

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE  
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
OCTOBER 12, 2015 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Ebersohl called the Committee of the Whole committee 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 Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens. Mayor Hutchinson was also present.

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney Terry Bruckert, and Deputy Clerk Donna Mehaffey.

Guest Present: Mr. Dan Vogel of Cunningham, Vogel & Rost, P.C.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Executive Session – 5 ILCS 120/2(c)(6); (2) Plan Commission Open House; (3) Approval of Minutes from the September 28, 2015 Committee of the Whole committee meeting; (4) Refuse and Recycling Contract – Reliable Sanitation; (5) Water Meters and Service Connections for Multiple Unit Housing; (6) IML Annual Conference Recap; (7) Telecommunications Tower Leases; (8) Citizen Comments; and (9) Other items to be considered.

**II. EXECUTIVE SESSION – 5 ILCS 120/2(C) (6)**

Chairman Ebersohl entertained a motion to go into Executive Session to discuss 5 ILCS 120/2(c)(6) for the sale or lease of real estate.

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Reis to go into Executive Session at 7:01 P.M. to discuss 5 ILCS 120/2(c)(6) for the sale or lease of real estate. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

### **III. REGULAR SESSION**

#### **MOTION:**

It was moved by Alderman Agne and seconded by Alderman Reis to return to the regular session of the Committee of the Whole committee meeting at 7:44 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

Upon return to the regular session of the Committee of the Whole committee meeting, the following committee members were present: Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, Martens and Mayor Hutchinson.

Chairman Ebersohl asked if there was any action to be taken as a result of the Executive Session of the Committee of the Whole committee meeting. There was none.

### **IV. APPROVAL OF MINUTES FROM THE SEPTEMBER 28, 2015 COMMITTEE OF THE WHOLE COMMITTEE MEETING**

The minutes of the September 28, 2015 Committee of the Whole committee meeting were submitted for approval.

#### **MOTION:**

It was moved by Alderman Huch and seconded by Alderman Niemietz, to approve the minutes of the September 28, 2015 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

#### **RECESS**

#### **MOTION:**

It was moved by Alderman Reis and seconded by Alderman Agne to recess the regular session of the Committee of the Whole committee meeting at 7:45 P.M. for the Plan Commission Comprehensive Plan Revision – Third Open House. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

#### **RECONVENE**

#### **MOTION:**

It was moved by Alderman Agne and seconded by Alderman Reis to reconvene the regular session of the Committee of the Whole committee meeting at 8:15 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

## **V. REFUSE AND RECYCLING CONTRACT – RELIABLE SANITATION**

City Administrator James Morani updated the committee on the refuse and recycling draft contract. Mr. Morani noted on page 2, item 8 of the draft, that for the first year of the five (5) year contract, the City will be paying less than it is paying now for refuse removal. The new rate for the first year will be \$13.42 per month per resident, business establishment, school and church. (The City is currently paying \$13.57 per month.) Mr. Morani also said that more companies are turning to five (5) year contracts rather than the three (3) year contracts. Mr. Morani also said that the owner of Reliable Sanitation, Mr. Tim Scheibe, will reach out to the taverns in Columbia that are not recycling bottles and will attempt to get them to participate in the program. The City will also be receiving a list of eligible recyclables from Reliable Sanitation which will also be publicized. Alderman Agne questioned the 3.9% increase stated in the draft contract and Mr. Morani said that the 3.9% increase is listed in the draft for after the five (5) year contract term as an automatic renewal for a successive twelve (12) months. Alderman Agne also asked if Mr. Morani asked if the dumping fees would be going up and that the dumping fees had been part of the discussion in previous years. Mr. Morani said he did not know anything about the dumping fees and that item was not discussed.

It was the consensus of the committee that Mr. Morani presents the Reliable Sanitation Refuse and Recycling contract at the next City Council meeting for consideration.

## **VI. WATER METERS AND SERVICE CONNECTIONS FOR MULTIPLE UNIT HOUSING**

Mr. Morani reviewed with the committee the water meters and service connections for multiple unit housing. Mr. Morani added that he prefers to stop at four (4) units for separate water meters and service connections due to cost considerations for the builder. Mr. Morani said any new properties or major renovations on a four (4) unit building would need four (4) separate water meters. Alderman Steve Holtkamp, who is also Chairman of the Water and Sewer Committee, did not like the last sentence of the proposed change; stressed that each unit of an apartment needs a separate meter for occupancy permit tracking and compared the water meters for each unit to Ameren IP having electric meters for each unit. He also added that the City of Waterloo has the same requirement for their water meters. Alderman Reis who is also a member of the Water and Sewer Committee agreed that the committee needs to re-visit this item. Mr. Morani said that financially, it will cost more with separate meters and for aesthetic purposes; it will not look favorable to have many meter housings outside of an apartment complex.

Mr. Morani said that he will bring all the information back for the next committee meeting with City Engineer Chris Smith and Building Inspector Justin Osterhage present to answer any questions.

## **VII. IML ANNUAL CONFERENCE RECAP**

Several Aldermen reviewed with the committee the sessions they attended from the IML conference in Chicago.

Mayor Hutchinson noted that all of the handouts from the IML conference sessions can be downloaded from the IML website.

Alderman Agne reviewed the classes he attended (TIF, Downtown Information, Video Gaming, Demolition, etc. ) and highlighted that the concealed carry was very informative with information on lawsuits, employers, liability policies, areas prohibited, etc. and that he had given a copy of the session to Police Chief Joe Edwards. Alderman Agne also said he attended the session on Demolition and Property Owners Rights. Mr. Morani added that property owners do have rights and that a demolition can also be completed under state statute with an abandonment procedure.

Mr. Morani said the two sessions that were most helpful to him was the managing of electronic records and the system of administrative adjudication. Mr. Morani learned that the City only needs to keep an electronic form of the City Council and Committee packets. Mr. Morani will be discussing the administrative adjudication system with Building Inspector Justin Osterhage and Police Chief Joe Edwards.

Alderman Niemietz talked about her sessions: IDOT changes, Employment Dos and Don'ts and Retail Revitalization. She also highlighted the Wildwood, Missouri Community Park which used all natural materials.

Alderman Reis reviewed the sessions he attended and spoke highly about the Ride Sharing session with the new “Uber” and “Lift” ride services. Alderman Niemietz asked City Attorney Terry Bruckert if the City needed to do anything with having regulations for the new ride services. Mr. Bruckert said that there are no communities in the area that have regulations, but he will check into it.

Alderman Reis also noted one of his sessions on real estate and said that it would be good to find out what real estate brokers located outside the City of Columbia think of the City of Columbia.

Mr. Morani gave the committee an update on the City's new website and added that it is taking longer than anticipated. Mr. Morani also said the Department Heads have been involved in the website and that there will be some duplication on the website, but that the duplication is needed as individuals look for information different ways.

Mr. Morani also updated the committee on the Municipal Code codification and said the first item to be completed will be the subdivision code. He will be contacting three (3) or four (4) codifiers for proposals. He added that the new codification will be electronic. When an update is needed, the update will be made one time and that update will be on the City's

website as well. Mr. Morani said the current Code Master program (Columbia Municipal Code) has been updated thoroughly, but the code itself is outdated and needs to be recodified. Mr. Morani also said that access to the Municipal Code through the internet on the City's new website is a priority.

## **VIII. TELECOMMUNICATIONS TOWER LEASES**

Mr. Morani reported that if the City proceeds with the renegotiation of the telecommunications tower leases; that would be a way to come up with the money to build a new Police Department building. Mr. Morani will discuss this item in more detail at a later date.

## **IX. CITIZEN COMMENTS**

There were no citizen comments.

## **X. OTHER ITEMS TO BE CONSIDERED**

### **A. City of Columbia Proposed Annexations**

Alderman Ebersohl asked Mr. Morani on the status of the proposed annexations. Mr. Morani said he has not heard anything from Mr. Jim Vogt, Engineer with Heneghan and Associates and will be contacting him to get an update.

### **B. Columbia Remote Control Flying Club and Columbia Airport/Sackman Field Open House**

Alderman Agne mentioned two (2) events this weekend – Saturday, October 17 - Columbia Remote Control Flying Club demonstration to be held at 11125 Bluff Road at 9:00 A.M. and Sunday, October 18 - Columbia Airport/Sackman Field Open House to be held at 11563 Bluff Road from 8:00 A.M. to 4:00 P.M.

## **XI. ADJOURNMENT**

### **MOTION:**

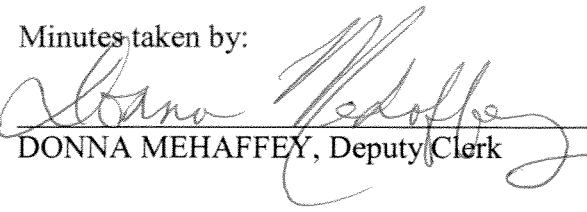
It was moved by Alderman Reis and seconded by Alderman Martens to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, October 12, 2015 at 9:08 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

### **MOTION CARRIED.**

Minutes taken by:

  
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GENE EBERSOHL, Chairman

COMMITTEE OF THE WHOLE

  
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DONNA MEHAFFEY, Deputy Clerk