

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
FEBRUARY 27, 2012 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 7:02 p.m.

Upon Roll Call, the following members were:

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

Chairman Ebersohl informed the Committee Members that since a quorum of Committee Members were physically present, Alderman Piazza would be attending electronically because of employment purposes (he is out of town on job related business).

Present Electronically: Alderman Piazza (via skype until the meeting was recessed).

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, Director of Community and Economic Development Paul Ellis, City Engineer Ron Williams, City Attorney Terry Bruckert, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Plan Commission Members Burggraf, Callis, Dean, Hemmer, Hoeffken, Mistler and Mueller.

Chairman Ebersohl stated the meeting was called for the purpose of discussing (1) the development potential concerning the I-255 Development District (American Bottom); and (2) any other items to be considered.

**II. DEVELOPMENT POTENTIAL DISCUSSION CONCERNING THE I-255
DEVELOPMENT DISTRICT (AMERICAN BOTTOM)**

(Note: In addition to the individuals listed hereon in I., approximately twenty-five (25) members of the public were in attendance, including Terry Grewe, with G. J. Grewe, Inc., who had been involved in the previously proposed Columbia Crossing Development in the American Bottom area)

Chairman Ebersohl opened the meeting and called upon Director of Community and Economic Development Paul Ellis to address the Committee Members on this issue. Paul made introductory remarks and briefly touched upon the Findings of Fact – History of

Development Planning in Columbia's I-255 District (American Bottom) document that had been previously distributed to the Committee Members for their review and information. Mr. Ellis then (i) informed the Committee Members that invitations had been sent to the property owners in the I-255 Development District (American Bottom) area informing them of this meeting; (ii) indicated that the purpose of this meeting was to receive public input and ideas for future development of the I-255 Development District, and that it was envisioned as a brainstorming session to gather information – not a meeting for debating development topics or evaluating any ideas suggested; and (iii) reviewed the Ground Rules document available at the meeting for anyone who wanted to contribute their development idea(s) in writing and/or verbally (Paul distributed the Ground Rules document to anyone in the audience who wanted to contribute their ideas). Mayor Hutchinson then welcomed the members of the audience and expressed his opinion that development of the I-255 Development District occur without revisiting what may have occurred in the past – that the development should be a forward looking process.

Time was then allowed for members of the general public to complete their “idea(s) for this area’s future development” documents – those documents were then collected and the ideas listed were typed into a laptop computer and projected for all in attendance to view (see attachment to these minutes entitled “Development Potential Discussion Concerning I-255 Development District (American Bottom) listing the ideas from the meeting). Members of the audience were then given the opportunity to address the Committee Members and express their development ideas – approximately ten (10) members of the audience addressed the Committee (each stated his/her name prior to addressing the Committee). Remarks by members of the audience, as well as the Committee Members included: (a) cooperation is needed to attract businesses to Columbia and incentives may need to be offered; (b) a dog park should be considered as part of any development; (c) the reputation of the city is important in the development process; (d) landowners in the city (all areas) should be able to sell their properties for their highest and best use; (e) the retail development market today is driven largely by incentives; (f) the availability of accurate development information for the public is important; (g) the repair of the levees was mentioned, as well as the need for I-255 interchange access; (h) property tax receipts help with the school funding; (i) future meetings should be publicized better; (j) the revenues generated by development are important (to the city and schools), but jobs are also needed and development will help provide them; and (k) educational facilities should be included as a part of any development.

Mayor Hutchinson then thanked everyone for attending and for their ideas – ideas not presented at this meeting can be forwarded to Economic Development Director Paul Ellis at any time.

III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

City Administrator Al Hudzik informed the Committee Members that (i) he recently received a Non-Disclosure Agreement from Charter Communications requesting that the city and Azavar enter into that agreement with Charter agreeing not to disclose Charter’s

confidential information that may be disclosed to the city or Azavar as a part of Azavar's audit on behalf of the city; (ii) City Attorney Terry Bruckert reviewed the Non-Disclosure Agreement and felt it should be presented to the City Council; and (iii) indicated that an Ordinance authorizing the city to enter into said Non-Disclosure Agreement would be presented at the next council meeting for the council's consideration.

MOTION:

It was moved by Alderman Roessler and seconded by Alderman Reis to recess the Committee of the Whole Meeting at 7:55 p.m. Upon Roll Call Vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea.

MOTION CARRIED.

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Agne to reconvene the Committee of the Whole Meeting on February 27, 2012 at 9:24 p.m. Upon Roll Call Vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

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 Niemietz and seconded by Alderman Reis to go into Executive Session at 9:25 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 Agne to return to the Regular Session of the Committee of the Whole at 9:28 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 Huch to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois

held Monday, February 27, 2012 at 9:30 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

**MINUTES OF THE ORDINANCE, PLANNING AND ZONING COMMITTEE
MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, FEBRUARY 27, 2012 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 7:56 p.m.

Upon Roll Call, the following members were:

Physically Present: Chairman Agne and Aldermen Ebersohl, Niemietz and Reis.

Absent: None.

Quorum Present.

Others Present: (1) Physically: Mayor Hutchinson and Aldermen Roessler, Huch and Mathews; and (2) Electronically: Alderman Piazza (via skype).

Administrative Staff Present: City Administrator Al Hudzik, Director of Community and Economic Development Paul Ellis, City Engineer Ron Williams, City Attorney Terry Bruckert, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Plan Commission Members Burggraf, Callis, Dean, Hemmer, Hoeffken, Mistler and Mueller.

Chairman Agne stated the purpose of the meeting was to discuss and review (1) Zoning Code Amendments; and (2) any other items to be considered.

II. ZONING CODE AMENDMENTS DISCUSSION

Chairman Agne called the meeting to order and reviewed the "Proposed New Definitions for Columbia's Zoning Code" document (that had previously been distributed to the Committee/Council Members), including the "Definition", "Why Needed" and "Proposed Change" sections of each of the proposed new definitions (i.e., Call Center, College or University and Institute). Community and Economic Development Director Ellis informed the Committee/Council Members that interest has been shown by businesses or institutions described in said proposed new definitions in locating in the city. Plan Commissioner Hemmer commented that since the downtown area is a C-2 (General Business) Zoned District, parking issues may need to be considered if the proposed changes are adopted. It was the general consensus of the Committee/Council Members that city staff take the steps necessary to have the Zoning Code amended to add the "Call Center", "College or University" and "Institute" definitions to the code.

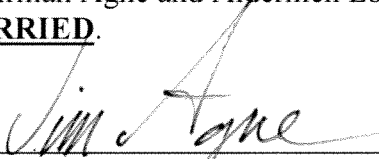
III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

Chairman Agne stated that even though he indicated (in the past) that one additional item may need to be considered, nothing further needed to be discussed at this meeting.

IV. ADJOURNMENT


MOTION:

It was moved by Aldermen Ebersohl and seconded by Alderman Niemietz to adjourn the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, February 27, 2012, at 8:10 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

**MINUTES OF THE REFUSE COLLECTION AND RECYCLING COMMITTEE
MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, FEBRUARY 27, 2012 IN THE COUNCIL ROOM OF CITY
HALL**

I. CALL TO ORDER

Chairman Steven Reis called the Refuse Collection and Recycling Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:12 p.m.

Upon Roll Call, the following members were:

Present: Chairman Reis and Aldermen Ebersohl, Agne and Niemietz.

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 Sandy Garmer.

Guests Present: All Type Tree Service representatives Dawn Brucker and Dennis Range and May Trenching and Landscaping representative Gary May.

Chairman Reis stated the meeting was called for the purpose of (1) Leaf and Limb pick-up RFP bids review/discussion; and (2) any other items to be considered or discussed.

II. LEAF & LIMB PICK-UP RFP BIDS REVIEW/DISCUSSION

Chairman Reis opened the meeting and called upon City Engineer Ron Williams to address the Committee/Council Members on this topic. Ron reviewed his Memo (of February 24, 2012) re: Limb Removal Services Bids and Leaf Removal Services Bids and recommended that the city use Hudson Tree Service for both limb and leaf removal services for the next two (2) years – he stated that his recommendation was based on the prices/hr. submitted by Hudson; even though the city has no history with Hudson, it was Ron's opinion the company could do the jobs adequately. A discussion was then held wherein all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included (i) reference to the Addendum to Bid Proposals for Leaf and Limb Removal re: 10% discount from All Type Tree Service, Inc. for bills paid within 30 days of invoice submittal (this was referenced in Ron's Memo of February 24, 2012 wherein he indicated the 10% discount was not submitted as part of All Type's bid proposal); (ii) the size of the trucks used for leaf removal, the equipment used and whether or not the leaves go through a grinder, and the number of trips to the dump required, as well as the dump location and time spent going to and from the

dumpsite; (iii) how long it would take to determine if Hudson could adequately handle the leaf removal services and what steps the city could take if a determination was made that they could not; (iv) that Hudson does not currently have leaf vacuums and would have to purchase them if awarded the contract; (v) whether the leaf removal services could be adequately performed with a two (2) person crew vs. a three (3) person crew; (vi) whether or not the lower price/hr. bid would result in an overall lower price since only a two (2) person crew is proposed, the trips to the dumpsite may take longer and the crews may not be as experienced and efficient; (vii) whether the overall price for leaf removal services should be subject to a cap; (viii) whether the services should be re-bid (either one or both); (ix) the difficulty in determining the best value due to lack of familiarity with the services to be provided with any company other than All Type, since that is the company the city has used for the last ten (10) years or so, as well as the manpower issue (two (2) vs. three (3)), the equipment, truck size, trips to the dumpsite costs and experience and efficiency issues. Ron stated that many municipalities use two (2) person crews and adequately provide the services to the towns they serve, since the vacuums used are strong enough to reduce the amount of leaf raking needed – he feels the unknown issues include the efficiency of the crews and the costs incurred due to trips to and from the dumpsite, which location was not required to be supplied as part of the bid specifications.

MOTION:

It was moved by Alderman Ebersohl and seconded by Alderman Agne to recommend to the City Council that two (2) year contracts (until December 31, 2013) for limb and leaf removal services be entered into with (i) Hudson Tree Service for limb removal services; and (ii) All Type Tree Service, Inc. for leaf removal services. Upon Roll Call vote, Chairman Reis and Aldermen Ebersohl, Agne and Niemietz voted yea. **MOTION CARRIED.** A straw poll was taken: Aldermen Roessler, Huch and Mathews voted nay.


III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

IV. ADJOURNMENT

MOTION:

It was moved by Aldermen Niemetz and seconded by Alderman Agne to adjourn the Refuse Collection and Recycling Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, February 27, 2012 at 8:56 p.m. Upon Roll Call vote, Chairman Reis and Aldermen Ebersohl, Agne and Niemietz voted yea. **MOTION CARRIED.**



STEVEN REIS, Chairman

REFUSE COLLECTION AND RECYCLING COMMITTEE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant

Refuse Collection and Recycling Committee Meeting

February 27, 2012

Memo from Ron Williams re: Limb Removal Services Bids and Leaf Removal Services Bids (2 pages)

Memo to Steve Reis re: ADDENDUM TO BID PROPOSALS FOR LEAF AND LIMB REMOVAL (1 page)

**MINUTES OF THE STREETS, SIDEWALKS, DRAINAGE AND PUBLIC
UTILITIES COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY
OF COLUMBIA, ILLINOIS HELD MONDAY, FEBRUARY 27, 2012 IN THE
COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Gene Ebersohl called the Streets, Sidewalks, Drainage and Public Utilities Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:56 p.m.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Aldermen Niemietz, Roessler and Mathews.

Absent: None.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Agne, Huch and Reis.

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

Guests Present: None.

Chairman Ebersohl stated the meeting was called for the purpose of discussing (1) street signs for Main Street; (2) street maintenance surfacing options; and (3) any other items to be considered.

II. STREET SIGNS DISCUSSION – MAIN STREET

Chairman Gene Ebersohl opened the meeting and called upon City Engineer Ron Williams to address the Committee/Council Members on this issue. Ron again presented street sign samples with four (4) different backgrounds (i.e., green, brown and blue (with white letters) and white (with black letters)) for the Committee/Council Members to consider as replacements for the current street signs (and to determine if the street signs on Main Street should be different from those in the rest of the city). After reviewing the sign samples a brief discussion was held on which signs should be selected.

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Roessler to recommend to the City Council that city street signs be replaced with signs having a brown background (with white letters) on Main Street and a green background (with white letters) throughout the rest of the city. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler and Mathews voted yea. **MOTION CARRIED.** A straw poll was taken: Aldermen Agne, Huch and Reis voted yea.

III. STREET MAINTENANCE SURFACING OPTIONS DISCUSSION

City Engineer Williams then reviewed the documents previously distributed containing financial data/estimated costs for (i) the "IDOT MFT Oil & Chip Budget" for past four years; (ii) a nova chip overlay showing the total proposed nova chip quantity and 2012 estimated unit cost to completely resurface all city streets in 2012, as well as the estimate of years it would take, and the estimated unit costs, if approximately \$100,000/yr. was budgeted (with a 3% annual inflation increase shown); (iii) an "MFT – Proposed Nova Chip Streets (01/24/2102)" worksheet showing city streets and "length", "width", "square yds", "gallons of oil" and "tons of rocks" figures; and (iv) an "MFT Road Oil – Proposed Oil and Chip Streets (01/24/2012)" worksheet showing information similar to that described for the worksheet in (iii). During Ron's presentation all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included (a) several of the Council Members indicated they visited the areas of nova chip applications sent out in Ron's e-mail re: nova chip locations; (b) whether or not any milling would be required on our oil and chip streets before the nova chip overlay is applied (Ron responded no milling would be required since the nova chip application is a thin overlay); (c) Ron recommended that a contractor be used for the nova chip application; and (d) that the city should budget funds for some nova chip applications and some oil and chip applications in the upcoming budget, and that the total budget amount should roughly equal the amount spent on oil and chip applications annually over the past few years. It was the general consensus of the Committee/Council Members that this year's MFT budget incorporate approximately the same amount of funds spent annually in the past several years for the oil and chip street resurfacing program, and that some of those funds be used for nova chip applications and some be used for oil and chip applications.

IV. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

V. ADJOURNMENT

MOTION:

It was moved by Alderman Roessler and seconded by Alderman Mathews to adjourn the Streets, Sidewalks, Drainage and Public Utilities Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, February 27, 2012 at 9:22 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler and Mathews voted yea. **MOTION CARRIED.**



GENE EBERSOHL, Chairman

STREETS, SIDEWALKS, DRAINAGE AND PUBLIC UTILITIES COMMITTEE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant