

**MINUTES OF THE EXECUTIVE SESSION OF THE COMMITTEE OF THE WHOLE  
COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA,  
ILLINOIS HELD MONDAY, JULY 8, 2019 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Ebersohl called the Executive Session of the Committee of the Whole of the City Council of Columbia, Illinois to order at 7:25 P.M. Upon roll call vote, the following were:

Present: Chairman Ebersohl and Committee Members - Aldermen Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle. Mayor Hutchinson was also present.

Quorum present.

Administrative Staff present: City Clerk Wes Hoeffken, Interim City Administrator Al Hudzik, City Attorneys Terry Bruckert and Luke Behme, Accounting Manager/City Treasurer Linda Sharp (left at 10:10 P.M.), City Engineer Chris Smith, Director of Community Development Scott Dunakey, Chief of Police Jerry Paul (left at 10:10 P.M.), EMS Chief Kim Lamprecht (left at 10:10 P.M.), and Accounting/Clerical Assistant Sandy Garner.

**II. EXECUTIVE SESSION 5 ILCS 120/2(c)(1)(5)**

Chairman Ebersohl stated the Executive Session was called to discuss employment/compensation of specific employee(s) of the public body and the purchase of real estate for use by the city as permitted under 5 ILCS 120/2(c)(1)(5).

**A. Employment/Compensation of Specific Employee(s) of the Public Body (5 ILCS 120/2(c)(1)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**B. The Purchase of Real Estate For Use By the City (5 ILCS 120/2(c)(5)**

**Admiral Parkway, Inc. Real Estate Exchange Proposal**

Director of Community Development Scott Dunakey distributed a four page letter (from Admiral Parkway, Inc. signed by Joe Koppeis) along with its attached overhead view of the properties Mr. Koppeis proposes that the City exchange with Admiral Parkway to provide better visibility to property adjacent to the City's DOPW site that Admiral Parkway is considering purchasing. The four page letter detailed the reasons for the property exchange (i.e., approximately 1.21 acres of frontage property owned by the city which contains brine tanks, a salt shed and on which the city parks DOPW equipment for approximately 1.12 acres of property Admiral Parkway plans to purchase adjacent to and behind the DOPW site as part of the purchase of the former Phillips Environmental Building at 216 W. Sand Bank Road), and contained various steps to be taken by the city

(pursuant to the Illinois Compiled Statutes) for the land exchange/swap to occur. After the Committee Members were given a chance to review the letter and Mr. Koppeis' proposal, Mr. Dunakey and City Engineer Chris Smith briefed the Committee Members on past conversations/meetings they had with Mr. Koppeis concerning this topic, and a general discussion took place wherein all in attendance were given the opportunity to ask questions, make comments and express their opinions on the proposed real estate exchange.


As a result of the discussion, it was the consensus of the Committee Members that Mr. Dunakey write a letter to Mr. Koppeis indicating that the city is declining his proposal at the present time since no due diligence has yet been done by the city pertaining to the proposed real estate exchange including (i) receiving appraisals of the parcels to be exchanged to assure that the city is receiving value at least equal to the value of the city property to be exchanged; (ii) the buildings on the property to be exchanged by Admiral Parkway to the city will likely require renovations to meet the city's needs; (iii) possible testing of the property to be received by the city to see if any environment remediation is needed; (iv) the proposed configuration presents grading and access challenges; (v) a final determination needs to be made as to the exact configuration of the parcels to be exchanged and legal descriptions need to be determined; (vi) the July 31<sup>st</sup> deadline for the exchange decision does not allow for an internal assessment of benefits/costs, as well as the required public notice and hearing; and (vii) that Admiral Parkway should be responsible for paying any expenses that may be incurred by the city for the real estate exchange to occur.

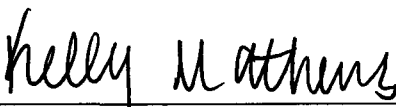
### III. ADJOURNMENT

#### MOTION:

It was moved by Alderman Huch and seconded by Alderman Niemietz, to adjourn the Executive Session of the Committee of the Whole committee meeting of Monday, July 8, 2019 at 10:35 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

Minutes written by:

  
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GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

  
\_\_\_\_\_  
Kelly Mathews, Deputy Clerk

and

  
\_\_\_\_\_  
Albert Hudzik, Interim City Administrator