

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 11, 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 7:03 p.m.

Upon Roll Call, the following members were:

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

Absent: Alderman Mathews.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams (left at 9:23 p.m.), City Attorney Terry Bruckert, Director of Community and Economic Development Paul Ellis (left at 9:23 p.m.), Accounting Manager Linda Sharp (left at 9:23 p.m.) and Accounting/Clerical Assistant Sandra Garmer (left at 9:24 p.m.).

Guests Present: Attorney Stephen R. Kaufmann representing Enable Mississippi River Transmission, LLC (left at 7:33 p.m.), George Steinmaker, representative of Enable Mississippi River Transmission, LLC (left at 7:33 p.m.), Columbia Athletic Association Representative/Columbia Khoury League President Dan Voelkel (left at 8:12 p.m.) and Columbia Athletic Association/Columbia Khoury League Representative Dave Bernhard (left at 8:12 p.m.).

Chairman Ebersohl stated the meeting was called for the purpose of: (1) reviewing and discussing the Sand Bank School Property (Koppeis) proposed Annexation Agreement; (2) receiving a presentation on the Enable Mississippi River Transmission Company's proposed Annexation Agreement; (3) receiving a presentation from the Columbia Athletic Association on the American Legion fields lighting project; (4) discussing the payment due to IDOT on the Rueck Road Project (Phases 2 & 3); (5) receiving an update on the 2012 DCEO Infrastructure Grant and discussing a request for funding modification; (6) discussing Aldermanic Compensation for the April, 2015 Elected Officials; and (7) any other items to be considered or discussed.

Committee of the Whole Meeting

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## **II. ENABLE MISSISSIPPI RIVER TRANSMISSION PROPOSED ANNEXATION AGREEMENT PRESENTATION/DISCUSSION**

Chairman Ebersohl made opening remarks and called upon Enable Mississippi River Transmission Company representatives to address the Committee Members on this issue. Attorney Stephen R. Kaufmann began by introducing himself, thanking City Engineer Ron Williams for his assistance in this matter, and requesting that two (2) parcels of property currently located in Monroe County and owned by Enable Mississippi Transmission, LLC (company formerly known as Centre Point Energy – Mississippi River Transmission, LLC) (“Enable”) be annexed into the city. Mr. Kaufmann then reviewed the proposed annexation agreement (which had previously been distributed to the Committee Members) on a section by section basis – he also distributed an aerial map of property owned by Enable in the Bluff Road area outlining tax parcel 102 (located within the city limits), which is adjacent to tax parcels 110 and 111 (i.e., the proposed annexation parcels located in Monroe County). Mr. Kaufmann stated he is not aware of any immediate plans for additional buildings to be constructed on the parcel(s), however the annexation of those parcels into the city would increase that possibility in the future. During Mr. Kaufmann’s review, all in attendance were given the opportunity to make comments, ask questions and express their opinions, including (i) the economic assistance requested of the city (e.g., waiver of tap-in fees and annexation expenses); (ii) the benefits to the city from the property annexation vs. the cost of the economic assistance requested; (iii) the type of buildings that may be built (e.g., office building(s)) in the future; (iv) a brief history of the ownership and usage of the Enable properties; (v) suggested natural screening (i.e., vegetation) to conceal buildings and equipment/ machinery; (vi) a brief review of the zoning amendment process was given, including fee(s), publication(s), public hearing(s) and the approval process; (vii) minor amendments were discussed to the proposed annexation agreement language; and (viii) reasons for requesting the proposed annexation(s). It was the consensus of the Committee Members that city staff continue working with the representatives of Enable on the proposed annexation agreement language for review/discussion at a future Committee Meeting.

## **III. COLUMBIA ATHLETIC ASSOCIATION PRESENTATION ON AMERICAN LEGION FIELDS LIGHTING PROJECT**

Columbia Athletic Association (“CAA”) representative/Columbia Khoury League (“Khoury League”) President Dan Voelkel addressed the Committee on this issue (Note: a two (2) page document entitled “Columbia Khoury League/Columbia Athletic Association – Columbia American Legion Field Lighting Proposal” was distributed during Mr. Voelkel’s presentation). Dan began by updating the Committee Members on the current status of the CAA (have applied for 501(c)(3) status and have submitted documentation to the state of Illinois), named the Board Members and indicated officers

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will be elected in October – he then touched upon the various events planned this fall for the ball fields (he informed the Committee Members that the Khoury League can only schedule games in the spring due to restrictions imposed by the George Khoury Association). He then reviewed the documentation distributed at this meeting pertaining to Phase 1 of the American Legion Field Lighting Proposal, which included (i) the steps to be taken/expenses to be paid by the Khoury League and CAA; (ii) a request that the city consider supporting this project and listing various items of support to be provided by the city; and (iii) a detailed timeline (from September 2, 2014 to October 31, 2014) listing the steps to be taken by the Khoury League, CAA and the city (i.e., the requested support items to be provided) to complete the project. During Dan’s presentation, all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included (a) whether the timeline benchmarks were achievable within the timeframe listed; (b) the out of pocket cost to the city for the support items requested; and (c) that some of the support items requested may need to be addressed by the city as normal maintenance even if not requested by the Khoury League/CAA. It was the general consensus of the Committee Members that this project receive city support with the amount to be determined after City Engineer Ron Williams provides a cost estimate for the council’s consideration at a future Committee Meeting.

Voelkel (with comments from Dave Bernhard) then updated the Committee Members on the usage of the American Legion fields and indicated (with their projected additional usage) that they may outgrow them in the future – Voelkel indicated consideration is being given to applying for a Cardinals Care Grant for the Bolm-Schuhkraft diamond whereby that ball field would be fixed up and used (basically) for adults, thereby allowing the American Legions fields to be used for youth activities. They also updated the Committee Members on the scheduling of the American Legion fields and stated they had been in touch with all groups that had used the fields for (fall) practices in the past – City Engineer Williams reminded the Committee Members that the Memorandum of Understanding recently entered into with the Khoury League would have to be amended to include the CAA.

#### **IV. SAND BANK SCHOOL PROPERTY (KOPPEIS) PROPOSED ANNEXATION AGREEMENT PRESENTATION/DISCUSSION**

Community and Economic Development Director Paul Ellis (with comments from City Attorney Terry Bruckert) then reviewed the proposed annexation agreement pertaining to the Sand Bank School Property (copies of which had previously been distributed to the Committee Members) on a section by section basis. During Paul’s review, all in attendance were given the opportunity to make comments, ask questions and express their opinions, including (i) the zoning request is for C-3 (Highway Business District) with an Historic Preservation Overlay; (ii) the city is being asked to (a) install and

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maintain two (2) street lights; (b) provide and install riprap for ditch maintenance purposes along the roadway; (c) change the name of Old Bluff Road to Captain James Piggot Way; and (d) waive water and sewer tap-in fees and annexation expenses; and (iii) the future uses envisioned for the property, including the continued use of the building as a museum/historic school house. Paul informed the Committee Members that a public hearing concerning the annexation has been scheduled for September 2<sup>nd</sup> and a Zoning Hearing has been scheduled for September 3<sup>rd</sup> – City Attorney Bruckert stated those hearings can be held even if final annexation language has not yet been agreed upon since language amendments can be made after the public hearing. It was the consensus of the Committee Members that Paul continue coordinating the annexation of this property (into the city) with Joe Koppeis.

**V. DISCUSSION ON PAYMENT DUE IDOT ON RUECK ROAD PROJECT (PHASES 2 & 3)**

City Administrator Al Hudzik addressed the Committee Members on this issue and reminded them the city owes IDOT \$254,008.93 as its unpaid portion of the construction of Phases 2 & 3 of Rueck Road (correspondence detailing the amount owed was first received by the city in April, 2014 even though the project was completed in 2006). Hudzik then addressed payment options for the amount owed (he indicated IDOT has agreed to a payment schedule consisting of \$124,008.93 to be paid by October 30, 2014, \$65,000 to be paid by October 30, 2015 and \$65,000 to be paid by October 30, 2016, contingent on the passage of a Resolution to that effect) by reviewing worksheets prepared by Accounting Manager Linda Sharp (which had previously been distributed to the Committee Members) for the city's fiscal years 2014-15 through 2018-19 entitled "Motor Fuel Tax Fund – Cash Flow Projections" and "Capital Development Fund – Multi-year Cash Flow Projection". After completing his review of the worksheets, Hudzik (with the concurrence of Accounting Manager Sharp) recommended that this fiscal year's amount due (i.e., \$124,008.93) be paid \$64,008.93 from the fund balance available in the General Fund and \$60,000.00 from the fund balance available in the Capital Development Fund – he also indicated that budget amendments are needed since these amounts did not appear in this year's budget. During Hudzik's presentation, a general discussion was held wherein all in attendance were able to make comments, ask questions and express their opinions – it was the general consensus of the Committee that Hudzik's recommendations be followed in making this fiscal year's payment, and that the necessary documents be presented to the City Council in the future to adopt the IDOT approved installment payments and to amend the budget to allow for the FY 2014-2015 payment to be made.

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**VI. 2012 DCEO INFRASTRUCTURE GRANT UPDATE/REQUEST FOR FUNDING MODIFICATION**

Community and Economic Development Director Ellis then reviewed his previously distributed Memo entitled “Request for Modification – DCEO Grant 12-203480” – the amount of this infrastructure grant is \$100,000 and his Memo detailed the approved projects and their estimated costs (as submitted with the grant application). Ellis informed the Committee Members that since the Quarry Road/Old Illinois Route 3 intersection improvements cost less than originally anticipated, a grant modification needs to be submitted to increase the amount of grant proceeds that can be expended on the walking/biking trail improvements (i.e., the other project approved for grant proceeds) – his Memo suggested a possible grant modification (including matching funds for a Transportation Improvement Program (TAP) grant); however, he indicated that after speaking with a DCEO representative earlier today (08/11/14), he feels the modification should be submitted for improving a longer stretch of the walking/biking trail (to the north) rather than submitting the TAP grant match modification, since there’s no assurance the city will be awarded the TAP grant. It was the consensus of the Committee Members that Ellis modify the DCEO Grant to allow for improvements to be made to the walking/biking trail beginning at Cherry Street and heading in a northerly direction for as much of the trail as grant proceeds allow.

**VII. ALDERMANIC COMPENSATION DISCUSSION – APRIL, 2015 ELECTED OFFICIALS**

City Administrator Hudzik then reviewed a worksheet entitled “City of Columbia, Illinois – Worksheet of Elected Officials Compensation – Starting May 1, 2007” (which had previously been distributed to the Committee Members) – the worksheet showed the current annual salaries of all aldermen to be \$5,841 (Note: it also showed the annual salaries to be paid to the aldermen elected in 2013 (pursuant to Ordinance No. 2976) for the next two (2) fiscal years as follows: May 1, 2015 to April 30, 2016 -- \$5,841; and May 1, 2016 to April 30, 2017 -- \$5,841). City Administrator Hudzik reminded the Committee Members that aldermanic compensation needs to be approved at least 180 days prior to the elected aldermen taking office. A brief discussion was held which included whether or not aldermanic compensation (for the aldermen to be elected in April, 2015) should be changed from its current level, and if so, by how much. A general consensus was reached that the aldermanic salaries (for those elected in April, 2015) should remain at the current level (i.e., \$5,841/yr.) for their entire four (4) year term in office. City Administrator Hudzik said he would prepare the necessary documentation to reflect the aldermanic compensation, as discussed, and present it at the next council meeting for the council’s consideration.

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## **VIII. EXECUTIVE SESSION**

Chairman Ebersohl entertained a motion to go into Executive Session to (i) receive an update on EMS negotiations; and (ii) discuss the employment/compensation of specific employee(s) of the public body.

### **MOTION – EXECUTIVE SESSION**

It was moved by Alderman Roessler and seconded by Alderman Reis to go into Executive Session at 9:23 p.m. to (i) receive an update on EMS negotiations; and (ii) discuss the employment/compensation of specific employee(s) of the public body. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis and Holtkamp voted yea. **MOTION CARRIED.**

### **MOTION – REGULAR SESSION**

It was moved by Alderman Roessler and seconded by Alderman Niemietz to return to the Regular Session of the Committee of the Whole Meeting at 10:25 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, 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, 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. There was none.

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

Chairman Ebersohl suggested that the duties of the Assistant City Engineer be expanded to include the ability to discipline DOPW employees – the expanded authority would include oral and written notices only, not suspensions or terminations. A general discussion was then held and it was the consensus of the Committee Members that the Assistant City Engineer be able to discipline DOPW employees as discussed – City Administrator Hudzik stated he would meet with City Engineer Williams pertaining to this issue.

## **X. ADJOURNMENT**

### **MOTION:**

It was moved by Alderman Reis and seconded by Alderman Roessler to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, August 11, 2014 at 10:34 p.m. Upon Roll Call vote, Chairman Ebersohl

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and Aldermen Agne, Niemietz, Roessler, Huch, 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

Albert G. Hudzik  
ALBERT G. HUDZIK, City Administrator

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