President of the Columbia Khoury League Jessica Whaley voiced her concern of item five (5) of the proposed policy regarding the signs facing the proper direction on the ball field fences. Mrs. Whaley will email Mr. Morani her concerns and examples of the signage used during their tournaments for clarification.

## **XII. TELECOMMUNICATIONS TOWER LEASE**

This item was tabled until the next Committee Meeting.

### **XIII. FY 2015-2016 BUDGET**

Accounting Manager Linda Sharp and City Administrator James Morani addressed the committee on the Fiscal Year 2015-2016 Budget draft update that was distributed to the committee. Mrs. Sharp reviewed all budget changes which included a new Park Fund in the budget and also a new Park Improvement Fund. She also reviewed video gaming, special census, Police Department equipment and the Control Room. Mr. Morani reviewed and explained the water and sewer operations fund on page 34 of the budget draft handout. Mr. Morani recommended that the water and sewer increases should be phased in and stated why.

Mr. Morani also reviewed with the committee the FY 2015-2016 Budget Contingencies (\$260,000.00 Total) which he had distributed to the committee. He explained that the items listed are currently in the budget under the General Fund but will not be spent until the State of Illinois passes their budget, since LGDF may be reduced.

Mrs. Sharp informed the committee that she will be hiring another summer intern as previously done last year. She added that if last year's intern does not return, she will offer the job to another intern from last year's interview.

Mrs. Sharp lastly stated that she will have some transfer resolutions for the next City Council meeting (Capital Development Fund to the General Fund and Garbage Fund to the General Fund). The fee ordinance will also be ready for the next City Council meeting as well as the final budget and budget ordinance.

Mayor Hutchinson mentioned that possibly in the future the City of Columbia may have the opportunity take over the Fountain Water District. Mayor Hutchinson also updated the committee on his meeting with Governor Rauner.

All in attendance were given the opportunity to ask questions, make comments or put forward opinions.

### **XIV. CITIZEN COMMENTS**

None.

### **XV. EXECUTIVE SESSION**

There was no reason to call an Executive Session of the Committee of the Whole committee meeting.

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

There were no other items to be considered or discussed.

XVII. **ADJOURNMENT**

**MOTION:**

It was moved by Alderman Holtkamp and seconded by Alderman Huch to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, April 13, 2015 at 8:42 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

Minutes taken by:

Gene Ebersohl  
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GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Donna Meaffey  
\_\_\_\_\_  
DONNA MEHAFFEY, Deputy Clerk