

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
FEBRUARY 24, 2020 IN THE COUNCIL ROOM OF CITY HALL**

1. Call To Order

Chairman Ebersohl called the Committee of the Whole committee 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: Committee Members – Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle. Mayor Hutchinson was also present.

Absent: Alderman Roessler.

Quorum present.

Administrative Staff Present: City Administrator Doug Brimm, City Engineer Chris Smith, Director of Community Development Scott Dunakey, Community Relations & Tourism Coordinator Sue Spargo, Chief of Police Jerry Paul, EMS Chief Kim Lamprecht, and Deputy Clerk Kelly Mathews.

2. Public Comments

There were no public comments.

3. Pop-Up Shop Update

Community Relations & Tourism Coordinator Sue Spargo reported the following for the Pop-Up Shop Update:

- The Pop-Up Shop has been featured often in the news.
- Won the best branding initiative award from Illinois Office of Tourism.
- The Best branding initiative award honored the best tourism campaign in the state.
- Increased foot traffic by 95%.
- Increased retail sales by 100%.
- Increased donation to local non-for-profit organizations by 139%.
- A recent vendor was in the Pop-Up Shop for 8 days and sold \$10,000 worth of product.

4. Discussion of Designating the Columbia Plan Commission as Zoning Commission

Director of Community Development Scott Dunakey reported to the Committee that City staff is working on a comprehensive rewrite of the zoning code. In order for the zoning code to be adopted, a Zoning Commission must be appointed. The Zoning Commission would be responsible for reviewing content and making a

final recommendation to the Council. Mr. Dunakey recommends appointing the Plan Commission as the Zoning Commission.

An ordinance will be presented at the March 2, 2020 City Council meeting to approve appointing the Plan Commission as Zoning Commission.

5. Discussion of Zoning Code Update

Director of Community Development Scott Dunakey came before the Committee to seek guidance regarding which primary land uses the following secondary land uses should be allowed in conjunction with: Bar/Sale of Alcoholic Beverages for On-premise Consumption and Video Gaming.

Mr. Dunakey explained that recently it's common for the following to have a secondary use of Bar/Sale of Alcoholic Beverages for On-premise Consumption: restaurant, massage studio, event/conference venue, laundromat, day spa, convenience store, hair salon/barber shop, grocery store, and nail studio.

Mr. Dunakey stated it's common for the following to have a secondary use of Video Gaming: restaurant, nail studio, pub/tavern/lounge, laundromat, event/conference venue, convenience store, day spa, grocery store, and hair salon/barber shop.

Mr. Dunakey asked there were any objections to any of the secondary uses listed. A brief discussion was had by Mr. Dunakey, the Mayor, and the Committee.

It was the consensus of the Committee to allow all the listed secondary use for Bar/Sale of Alcoholic Beverages for On-premise Consumption and Video Gaming except a convenience store.

6. Discussion of an Ordinance to Authorize a Joint Agreement between the Illinois Department of Transportation and the City of Columbia, Illinois with Regard to the Quarry Road Resurfacing Project in the City of Columbia, Illinois

City Engineer Chris Smith reported there will be an ordinance presented at the March 2, 2020 City Council meeting for approval to authorize an agreement with the Illinois Department of Transportation and the City of Columbia. The Quarry Road Resurfacing Project is anticipated to be on the June 12, 2020 IDOT letting.

7. Discussion of a Resolution Appropriating Local Agency Funds for the Quarry Road Phase 1 Project

City Engineer Chris Smith reported there will be a resolution presented at the March 2, 2020 City Council meeting for approval to authorize the Mayor to appropriate local agency funds to the Quarry Road Phase 1 Project.

8. Discussion of the Issuance of General Obligation Bonds (Alternate Revenue Source) for Creekside Park Development

City Administrator Doug Brimm explained that City staff recommends proceeding with issuing an alternate revenue source bonds for financing the development of Creekside Park. It is anticipated the City will seek to bond an amount not to exceed \$900,000.00. Coupled with an OSLAD grant from the Illinois Department of Natural Resources (\$400,000.00), the City will have up to \$1.3M available for the project.

City Treasurer Linda Sharp contacted Gilmore & Bell, P.C. to serve as bond counsel. Gilmore & Bell has prepared an engagement letter (\$7,250.00 for their services), a draft ordinance with publication requirements, and a draft request for proposals to be used for private placement with a local bank.

Mr. Brimm stated video gaming revenues currently earmarked for the Park Improvement Fund will be used for debt service. Projections show approximately 64% of the video gaming revenue will be obligated.

Mr. Brimm also mentioned that assuming budgeted expenditures in the Park Improvement Fund are carried forward into FY2021 (Lion's Club Pavilion, tennis court resurfacing in Bolm-Schuhkraft Park), staff estimates the Park Improvement Fund will have approximately \$130,000.00. Additionally, approximately 36% of video gaming revenue will be available to address other park needs.

The engagement letter and ordinance will be presented at the March 2, 2020 City Council Meeting for approval and the Public Hearing required will be before the March 16, 2020 City Council Meeting.

9. Other Items to be Considered

There were no other items to be considered by the Committee.

Before the Committee went into Closed Session, Bruce Freeland asked if he sent the aldermen an email if they could respond so he knows they are receiving it. Mayor Hutchinson explained the elected officials prefer all communication go through City Administrator Doug Brimm.

10. Closed Session

- a. 5 ILCS 120/2(c)(1) – Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body
- b. 5 ILCS 120/2(c)(2) – Collective Bargaining

Chairman Ebersohl informed the Committee of the Whole that he would entertain a motion to go into Closed Session to discuss appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the

public body permitted by 5 ILCS 120/2(c)(1) and Collective Bargaining permitted by 5 ILCS 120/2(c)(2).

Motion:

It was moved by Alderman Holtkamp and seconded by Alderman Niemietz, to direct Chairman Ebersohl to go into Closed Session at 7:38 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted aye. **Motion Carried.**

Motion:

It was moved by Alderman Niemietz and seconded by Alderman Riddle, to return to Regular Session of the Committee of the Whole at 7:53 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted aye. **Motion Carried.**

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


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

11. **Adjournment**


Motion:

It was moved by Alderman Niemietz and seconded by Alderman Agne to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, February 24, 2020 at 7:55 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted aye. **Motion Carried.**

Minutes written by:



Chairman Gene Ebersohl
Committee of the Whole



Kelly Mathews, Deputy Clerk