

**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 22, 2019 IN THE COUNCIL ROOM OF CITY
HALL**

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 7:52 P.M. Upon roll call vote, the following were:

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

Quorum present.

Administrative Staff present: Interim City Administrator Al Hudzik, City Engineer Chris Smith (left at 9:22 P.M.), Director of Community Development Scott Dunakey (left at 9:22 P.M.), City Attorney Luke Behme, City Attorney Terry Bruckert (arrived at 9:00 P.M.), and Deputy Clerk Kelly Mathews.

Other guest present: Joe Koppeis and Luke Row representing Admiral Parkway, Inc. (left at 8:43 P.M.)

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. Purchase of Real Property for use by the City (5 ILCS 120/2(c)(5))
Admiral Parkway, Inc. Real Estate Exchange Proposal**

At the beginning of the meeting the following documents were distributed: (1) Joe Koppeis of Admiral Parkway distributed three large photographs showing the lack of visibility of the former Phillips Environmental building (Admiral Parkway, Inc. is considering purchasing) from the intersection of N. Main St. and Illinois Route 3, as well as from the parking lot of said building looking in the opposite direction, including a portion of the city's property containing the brine tanks, salt shed and equipment parking area; and (2) City Engineer Chris Smith distributed three GIS documents showing overhead views of the city's DOPW site and the former Phillips Environmental property, and showing boundary lines and state right of way and construction limit lines along Route 3 at its intersection with N. Main St. Mr. Koppeis then made his presentation (on behalf of Admiral Parkway), which was similar to the one made by city staff at the July 8th Committee of the Whole Executive Session, and stated that the visibility issue of the former Phillips Environmental building site is key to Admiral Parkway's decision on whether or not to purchase that property. He then indicated he would like to exchange

property with the city (see July 8, 2019 Committee of the Whole Meeting Executive Session minutes) to increase the visibility of said site. During Mr. Koppeis' presentation, all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included a discussion of many of the items detailed in Director of Community Development Scott Dunakey's correspondence to Admiral Parkway, which resulted from the discussion of this topic at the July 8th Executive Session; Mr. Koppeis also said he may be okay with the trees being cut, the salt shed, the brine tanks and DOPW equipment being moved, and some dirt removed on the City's frontage property to increase the visibility of the former Phillips Environmental building site, without the approximately one acre sites being exchanged. A general discussion then took place wherein various options on property exchanges and increased site visibility was held.

At 8:43 P.M. the representatives from Admiral Parkway, Inc. left the meeting.

City Engineer Chris Smith then distributed a document entitled "Items to consider in the transfer of property at 110 West Sand Bank Road" consisting of eighteen items to be addressed by the city in considering whether or not to entertain Admiral Parkway's property exchange proposal. A general discussion was then held with all in attendance being able to participate. The general consensus was that the items detailed in the letter Mr. Dunakey sent after the July 8th Committee Meeting still reflected the City's position; however, consideration would be given to steps that could be taken to give greater visibility to the former Phillips Environmental site as long as property was received for the relocation of the salt shed, brine tanks, and for the parking of DOPW vehicles, with little to no city money being spent on the relocation of those items.


B. [REDACTED]

III. ADJOURNMENT

MOTION:

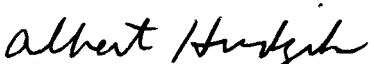
It was moved by Alderman Niemietz and seconded by Alderman Riddle, to adjourn the Executive Session of the Committee of the Whole committee meeting of Monday, July 22, 2019 at 9:33 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

Minutes written by:


Gene Ebersohl, Chairman
Committee of the Whole


Kelly Mathews, Deputy Clerk

and


Albert Hudzik, Interim City Administrator