

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JUNE 25, 2012 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 7:02 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: Alderman Piazza.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, Chief of Police & EMS Director Joe Edwards (left meeting at 8:02 p.m. and returned at 8:30 p.m.), Accounting Manager Linda Sharp (arrived at 7:23 p.m.) and Accounting/Clerical Assistant Sandy Garner.

Guests Present: Tim Ferrick, a Commercial Loan Officer with First National Bank of St. Louis (left the meeting at 8:10 p.m.).

Chairman Ebersohl stated the meeting was called for the purpose of discussing (1) the Columbia Lakes Area Community Unit Plan (North and South) Cooperation Agreement(s); (2) the Steelworkers Health Insurance Agreement Renewal; (3) the term of the STS Custom Homes, Inc., IMLRMA Promissory Note; and (4) any other items to be considered.

**II. COLUMBIA LAKES AREA COMMUNITY UNIT PLAN (“CUP”) (NORTH AND SOUTH) COOPERATION AGREEMENT(S) REVIEW/DISCUSSION**

(Note: In addition to the individuals listed hereon in I., three (3) members of the public were in attendance for this portion of the meeting.)

Chairman Ebersohl opened the meeting and called upon City Engineer Ron Williams to address the Committee Members on this issue. Williams reviewed (a) the developer's responses/proposals to the city's responses from the May 29<sup>th</sup> Committee Meeting (as well as notes of a phone conversation Ron had with John King on 06/13/12); and (b) the six (6) page Proposed “Appendix A” document (containing suggested language changes to incorporate all changes discussed to date, including the developer's responses/proposals presented at this meeting into the proposed CUP Cooperation Agreement(s)) on

an item by item basis (both of these documents had previously been distributed to the Committee Members). A general discussion was held during Ron's review wherein all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included (i) the city's requirement that 30% of the front eave line of each unit be required to have a roof peak is reasonable; (ii) any future requested changes can be considered pursuant to the filing of a variance request, and therefore, variance language need not be incorporated into the Cooperation Agreement(s); (iii) the need to show the "groupings" on the final plans and define the architectural styles; (iv) how to implement and process any additional agreed-upon fees to be assessed whenever occupancy changes occur; (v) how the buffer areas shown on the final plans are to be developed and maintained; (vi) the build-out of the CUP amenities in conjunction with the performance bonds/letters of credit required to assure the build-out occurs; (vii) the location of any fencing to be constructed along property lines; and (viii) the usage of the CUP amenities by adjacent subdivision residents. Williams is to inform the developer of the discussion occurring at this meeting and continue in his efforts to present a final draft of the CUP Cooperation Agreement(s) to the Committee Members for their review.

### **III. STEELWORKERS HEALTH INSURANCE AGREEMENT RENEWAL DISCUSSION**

City Administrator Al Hudzik reviewed his Memo re: Steelworkers Health Insurance Agreement Renewal (2012 – 2015) and summarized the provisions of the "Steel Workers Health and Welfare Fund Participation Agreement" (effective July 1, 2012), which documents had been distributed to the Committee Members prior to this meeting. He informed the Committee Members this was virtually the same agreement entered into effective July 1, 2009 (for a three (3) year term) and recommended one minor change – the addition of an annual open enrollment period during the month of June with insurance coverage effective July 1<sup>st</sup> of each year. It was the general consensus of the Committee Members that the "Steel Workers Health and Welfare Fund Participation Agreement" documentation be presented to the council for its consideration once the annual open enrollment period language is added – Hudzik and Accounting Manager Sharp are also to check into health insurance coverage options upon an employee's eligibility for Medicare coverage.

### **IV. STS CUSTOM HOMES, INC. ("STS") IMLRMA PROMISSORY NOTE DISCUSSION**

City Administrator Hudzik then reviewed an e-mail string pertaining to the payment terms of a promissory note to be signed by the city as part of the settlement of the STS litigation. Estimated tax levy rates were reviewed based upon a \$40,000 annual tax levy for five (5) years (i.e., approximately \$.0162/\$100 of each property's equalized assessed valuation (EAV)) vs. a \$66,667 annual tax levy for three (3) years (i.e., approximately \$.027/\$100 of each property's EAV) for comparative purposes. The e-mail string stated the Illinois Municipal League felt the five (5) year payback was longer than it would like to approve and suggested a three (3) year payback (on an interest free basis). Hudzik indicated the difference between the options presented approximated \$.01/\$100 of each property's EAV for each year – options available would be to raise the tax levy by the

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Developer's responses/proposals and telephone conversation notes (Williams with John King on 6/13/12)(3 pages)  
Proposed "Appendix A" for Cooperation Agreement Columbia Lakes Community Unit Plans (CUP) North and South (6 pages)

Memo from City Administrator Al Hudzik re: Steelworkers Health Insurance Agreement Renewal (2012-2015) (7 pages)

05/29/12 Committee of the Whole Distribution Item – STS v Columbia (2 pages)

funds needed to make the promissory note payments, or reduce the tax levy(ies) for other city purposes by the promissory note payment amounts and search for other sources of revenue to make up the difference. It was the general consensus of the Committee Members to have the three (3) year promissory note (with annual payments approximating \$66,667/yr.) presented to the council for its consideration.

V. **OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

Various other items were touched upon, including (i) an update on the steps to be taken to apply for Valmeyer Road bridge repair funding; (ii) the announcement of a Public Hearing to be held on Wednesday (06/27/12) night on the Cherry Street – Phase II project; (iii) the award to the city of a \$240,000 OSLAD Grant for the purchase of the American Legion property currently being leased by the city; and (iv) a discussion on Committee/Council actions that may be taken to assist city staff in their ongoing efforts to attract additional economic development in the city.

VI. **ADJOURNMENT**

**MOTION:**

It was moved by Alderman Reis and seconded by Alderman Huch to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held on Monday, June 25, 2012 at 8:35 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**



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GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Minutes taken by:



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SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE PERSONNEL COMMITTEE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JUNE 25, 2012 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Jeff Huch called the Personnel Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:35 p.m.

Upon Roll Call, the following members were:

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

Absent: None.

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

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, Chief of Police and EMS Director Joe Edwards and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: None.

Chairman Huch stated the meeting was called for the purpose of discussing (1) the appointment, employment, compensation, discipline, performance or dismissal of specific employee(s); (2) collective bargaining negotiations and employee wages; and (3) any other items to be considered.

**II. EXECUTIVE SESSION**

Chairman Huch entertained a motion to go into Executive Session to discuss (i) the appointment, employment, compensation, discipline, performance or dismissal of specific employee(s) of the city; and (ii) collective bargaining negotiations and employee wages.

**MOTION – EXECUTIVE SESSION**

It was moved by Alderman Ebersohl and seconded by Alderman Roessler to go into Executive Session at 8:35 p.m. to discuss (i) the appointment, employment, compensation, discipline, performance or dismissal of specific employee(s) of the city; and (ii) collective bargaining negotiations and employee wages. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION – REGULAR SESSION**

It was moved by Alderman Ebersohl and seconded by Alderman Niemietz to return to the Regular Session of the Personnel Committee Meeting at 10:13 p.m. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

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

Chairman Huch asked if there was any action to be taken as a result of the Executive Session of the Personnel Committee Meeting – there was none.

**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

None.

**IV. ADJOURNMENT**

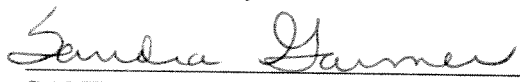
**MOTION:**

It was moved by Alderman Ebersohl and seconded by Alderman Roessler to adjourn the Personnel Committee Meeting held Monday, June 25, 2012 at 10:13 p.m. Upon Roll Call Vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea.

**MOTION CARRIED.**

  
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JEFF HUCH, Chairman  
PERSONNEL COMMITTEE

Minutes Taken by:

  
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SANDRA GARMER, Accounting/Clerical Assistant