

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
MARCH 11, 2013 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 7:00 p.m.

Upon Roll Call, the following members were:

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

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, Director of Community and Economic Development Paul Ellis (left at 7:45 p.m.), City Attorney Terry Bruckert, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: Liz Brockland, Controller of Bob Brockland Buick GMC and Neal Niewald, a Registered Land Surveyor with Doering Engineering (both left at 7:45 p.m.).

Chairman Ebersohl stated the meeting was called for the purpose of discussing (1) the Bob Brockland Buick GMC Sales Tax Rebate Financing Agreement; and (2) any other items to be considered.

**II. BOB BROCKLAND BUICK GMC SALES TAX REBATE FINANCING
AGREEMENT DISCUSSION**

Chairman Ebersohl called the meeting to order and called upon Liz Brockland to address the Committee on this issue. Ms. Brockland introduced herself and began by reviewing "The Dealership" and "The Development Project" items on the Starting Points document that had previously been distributed to the Committee Members – Liz provided additional background information as she reviewed the various Starting Points items; she also detailed some of the reasons the dealership chose Columbia as a relocation site (from Cahokia). Ms. Brockland then asked Neal Niewald of the Doering Engineering firm to address some of the challenges to building on the proposed site. Neal distributed copies of the proposed "Site Development Plan" (to those in attendance at the meeting) and informed the Committee Members that site drainage issues create the greatest challenge

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Memo from Director of Community & Economic Development Paul Ellis re: Bob Brockland Buick GMC Request for Sales Tax Financing Agreement (1 page)

Retailer's Occupational Tax Rebate Financing Agreement between Bob Brockland Buick GMC and City of Columbia, Illinois Dated March 18, 2013 (9 pages)

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General Motors (Buick GMC) Facility Image Program Design Intent (8 pages)

to developing the proposed site – in addressing the drainage issue, water detention will be required (possibly using an underground detention system); additionally, an underground water line will have to be moved in order to construct the dealership building according to the site plan. Neal indicated that addressing these issues will add to the cost of the project. Liz Brockland again addressed the Committee Members and reviewed the eight (8) page General Motors (Buick GMC) Facility Image Program Design Intent documents, which contained images showing exterior and interior renderings of a Buick GMC Dealership Facility – she also informed the Committee Members that (i) the total project cost (including the drainage and waterline relocation issues) was estimated to be \$3,000,000; (ii) the financing required to complete the project creates quite a bit of risk and cash flow issues; and (iii) the dealership would be unable to undertake a project of this scope without financial incentives (including a Sales Tax Rebate Agreement with the city). During (and after) the presentations by Liz Brockland and Neal Niewald, all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included (a) the amount of incentive(s) needed to assure the project could be financed – Ms. Brockland stated the bank analyzes the projected cash flow to make that determination; City Administrator Hudzik indicated (based on his past experience in the banking field) the bank will conduct their own analysis of the company's projected cash flow and determine whether or not the loan should be made based upon that analysis (the bank will take other collateral, but the determination will be based on the projected cash flow); (b) that the property site currently generates approximately \$25/year in property taxes of which the city's portion is around 12%; (c) the approximate monthly vehicle sales – Ms. Brockland estimated 75, but indicated that figure is really unknown due to the planned relocation of the dealership from Cahokia to Columbia; (d) whether a cap should be put on the aggregate total of rebate payments and if so, the proper amount – a number of options were discussed; (e) the rebate percentage to be used and the term of the agreement; and (f) that language changes were needed to Sections 6 & 7 to assure the city would be entitled to repayment of all rebate amounts if the dealership or any successor/assignee relocated the business during the term of the tax rebate agreement.

After discussing this issue for some time, it was the consensus of the Committee Members that city staff present the necessary documentation at the next council meeting containing the language changes needed to incorporate (i) a 70% sales tax rebate from the city to Brockland (based on Brockland's sales in the City of Columbia after completion of the project); (ii) for a period of ten (10) years; (iii) with an aggregate rebate payment total of no more than \$1,500,000; and (iv) with language changes recommended by city staff pertaining to Sections 6 & 7 (as described above).

III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

Accounting Manager Linda Sharp updated the Committee Members on the budget process and informed them additional information (and possibly a draft budget) would be presented at the March 25th Committee Meeting.

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IV. EXECUTIVE SESSION

Chairman Ebersohl entertained a motion to go into Executive Session to receive an update on litigation currently pending against the city.

MOTION – EXECUTIVE SESSION

It was moved by Alderman Roessler and seconded by Alderman Mathews to go into Executive Session at 7:50 p.m. to receive an update on litigation currently pending against the city. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

MOTION – REGULAR SESSION

It was moved by Alderman Reis and seconded by Alderman Huch to return to the Regular Session of the Committee of the Whole Meeting at 7:55 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

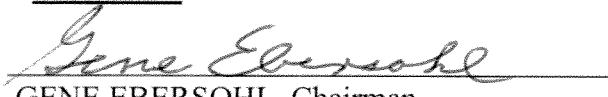
Upon return to the Regular Session of the Committee of the Whole Meeting, Mayor Hutchinson and the following Committee Members were present: Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis.

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 – there was none.

V. ADJOURNMENT

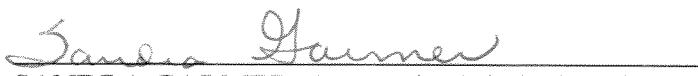
MOTION:

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, March 11, 2013 at 7:56 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**



GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE

Minutes taken by:



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, MARCH 11, 2013 IN THE COUNCIL ROOM OF CITY HALL**

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 8:00 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 and Mathews.

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

Guests Present: None.

Chairman Agne stated the purpose of the meeting was to discuss and review (1) the procedures/fees/regulations that should apply to dumpsters on private property; and (2) any other items to be considered.

II. DUMPSTERS ON PRIVATE PROPERTY DISCUSSION

Chairman Agne made opening remarks and indicated additional information had been received on this subject (since the February 25th Committee Meeting), which he e-mailed to the Committee/Council Members (A) on Friday, March 8th pertaining to PODs; and (B) earlier today detailing regulations adopted by six (6) other communities in the greater St. Louis area (Note: while Chairman Agne made his opening remarks, City Engineer Ron Williams distributed copies of the dumpster/POD regulations attached to Chairman Agne's e-mail of earlier today for the following governmental entities: (a) City of Clayton, MO; (b) City of Glendale, MO; (c) City of O'Fallon, MO; (d) City of St. Charles, MO (POD Regulations); (e) City of University City, MO; and (f) Village of Wilmette, IL). Chairman Agne stated he would like the Committee/Council Members to discuss the timeframes (both initial and extensions) dumpsters/storage containers should be allowed on private property, as well as the fees to be charged for the initial and extended timeframes – he recommended that no fees be charged on moving PODs for a certain number of days (e.g. 5 days). Chairman Agne then reviewed some of the regulations and fees detailed on the copies distributed by City Engineer Williams. During Chairman Agne's remarks/review of regulations, all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included

(i) whether or not the city should consider charging a “deposit fee”; (ii) whether different fees should be charged for dumpsters located on public rights-of-way vs. those located on private property; (iii) the initial length of time a dumpster should be allowed by permit, as well as extension timeframes; (iv) the information to be obtained upon a request for an extension (e.g., the reason the extension is being requested and the total timeframe the applicant feels the dumpster will be needed); (v) whether fees should be incrementally increased for any extension(s) requested; (vi) how natural disaster/emergency situations should be handled; (vii) the current procedures being followed in the event a permit application (for a dumpster) is not requested/completed; (viii) the O’Fallon, MO regulations seem to be concise and address the issues discussed at this meeting, but the five (5) day waiver of a permit for construction dumpsters should be deleted; and (ix) consideration should be given to exempting contractors constructing new residences and commercial buildings (as long as construction dumpsters are located on private property). It was the consensus of the Committee/Council Members that Chairman Agne and City Engineer Williams prepare draft documentation addressing the issues discussed at this meeting for presentation to the Committee/Council Members at a future meeting.

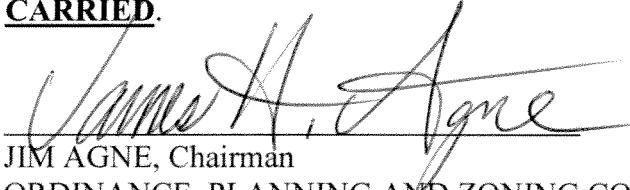
III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

In response to a question, Chairman Agne stated he would review the current regulations pertaining to the number of vehicles allowed to be parked on unpaved areas of private properties (e.g., at a residence) – this topic will be discussed at a future meeting.

IV. ADJOURNMENT

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Ebersohl to adjourn the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, March 11, 2013, at 8:25 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