

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD
MONDAY, JULY 16, 2018 IN THE COUNCIL ROOM OF CITY HALL**

I. Call To Order

Mayor Hutchinson called the City Council of Columbia, Illinois to order at 7:00 P.M. Upon roll call, the following were:

Ebersohl	Present	Agne	Present
Niemietz	Present	Roessler	Present
Huch	Present	Reis	Present
Holtkamp	Present	Martens	Present

Quorum present. Those in attendance recited the Pledge of Allegiance.

Administrative Staff present:

City Clerk Wes Hoeffken	City Administrator James Morani
City Attorney Terry Bruckert	Chief of Police Jerry Paul
Dir. of Community Dev. Scott Dunakey	EMS Chief Kim Lamprecht
City Engineer Chris Smith	

II. Delegation/Public Comments

There were no delegations or public comments.

III. Read and Approve Minutes

A. Regular Meeting

The minutes of the Regular City Council Meeting held Monday, July 2, 2018 were submitted for approval.

Motion:

It was moved by Alderman Reis, and seconded by Alderman Niemietz, to approve the minutes of the Regular Meeting of the City Council held Monday, July 2, 2018 as on file at City Hall.

Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

B. Executive Session

The minutes of the Executive Session of the City Council held Monday, July 2, 2018 were submitted for approval.

Motion:

It was moved by Alderman Holtkamp, and seconded by Alderman Huch, to approve the minutes of the Executive Session of the City Council held Monday, July 2, 2018 as on file at City Hall.

Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

IV. Report of Departments and Officers

A. Library

The report of the Library was presented to the Council.

B. Police and Communications

The reports of the Police and Communications Departments were presented to the Council.

C. Emergency Medical Services

The report of the Emergency Medical Services was presented to the Council.

D. Community Development

The report of Community Development was presented to the Council.

E. City Engineer/Public Works

The report of the City Engineer was presented to the Council.

1. Variance Permitting Asphalt in lieu of Portland Concrete for Street Pavement

Motion:

It was moved by Alderman Ebersohl, and seconded by Alderman Reis, to accept the recommendation of the City Engineer and grant a variance to Section 16.4.3(S) of the Subdivision Code permitting asphalt in lieu of Portland Cement concrete for street pavement for Sunset Ridge Enterprise, LLC, for the Water Tower Villas. Motion Passed 7 to 1.

Alderman Huch stated he could not support this variance because the City has already made numerous concessions to the previous two sections of this development and now a variance

is being requested for the Community Unit Plan. Alderman Roessler stated that in hindsight, things would have been done differently, but the City does not have the control over this development that they thought they had and the only option is to get the development completed in a reasonable way. Alderman Agne stated the City needs to find more ways to control developments via the zoning and subdivision code. Alderman Huch stated the City does not want to over control developments by tightening up building codes. Alderman Niemietz directed Scott Dunakey to make notes for future review.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Nay	Reis	Yea
Holtkamp	Yea	Martens	Yea		

F. Finance

1. Vouchers To Be Paid

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Martens, to authorize the payment of vouchers received through July 12, 2018 in the amount of two hundred eighty-four thousand, four hundred thirty-eight dollars, and ninety-three cents (\$284,438.93).

Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

G. City Clerk

The City Clerk presented his report to the Council.

H. City Attorney

The City Attorney presented his report to the Council.

Mr. Bruckert stated that he and Mr. Sinclair (Columbia Fire District's attorney) will be working on an intergovernmental agreement for the collection of taxes in St. Clair County for Columbia Emergency Management Services.

I. City Administrator

The report of the City Administrator was presented to the Council.

1. Ordinance No. 3417 – Amend Salary/Remuneration Ordinance for City Officers and Employees

Motion:

It was moved by Alderman Huch, and seconded by Alderman Niemietz, to approve Ordinance No. 3417, an Ordinance Amending the Salary/Remuneration of Appointed City Offices and Employees of the City of Columbia for the Fiscal Year of the City Commencing May 1, 2018 and ending April 30, 2019. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

2. Ordinance No. 3418 – Amend Fees and Charges Assessed for Small Wireless Facilities

Motion:

It was moved by Alderman Reis, and seconded by Alderman Ebersohl, to approve Ordinance No. 3418, an Ordinance Amending Section 18.65 of the City of Columbia Municipal Code to Establish Fees and Charges to be Assessed for Small Wireless Facilities within the City. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

J. Mayor

The report of the Mayor was presented to the Council.

Approve Reports of Departments and Officers

Motion:

It was moved by Alderman Martens, and seconded by Alderman Agne, to approve the report of Departments and Officers as presented and on file at City Hall. Motion Passed 8 to 0.

Voice vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

V. Old Business

There was no Old Business brought before the Council.

VI. New Business

There was no New Business brought before the Council.

VII. Report of Standing Committees

There were no Reports of Standing Committees.

VIII. Call for Committee Meetings

Monday, July 30, 2018

Committee of the Whole

IX. Executive Session

Mayor Hutchinson informed the Council that he would entertain a motion to go into Executive Session to discuss collective bargaining and potential litigation as permitted under 5 ILCS 120/2(c)(2), and (11).

Motion:

It was moved by Alderman Reis, and seconded by Alderman Roessler, to direct the Mayor to go into Executive Session at 7:25 P.M. to discuss collective bargaining and potential litigation as permitted under 5 ILCS 120/2(c)(2) and (11). Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

Motion:

It was moved by Alderman Reis, and seconded by Alderman Holtkamp, to return to Regular Session of the City Council at 8:10 P.M. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

Upon return to Regular Session, Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, Martens, and Mayor Hutchinson were present.

No action was taken as a result of the Executive Session.

X. New Business

A. Budnick Converting Expansion

Mr. Morani informed the Council that Budnick Converting is in the planning stages of building a new \$8,000,000 facility and they have received incentives from Dupo to relocate to that community. Mr. Morani then explained the City might be able to retain Budnick by allocating up to \$300,000 in TIF incentives, consequently closing the gap between what another community is offering and what the City can offer. Mr. Morani then explained the construction of the existing building was completed with assistance from the existing TIF District, which has less than two years remaining. Mr. Morani also explained the \$300,000 can only be paid out for qualified TIF expenses. Alderman Niemietz inquired if Mr. Dunakey had an amount in mind. Mr. Dunakey stated he did not have an amount in mind, but the intent of a TIF District is to offer incentives to businesses and Budnick has contributed to the TIF District over the past 10 years. Mayor Hutchinson reminded the Council that after the remaining two years of the TIF District, all future tax revenue for those properties will be distributed to the taxing districts. Mr. Bruckert stated it is acceptable to have a ratio of incentives to construction costs of 20% and the proposed \$300,000 is well below 20% of the estimated \$8,000,000 in construction costs. Alderman Roessler verified that within the remaining two years of the TIF District, Budnick can only collect on TIF eligible expenses. Mr. Bruckert stated the City should have a good faith agreement with Budnick for a \$300,000 reimbursement cap until a redevelopment agreement can be completed. Mr. Bruckert then stated Budnick can only be reimbursed for incurred TIF eligible expenses. Mayor Hutchinson stated this is probably the last opportunity the City will have to use the TIF funds in this district to make such a positive impact on an economic development project. Mr. Dunakey stated the net effect will be an existing building that will continue to generate real estate tax and a new building that will generate new revenue. Mr. Smith stated projects proposed with the TIF District using TIF funds are rough estimates and there is some flexibility. Mr. Morani added that Budnick has also requested the utility tap-in fees be waived. Alderman Niemietz inquired if this included building permit fees. Mr. Morani stated that while most of the services associated with a building permit would probably be completed with internal staff, plans for this project might need to be sent outside for review. It was the consensus of the Council to give staff the discretion to offer a waiver of the building permit fees with the caveat Budnick would pay for plan review or any outside consulting fees incurred in association with the construction project.

B. Electric Aggregation Program

Mr. Morani informed the Council that the current electric rate from Ameren Illinois is lower than the contracted aggregation rate the City has with Homefield Energy and Ameren's projected winter rate also looks to be lower than the aggregation rate. Mr. Morani then explained he has reached out to Good Energy, the City's electric aggregation program broker/consultant, requesting an explanation on the timeline of negotiations with Homefield and possible rate relief for customers, but has not received an acceptable response to this date. Mr. Morani then stated unless Good Energy can negotiate a better rate, the City should consider educating residents on the procedures to opt out of the Aggregation Program via Homefield Energy to return to the Ameren default rate or purchase electric supply from another supplier. Ultimately, customers need to be educated on their options and Mr. Morani said he feels the City has an obligation to inform the public. It was agreed by the Council to proceed with Mr. Morani's recommendation to notify residents of electric supply options if he does not receive an acceptable response from Homefield in the very near future.

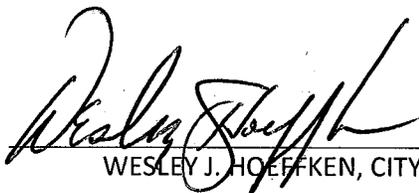
XI. Adjournment

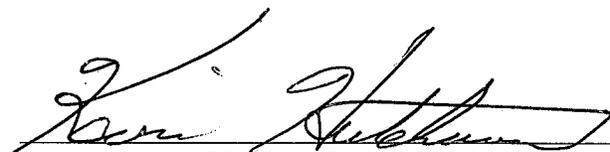
Motion:

It was moved by Alderman Reis, and seconded by Alderman Martens, to adjourn the Regular City Council meeting held Monday, July 16, 2018 at 8:39 P.M. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		


WESLEY J. HOEFFKEN, CITY CLERK


MAYOR KEVIN B. HUTCHINSON