

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
MARCH 28, 2016 IN THE COUNCIL ROOM OF CITY HALL**

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

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney J.D. Brandmeyer (Arrived at 7:07 P.M.), City Engineer Chris Smith, Building Inspector Justin Osterhage, Acting Chief of Police Jerry Paul, EMA Coordinator Wes Hoeffken, Director of Community and Economic Development Paul Ellis, Police Department Control Room Coordinator Sahra Linnemann, Accounting Manager Linda Sharp, Interim EMS Chief Shannon Bound, Community Relations and Tourism Coordinator Sue Spargo and Deputy Clerk Donna Mehaffey.

Guests Present: Mr. Jason Glover and Ms. Tara Luhr of the St. Louis Steamers Soccer Club, Mr. Gary Hoelscher, P.E. of Millennia Professional Services, Mr. Kurt Stumpf, President of Columbia National Bank, and Mr. Chris Schoenhoff, owner of Flooring Interiors.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of minutes from the March 14, 2016 Committee of the Whole committee meeting; (2) Admiral Trost Development A. Chronology of Events; B. Presentation from St. Louis Steamers Select Soccer club; C. Valmeyer Road Culvert; (3) FY 2016-2017 Budget Update;

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(4) Village of Wernings Phase IV Improvements; (5) Other items to be considered; (6) Citizen Comments; and (7) Executive Session – 5 ILCS 120/2(c).

II. APPROVAL OF MINUTES FROM THE MARCH 14, 2016 COMMITTEE OF THE WHOLE COMMITTEE MEETING

The minutes of the March 14, 2016 Committee of the Whole committee meeting were submitted for approval.

MOTION:

It was moved by Alderman Reis and seconded by Alderman Niemietz, to approve the minutes of the March 14, 2016 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

III. ADMIRAL TROST DEVELOPMENT

A. Chronology of Events

Director of Community and Economic Development Paul Ellis provided the committee with an overview of the evolution of the Admiral Parkway Redevelopment Area and the Admiral Trost Development Park which covered years 1996 to 2015. Mr. Ellis explained how several activities now under way are all driven by the goals of reducing blight and attracting investment, both goals having been part of the original planning for the district and the park alike. The 33-acre parcel designated for the park was donated to the City because it presented many challenges, Mr. Ellis noted, and the 2012 Master Plan is an innovative attempt to address those challenges. In 2014, Hoelscher Engineering completed a hydrologic study for the entire area, which calls for (among other improvements) adding a new culvert to the existing, undersized culvert under Valmeyer Road to help reduce back-up of water and flooding. Mr. Ellis added that in 2015, SWT Design completed an overall grading plan and construction level plans for the wetland expansion project and interpretive area (parts of the 2012 Master Plan) and reported that these projects are ready to go to bid as funding accrues. Mr. Ellis said that the St. Louis Steamers (select soccer league) had approached the City to propose construction of new capital improvements in place of the football stadium and fields envisioned for the Columbia Blue Jays Football organization in the Master Plan (the Blue Jays support this change). Mr. Ellis shared two (2) exhibits showing the original Master Plan concept for Admiral Trost Development Park and a new version, commissioned by the

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Steamers, showing two (2) turf soccer fields, a single wetland, and the proposed Destination Playground. Mr. Ellis then handed out recommendations from City staff for the Admiral Trost Development Park. The items addressed the flooding to the area, the Admiral Trost Development Park Master Plan, the PLAY Foundation and negotiations with the St. Louis Steamers.

B. Presentation from St. Louis Steamers Select Soccer Club

Mr. Jason Glover of the St. Louis Steamers Soccer Club made a presentation to the committee. The club wants to partner with the City of Columbia and would like to invest in two (2) turf fields to the Admiral Trost Development Park. He reviewed his power point presentation highlighting the Project Overview, Key Drivers for Community Growth, the Impact of Youth Sports on the Regional Economy, Tournament Weekend Numbers based on 50 teams, Opportunity for Community Enhancement, St. Louis Youth Soccer Association, and Conclusion.

Mr. Ellis highlighted the staff recommendation to "authorize staff to continue negotiations with the St. Louis Steamers to determine costs for phased development of the soccer fields and supporting facilities, which will result in a detailed proposal for final review by the Mayor and City Council," and explained how he and City Engineer Chris Smith will be working with the Steamers, the PLAY Foundation, and the Play Commission to help the soccer club prepare a final submission. Use of the proposed turf fields would be managed similarly to how the Columbia Khoury League and Columbia Athletic Association manage the ball fields at American Legion Park.

Mayor Hutchinson reiterated to Mr. Glover that this proposal assumes a good deal of financial support. Mr. Glover said the Steamers will be working with local companies to partner with them for the needed funds or in kind labor.

C. Valmeyer Road Culvert

City Engineer Chris Smith addressed the committee on the proposed Valmeyer Road Culvert. Mr. Smith said that Mr. Gary Hoelscher, P.E. of Millennia Professional Services did the study for the area. Representatives of Columbia National Bank and Flooring Interiors were present for the meeting.

Mr. Hoelscher explained to the committee the two (2) different creeks in the area of Valmeyer Road; Wilson Creek and Carr Creek which is the larger of the two creeks. Mr. Hoelscher explained that the eight (8) foot x five (5) foot box culvert would be a huge improvement. Mr. Hoelscher explained flooding at 5, 10, 30 and 50 year events of flooding. Mr. Smith explained the site plan for the Wilson Creek North Tributary Culvert at Valmeyer Road which showed the proposed box culvert in red and the property lines in yellow. The proposed culvert will be located on the old Video Exchange property.

CNB President Kurt Stumpf addressed the committee. He showed the committee pictures of the old Video Exchange property from July 2013 when it rained 3 and 1/2 inches in an hour. (The old Video Exchange property was completely surrounded by water, however the bank remained dry.) Mr. Stumpf is not sold on the new culvert working on the old Video Exchange property as culverts can get blocked with debris and you can't predict a tree falling into the creek. Mr. Stumpf still has issues with the new culvert and the raising of the old Video Exchange property with soil from the wetlands area in the Admiral Trost Development Park. Mr. Hoelscher reported in response to Mayor Hutchinson's question that more culverts will keep the water flowing and will have less clogging.

A suggestion of installing a berm at the bank was discussed, but would only end up trapping water at the entrance and exits of the bank.

Mr. Chris Schoenhoff, owner of Flooring Interiors, expressed his concerns to the committee. Mr. Schoenhoff stated that the water from the large rainfall in 2013 almost flooded his parking lot. Mr. Schoenhoff added he has lots of concerns and wondered why the developers of the old Video Exchange property did not investigate the property before purchasing it. He also reported that the property is a mess and has high weeds. Mr. Hoelscher answered Alderman Huch's question about how does the flooding affect the Flooring Interiors business. Mr. Hoelscher said that from a public standpoint, the City needs to keep Valmeyer Road from flooding.

Mayor Hutchinson reported that the idea of the proposed culvert is to keep Valmeyer Road from flooding. The second issue is the flood plain and the flood way and these are two (2) different issues. Mr. Hoelscher also said that Valmeyer Road is flooding at the five (5) year event and that is way too often. The new Baptist Church parking lot off Valmeyer Road was questioned and Building Inspector Justin Osterhage said that water detention on the new parking lot was completed.

All present were given the opportunity to make comments, opinions, and ask questions. Mayor Hutchinson stated that a recommendation is needed on items two (2) and three (3) of the Admiral Trost Development Park Recommendations - Recommendations from City Staff. Mayor Hutchinson then entertained the two (2) motions.

1. **ADDITIONAL RE-DESIGNED CULVERT UNDER VALMEYER ROAD**

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Reis, to recommend to the City Council to proceed with Item 2 of the Admiral Trost Development Park - Recommendations from City Staff - to authorize City Engineer Chris Smith to contract to install an additional re-designed culvert under Valmeyer Road. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Reis, Holtkamp and Martens voted yea. Alderman Roessler voted nay. **MOTION CARRIED.**

2. **ROUGH GRADING OF ADMIRAL TROST DEVELOPMENT PARK AND CONSTRUCTION OF THE EXPANDED WETLANDS**

MOTION:

It was moved by Alderman Roessler and seconded by Alderman Niemietz, to recommend to the City Council to proceed with Item 3 of the Admiral Trost Development Park - Recommendations from City Staff - to authorize City Engineer Chris Smith to contract for rough grading of the park and construction of the expanded wetland (per plans recently completed by SWT Design and partners) as funds become available via the TIF increment; approximately at the end of the coming fiscal year April 30, 2017. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

Mr. Hoelscher said that the cost for the proposed culvert in 2013 was \$275,000.00 and estimates it could now cost \$300,000.00. Mr. Smith reported that Harrisonville Telephone Company (HTC) has to relocate utilities in the area before the culvert installation. Mr. Smith estimated the proposed culvert to cost \$240,000.00 including the relocation of the HTC utilities and that there is \$275,000.00 in TIF funds allocated towards this project. Mayor Hutchinson also said that item 3 has always been in the original TIF and has always been talked about with the TIF Joint Review Board. Mayor Hutchinson also said that items 4 (PLAY Foundation), 5 (No amendment to Admiral Trost Development Park Master Plan)

and 6 (St. Louis Steamers negotiations) go hand in hand for the Admiral Trost Development Park - Staff Recommendations.

IV. FY 2016-2017 BUDGET UPDATE

Accounting Manager Linda Sharp presented 2016-2017 budget information to the committee. Ms. Sharp said that a notice that the budget is available for viewing will go to the newspaper next Monday, April 4 and will be available for viewing on April 7. The proposed budget will be available for viewing at the Clerk's Office at City Hall, the Columbia Public Library and on the City's website.

Ms. Sharp reviewed the draft General Fund - Statement of Actual and Estimated Receipts and Disbursements and the draft Water and Sewer Operations Fund - Statement of Actual and Estimated Receipts and Disbursements with the committee. Ms. Sharp noted that the reason the water receipts were down was because it was a wet year. Ms. Sharp distributed a handout on the Analysis of Water/Sewer Fund Balance for fiscal years 2014, 2015, 2016 and 2017 and the Water and Sewer Operations Fund showing certain line item carryovers.

Ms. Sharp then discussed the 2016/2017 Fee Schedule and the fees to be increased. Ms. Sharp distributed a handout on the Liquor License Fees which showed the City of Columbia plus surrounding municipalities. The liquor license fees will be increased as Columbia falls in the middle for fees compared to the other cities. Mr. Smith distributed a handout showing the average cost of 6,000 gallons of water and sewer for several communities from year 2012 plus a chart of communities for residential sewage rates as of November 6, 2015. Other increases include the water and sewer rates increase of 8% as Columbia's rate are low as compared to other municipalities. Ms. Sharp added fees for photocopies in color since the City now has a color copier. Other water and sewer service charges (work performed by the Department of Public Works) would be increasing 2.75% which is the same salary increase for the Department of Public Works employees.

Alderman Reis was concerned about the Senior Citizens on fixed incomes and does not want to increase the water and sewer rates. After the discussion, Ms. Sharp was instructed to find out how many water accounts use 3,000 gallons of water or less per month.

Ms. Sharp reported that the building permits would be increasing with a Plan Review Fee of \$50.00 and an Inspection Fee of \$50.00 for a residential building permit. Also, the minimum fee for a building permit would be increasing to \$50.00 from \$25.75. Commercial/Industrial

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building permit fees will increase as well with a Plan Review Fee of \$100.00 and an Inspection Fee of \$50.00. The minimum fee for a Commercial/Industrial building permit will be increasing to \$143.64 from \$124.90. Building Inspector Justin Osterhage will also be adding a gas inspection fee for the City's plumbing inspector as these connections need to be overseen a little closer as there are so many different materials used for hook-up. The excavation permit application fee will increase to \$75.00 from \$40.00. Mr. Smith added that the application will also be revised to more clearly clarify the deposits for the excavations and the requirements for pavement repair.

Mrs. Sharp added that she had spoken to the Clerk's Office and they had requested to round up the numbers for the new fees. She also asked that the fence permit fee be increased as it is only \$11.00. This was from a recommendation from the Clerk's Office as well. It was the consensus of the committee to round up the numbers for the new fees and increase the fence permit fee.

Ms. Sharp said the City Council will have a final budget to pass at the meeting on April 18. Mr. Smith added that there is only one (1) pump needed for Carr Creek this year and the budget has already been adjusted to reflect this change.

City Administrator James Morani reported that he has not received any insurance renewal rates yet, but noted the City may be able to adjust the budget if those rates come in.

V. VILLAGE OF WERNINGS PHASE IV IMPROVEMENTS

Mr. Smith asked for direction on the proposed sidewalk on the west side of Laura Court along Quarry Road. Mr. Smith referenced the Village of Wernings Site Plan with the proposed sidewalk shown in red along Rueck Road on the second page. There was a brief discussion regarding the close location of the sidewalk to Quarry Road and that the sidewalk was not completely straight along the road. There was also a mention of how residents jog in the streets and not on the sidewalks. All in attendance made comments and offered opinions.

It was the consensus of the committee to escrow the proposed sidewalk on the west side of Laura Court along Quarry Road and to also escrow the proposed oil and chip material for the proposed shoulders along the south side of Quarry Road.

VI. OTHER ITEMS TO BE CONSIDERED

Regarding the Property Management RFP Responses, Mr. Morani informed the committee that at the next committee meeting on April 11, Facility Workplace Solutions will be at the meeting. Mr. Morani has invited the Principal Consultant, Mr. James Delgado, to the meeting for a presentation. Mr. Morani also added that Community Relations and Tourism Coordinator Mrs. Sue Spargo will have someone to address the committee about the Miller-Fiege Home.

VII. CITIZEN COMMENTS

There were no citizen comments.

VIII. EXECUTIVE SESSION – 5 ILCS 120/2(C)

There was no call for Executive Session.

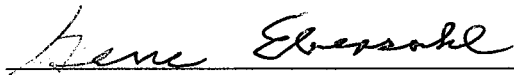
IX. ADJOURNMENT

MOTION:


It was moved by Alderman Holtkamp and seconded by Alderman Reis to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, March 28, 2016 at 9:45 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

MOTION CARRIED.

Minutes taken by:



GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE



Donna Mehaffey, Deputy Clerk

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