

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JULY 10, 2017 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 (Arrived at 7:03 P.M.), 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 Terry Bruckert, EMA Coordinator and City Clerk Wes Hoeffken, Accounting Manager Linda Sharp, Director of Community Development Emily Fultz, Chief of Police and EMS Director Jerry Paul, and Deputy Clerk Donna Mehaffey.

Guests: Mr. Joe Koppeis of Columbia Centre, Mr. Tom Beckerle of Schnucks Markets, Mr. Dave Bernhard of Bernhard Properties (Columbia Firestone), Mr. Mike Harrington of West Park Bowl, Mr. Chris Schoenhoff of Flooring Interiors, Mr. Darryl Hebel of Marie's Ice Cream Shoppe and Mr. Paul Frierdich of Frierdich Construction.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of Minutes from the June 12, 2017 Committee of the Whole Meeting; (2) Approval of Executive Session Minutes from the June 12, 2017 Committee of the Whole Meeting; (3) Columbia Centre Business District; (4) Liquor License Classifications; (5) Economic Development Marketing; (6) Electronic Recycling; (7) Other Items to be Considered; (8) Citizen Comments; and (9) Executive Session – 5 ILCS 120/2(c).

II. APPROVAL OF MINUTES FROM THE JUNE 12, 2017 COMMITTEE OF THE WHOLE MEETING

The minutes of the June 12, 2017 Committee of the Whole committee meeting were submitted for approval.

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Roessler, to approve the minutes of the June 12, 2017 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. Alderman Agne absent. **MOTION CARRIED.**

III. APPROVAL OF EXECUTIVE SESSION MINUTES FROM THE JUNE 12, 2017 COMMITTEE OF THE WHOLE MEETING

The Executive Session minutes of the June 12, 2017 Committee of the Whole committee meeting were submitted for approval.

MOTION:

It was moved by Alderman Reis and seconded by Alderman Roessler, to approve the Executive Session minutes of the June 12, 2017 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. Alderman Agne absent. **MOTION CARRIED.**

IV. PROPOSED BUSINESS DISTRICT

Committee of the Whole Chairman Gene Ebersohl reported that the proposed Business District was in the early stages of discussion. He read a list of the proposed business district projects as prepared by City Engineer Chris Smith who was not present at the meeting.

Veterans Parkway

- Currently concrete that was constructed in the late 1980's. No sub-base.
- Road can be maintained with cold patch, selective concrete patches and tar sealing for additional three to five years. Maintenance costs estimated \$30,000 (for three years) to as much as \$60,000 (for five years).
- Within five years, the road should be reconstructed with new concrete and curb/gutter.

Valmeyer Road

- Most of the road is oil and chip.
- Oil and chip maintenance (every three years) can continue indefinitely expending MFT funds (approximately \$5,000 per application).
- Road needs to be reconstructed with possible culvert replacement (small metal culvert), installation of curb/gutter, storm sewer, and new pavement.

IL Route 3/Veterans Parkway Intersection

- Currently congested during peak hours, sometimes backing up as far as Regions Bank.
- Eligible CMAQ grant (80%) available in approximately 3+ years.

Chairman Ebersohl commented that the Columbia National Bank private road should not be maintained by them and should now be maintained by the City because of the amount of commercial traffic. Additionally, there will be increased traffic on it due to the new Burger King restaurant.

City Administrator James Morani informed the audience that he had information available for the proposed Business District which was the same as what the committee had. The information was: List of Projects for the area put together by City Engineer Chris Smith, Business District Revenue Projections showing 1%, 0.75%, 0.50% and 0.25% from years 2019 to 2041, and the Preliminary Business District Boundary map. Mr. Morani added that the project list for the intersection improvements at IL Route 3 and Veterans Parkway may be eligible for a Congestion Mitigation Grant Project which would reduce the City's cost by \$580,000 and the City would rank very high on the grant. The cost without the grant would be \$730,000 and Mr. Morani noted the Average Daily Traffic count for that intersection is 25,300 vehicles. Mr. Morani also said the City would have to wait three plus years for this particular grant since the City has a Congestion Mitigation Grant for Gall Road.

Chairman Ebersohl stated over the years since he has been an Alderman, the City of Columbia has spent over \$350,000 on pavement replacement for roads in the Westpark Subdivision area. He added that he doesn't know how the City can still keep doing that and in addition do other projects to improve the City.

Mayor Hutchinson explained to the business owners in the audience what was discussed at the previous committee meeting regarding the proposed Business District, how it would work and provided a history. He reported the infrastructure and road problems in the area and the timeline to repair. He also reported on the problems with not getting any or very little money from the state or federal agencies for the projects. He added that the City's share of the income tax was just cut 10% and may or may not come back. The state over time has been giving the City a lot of unfunded mandates and have been cutting back on the money that has been filtering down to Columbia, so the City over the years has continued to do more with less. Mayor Hutchinson said there are also other parts of the City that need help. He noted the City uses 100% of the MFT funds they get every year. Mayor Hutchinson said the City is trying to figure out funding for all of these needed projects and said these road projects need to be completed. Mayor Hutchinson said he wants to make things very clear that nothing is set in stone. Mayor Hutchinson welcomed comments from business owners to see how they feel about the proposed Business District.

Mr. Joe Koppeis of Columbia Centre distributed to city officials an eleven-page letter and then addressed them about the proposal. Mr. Koppeis expressed his displeasure about the proposed Business District and said he agrees there is a problem, but strongly disagrees with this approach by the City and was shocked that this recommendation was even made at all. He stated he is not opposed to sales tax, but it is not fair or proper to raise revenue on just the Columbia Centre shopping center. Mr. Koppeis said in the past the City has tried to pass sales tax referendums and they have failed. He thought this was a sneaky

way of doing a sales tax increase without the voters being involved and does not think it is ethical. He said he is not opposed to help get a city-wide sales tax referendum passed. He thought the Monroe County Economic Development Council could help market, promote, and educate consumers. He added he is not mad at anyone and wants to see the improvements completed just as the City does. He said that it is not fair, proper, or legal the way the City wants to do the sales tax increase. Mr. Koppeis said a business district is typically done before a development is put together and has been involved in some of these projects. He said he has never seen any business district established after the development was completed. He said there is nothing blighted about Columbia Centre and nothing blighted about the businesses in the center. He added he has spoken to three different law firms about their opinions and hopefully he will not have to go down that road. Mr. Koppeis said when Columbia Centre was originally built, there was \$1.3 million spent in infrastructure. He said the City paid about \$80,000 to extend storm sewer pipe and that was all the City paid to the best of Mr. Koppeis' knowledge of the \$1.3 million. The City approved the infrastructure and took it over. Mr. Koppeis said at the time the infrastructure was done, the developers did it well before he came to the City. Mr. Koppeis said if it wasn't done right, it should not have been accepted by the City. Mr. Koppeis also stated that normally a business district is formed because the businesses ask for it to be formed and the money generated from the business district normally goes back to the businesses that are forming the business district. Mr. Koppeis added the purpose of a business district is to create and entice development.

Mr. Koppeis said his issues are questions related to inequity, ethics, and legality. Items covered in the letter by Mr. Koppeis were: 1) The contributions of Columbia Centre regarding real estate taxes; 2) Columbia Centre comparison to Main Street with regard to maintenance; 3) Question of Inequity – Treat all businesses the same; 4) Question of Ethics – It is not ethical to raise taxes without some kind of vote from the taxpayers; 5) Question of the Law regarding the area must be "blighted" and provided definitions; 6) Columbia Centre has been constantly redeveloped and maintained without the business district; 7) Columbia Centre is not the only traffic generator for the roadways as the nursing home, podiatrist office, day care center, law office, schools, condos plus Columbia and rural subdivisions use Veterans Parkway and Valmeyer Road; and 8) Three Solutions a) expand the proposed business district for all of the business areas in Columbia including CVS, Walgreens, Harres Furniture plus downtown Columbia; b) place a proposal on the ballot for a city-wide sales tax increase with the help of the Monroe County Economic Development Council; and c) cause growth and development to increase the tax base. Infrastructure in the bottom area needs to be completed so development can occur there. References were made about two new projects at the Gateway Commerce Center in Edwardsville, Illinois.

Mr. Koppeis felt the letter sent out regarding this meeting was also misleading and unethical. He said the letter states the option of additional sales tax as opposed to other revenue sources such as property taxes, implying one or the other. Mr. Koppeis said he is all in favor helping the City getting a sales tax referendum passed for all of the businesses or if the City wants to expand the business district to include all businesses, he would be

fine with that too and would help the City do that. But again, he said it is not fair to just tax Columbia Centre.

Mr. Koppeis stated that some of the City ordinances that have been approved over the years have given the impression that Columbia is not business friendly. He said if that is the intention or not, that is the perception and the impression that is received. Mr. Koppeis believes that has hurt the City and hurt development in the past several years. He added the City has to come up with a plan to grow. Mr. Koppeis said he is getting \$1.5 million from the State of Illinois to upgrade roads in Valmeyer and said the money is there. He added the City just doesn't know how to go after it. He also said the City needs to come up with a development committee and he said he would be happy to help them. He also said you can't tax yourself to prosperity.

Mayor Hutchinson responded that Mr. Koppeis' use of "unethical" is really bothersome because if the City was "unethical" the City would not have sent out a letter, plus the City would not be holding this public meeting with the business owners or the past committee meeting about the proposed Business District. Mayor Hutchinson explained it is "unethical" when trying to do something without anyone's input. Mayor Hutchinson said the City is being very straightforward and open, trying to get information and talking to the businesses and looking for the best solution. Mayor Hutchinson said the City is the farthest thing from "unethical". He added what the City is doing is extremely ethical and is looking for feedback about the proposed project. Mayor Hutchinson said maybe this isn't the best idea or best route to take. The City may go down a different road. The Mayor said we are starting with the people that are directly affected by it and he thinks that is the way it should be done. Mayor Hutchinson clarified that the infrastructure within Columbia Centre that Mr. Koppeis was talking about is not what the City is talking about where the businesses are paying for their own cleaning of the streets, etc. and added that the Main Street businesses do their maintenance for their parking lots, sidewalks, etc. The City cleans the roads that are the public roads and the City will clean the roads through Columbia Centre that are now the public roads. Mayor Hutchinson said regarding the codes and ordinances as not being business friendly, that must have happened a long time ago. Mayor Hutchinson said he has been in office for 14 years and the City has been pushing for a more business friendly atmosphere. The City has tried to streamline the process, lightened up a lot of the business codes, and are trying to work with businesses. He added the City is very conscientious about the cost of building in Columbia, have helped negotiate with businesses for sales tax incentives, and have helped negotiate with the businesses for the school district to abate taxes. Mayor Hutchinson said one of the things Mr. Koppeis said was in the City's letter was that they were threatening property tax, yet the only way the City could get residents that live around the area of the Columbia Centre and use the roads would be to increase property tax. That is not what the City is looking to do either. Mayor Hutchinson said the property tax can't be increased more than 4.999% without a referendum. Mayor Hutchinson said the City is looking for something that is fair for the users of the Columbia Centre area. Mayor Hutchinson asked if this was the right way or the best way and said he didn't know. Mayor Hutchinson said that is why we are here and why the City is having this meeting; the City wants to work together with business. He added if

the proposed Business District or a city-wide sales tax increase is not the way to do it, the City will get creative to generate revenue through other methods. Mayor Hutchinson added that if money has to come out of the general fund or some other fund, it will mean that it will be money that can't be spent somewhere else in the City. Mayor Hutchinson said we are all in this together. Mayor Hutchinson also said that the proposed Business District being a blighted area or not is a matter of legality, not ethics.

Mr. Tom Beckerle, Schnucks Store Manager addressed the committee. Mr. Beckerle said Schnucks has been in Columbia about three years and have had a lot of great support. He said sales are good and helps revenue for the City of Columbia. He added he is against the proposed Business District sales tax increase. He said if customers have to pay more for their groceries, they will go elsewhere. He added it is not fair for just this shopping area to have a sales tax increase, not sure of the politics of it, need to keep the costs of their goods in line, but thanked the City for wanting to keep the infrastructure in good shape. Last of all, he said Columbia is a great town.

Mr. Morani made a clarification regarding Schnucks. He said that a majority of the grocery items are exempt because they are consumed off premises. He also said approximately 30% of the grocery store's revenue would be affected. Examples of items the additional 1% sales tax would affect were items such as soda or fried chicken that is sold at the deli.

Next, Mr. Dave Bernhard of Bernhard Properties (Columbia Firestone) addressed the committee. He said he is trying to keep an open mind. He said looking at his own business, customers look at the bottom line pricing and want the sales tax included in the pricing when shopping for tires. He said he will be at a major competitive disadvantage up against Costco, Sam's, Bob Brockland GMC, and Weber Chevrolet plus the smaller tire dealers. He is against the proposed sales tax increase for the businesses and can't afford it. He said it will have a negative impact on his business. He also said his margin would go down if he has to stay competitive. He said that he would love to have the infrastructure improved and have better roads, but Mr. Bernhard said he has not had any customer complaints about the intersection by his business. But he said he certainly had customers complain a great deal about the roadway in front of his building before the private money repaired the roadway and added that he gave up a large portion of property to give the roadway to the City because the entire turn was on his property and is now the City's property. Mr. Bernhard added that he has given up a whole lot to try to help the infrastructure of that whole area. He lastly said his business doesn't have any more to give unless we keep things on a level playing field. Alderman Roessler asked Mr. Bernhard about the bottom line pricing of his tires and Mr. Bernhard explained what he meant by his margin would go down.

Mayor Hutchinson said to Mr. Bernhard that he understood he gave the right-of-way to the City. Mayor Hutchinson said he wanted to make it clear to him that the City worked with the developer on repairs to the road prior to the City's acceptance. Mayor Hutchinson added the City did not want to get in the same position of a road that the City was catching flack over that they did not have the authority at the time to maintain.

Mayor Hutchinson clarified it was not the City's road, but was in terrible shape and the City did what they could to work with the developer to allow the acceptance of the road under certain conditions. The City agreed to take it over once it was brought up to specific standards.

Mayor Hutchinson asked the business owners present if anyone was in favor of the 1% sales tax for the proposed Business District and no one raised their hand.

Mr. Morani said that after the previous committee meeting he did some additional research and said not all items for sale in the proposed Business District would be affected by the 1% sales tax. Also, Mr. Morani said the businesses in the proposed Business District generate \$293,000 of the City's 1% portion of sales tax. Mr. Morani said City wide in year 2016, the number was \$1.86 million. Mr. Morani said that represented about 15.8% from the Columbia Centre area. Chairman Ebersohl added the proposed sales tax increase doesn't necessarily have to be the 1% sales tax; it could be in quarter increments – 0.25%, 0.50% and 0.75%.

Alderman Martens asked the business owners present if all Columbia businesses had to pay the 1% sales tax increase, would they be in favor of it? All of the businesses representatives raised their hands. It was noted the sales tax referendum has to be approved by the voters in the City.

Mr. Darryl Hebel of Marie's Ice Cream Shoppe said he is a resident and business owner and he does not have a problem if all the businesses have to pay the additional 1% sales tax. Mr. Hebel questioned the subdivision right next to Columbia Centre with three entrances to it. He said two of the entrances are being used by the subdivision and yet they are not responsible for helping cover the cost. Mr. Hebel mentioned the day care business and nursing home outside Columbia Centre has a lot of traffic on Veterans Parkway and would not be responsible for paying for the proposed 1% sales tax. Mr. Hebel said that his issue is that you are taxing the businesses within that district to pay for the infrastructure around it and there are plenty besides those businesses that will be using it. Mr. Hebel believes that it should be City wide. Mayor Hutchinson said Mr. Hebel was absolutely correct, but suggested that instead of using the term of taxing the businesses within the district, what if the term used would be the City is taxing the consumers of that area. Mr. Hebel thought that would be a play of words and is a taxation.

Mr. Morani said Mr. Hebel raised a good question and said it was something that Ms. Fultz and he had discussed. Mr. Morani said before this item was brought to committee, the apartments behind Columbia Centre were used as an example. (Veterans Parkway is the road behind the apartments.) Mr. Morani said those residents most likely shop at Columbia Centre and would pay the additional sales tax. Mr. Morani said he has observed many of those residents walking to the stores. Mr. Morani said those residents living in the apartments and adjacent subdivisions would be paying that tax because they are shopping at all those stores. But Mr. Morani said if it was done equitably across the board so even residential properties are taxed, it would more than likely have to be an ad

valorem property tax, which is very unpopular. He added to make it equitable, there is no easy solution.

City Clerk Wes Hoeffken said he wanted to clarify the Mayor's comment about raising property taxes by 4.999%. He said the 4.999% is not increasing the property taxes but is increasing the City's revenue from real estate taxes by 4.999% without a tax referendum. Any growth in the City including homes and businesses will play into those revenues. Mr. Hoeffken said the City does this every year and the City increases their revenues from real estate tax, not the taxes on homes and businesses. Mr. Hoeffken said the City's portion of real estate tax has been trending downward. Mayor Hutchinson added the City's tax rate from 12 or 14 years ago and the tax rate today; today's is lower and said the City has been doing a good job of keeping it lower.

Mayor Hutchinson suggested to possibly doing a mixture. He recommended to only enact a smaller portion of the sales tax for the business in the proposed Business District and then look at the City's general fund with cutting and delaying road projects in other areas of the City. Mayor Hutchinson said possibly doing a 50/50 instead of getting 100% of the money from the Columbia Centre area and wondered if this possibility would be a little more palatable. Mayor Hutchinson stated Columbia Centre area businesses would still be getting more of a tax than what anyone else is getting and he understands that, but everyone is feeling the pain and he is just trying to come up with a solution and is thinking out loud.

Mr. Hebel asked if a business district would be completed for other areas of the City. Mayor Hutchinson said there are already two TIF Districts and the City already has a Business District. Mayor Hutchinson said no other area of the City has been done like the City is proposing with the Columbia Centre area. Mr. Hebel asked if there was an expiration date on the proposed Business District. Mayor Hutchinson said yes; and added the expiration date would be 23 years or when it is paid off. He added that the proposed Business District can be written that way. Mayor Hutchinson said if it was a \$2 or \$3 million total expenditure, and then because of repairing the roads and more people used it, more businesses came into the business district and the sales tax came in even higher than what was anticipated, was paid off in 11 years, it could have verbiage that once that debt was paid off, it expires. Mr. Koppeis pointed out if there is a sales tax City wide, that could go on forever and the Mayor agreed. Mayor Hutchinson said the City is handcuffed in that they can't use City funds to try to pass a sales tax referendum or participate in any way to influence an election. Mayor Hutchinson said on the last sales tax referendum proposed increase of 0.25%, he said there was a group out of Naperville, Illinois, that sent every Columbia citizen a very misleading postcard a few days before the election. Alderman Niemietz added there were also robo calls before the election. Mayor Hutchinson said this is what the City is up against and added the City is trying to come up with some ideas, especially with this meeting. He said the City will keep everyone informed when there are future discussions, and also said there is a lot to think about. He said the City knew that a few businesses, such as Columbia Firestone, would have the biggest impact because of their higher-priced items. Mayor Hutchinson told the audience that he is happy all the businesses attended the meeting and are all discussing

this issue. He said the City is over 150 years old, has failing infrastructure and unfortunately has not received much help from Federal or State to help with those repairs.

Mr. Paul Frierdich of Frierdich Construction commented that Columbia Centre was the last commercial development that he knew of that was done entirely with private money. There were no TIF districts; it was private investment. He said when a stoplight was needed on Route 3, they had to pay \$130,000 for the stop light and had to pay to have the highway widened. He said it was probably the only stop light in Columbia that was funded with private money. He added they had to pay \$300,000 of private money to lower the gas lines to entice McDonald's to come to Columbia. Mr. Frierdich said there was one exception and that was the City contributed about \$80,000 to pay for storm water mitigation that was coming across the highway. Otherwise, Mr. Frierdich said it was a private project and they have not asked for anything up to this point. He added even the road improvements in the area were made with the private money. Mr. Frierdich said it does not seem fair to him to penalize the development for that. He said other developments are getting TIF funds and whatever tax rebates they can get. He said he doesn't get it and it doesn't seem like the right thing to do.

Alderman Roessler commented that the sales tax rate right now for Columbia is 7.50% and Columbia Centre area businesses made the point that customers would go elsewhere to shop since other area sales taxes are lower. Alderman Roessler's point was even with a 1% sales tax increase, Columbia's sales tax would still be lower at 8.50% than several surrounding cities. He added that restaurants located there are businesses where customers want to go for that particular kind of food. Alderman Roessler said the first impression was for all the infrastructure in the area to be replaced and everything that goes with it and to find a way for all the people that drive on those roads and live in the area to come up with a funding mechanism and the impact appears to be lower than to drive anything away. Alderman Roessler said they are talking about the idea at this point only. He said that Mayor Hutchinson and Mr. Koppeis brought up some very good points. He added there was an unknown about a business district years ago and no one knew what a TIF was. He said there was nothing in place back when Columbia Centre was developed. He said the City is not trying to penalize anyone or drive anyone out of business. He added his decision will be based on a lot of factors. Alderman Roessler said regarding the fairness issue, the transient customers passing through Columbia pay the majority of that money at the fast food restaurants. He thought that seemed to be a pretty good idea and was the City's first impression. Alderman Roessler said he would definitely give more thought to this issue.

Mr. Koppeis said he thought the 1% sales tax for all of the Columbia businesses would be the fairest tax. Alderman Roessler said that it will definitely be considered. Mr. Koppeis gave an example of Sparta, Illinois. He said they have a 1% infrastructure tax, but it was noted they are home rule. Mr. Koppeis said he believes a sales tax referendum could pass and believes the Columbia businesses would support it and added the school just passed a 1% sales tax. He said the school did a heck of a job marketing and educating everyone about the 1% sales tax increase. Mr. Koppeis added the Monroe County Economic Development Council, the Columbia Chamber of Commerce, and the businesses could

market, promote, and get it passed. He added everyone could work together to get it done.

Mr. Morani added that per his revenue projections, at least a 0.50% sales tax would be appropriate for a city-wide sales tax to complete all the necessary projects. A 0.25% city-wide sales tax would only generate the same amount of revenue as an additional 1% sales tax on the Columbia Centre area businesses.

It was the consensus of the committee that there was a lot to think about and there is no timeline for the proposed Business District. Mayor Hutchinson thanked the businesses that gave their time, attended the meeting, and gave ideas and information. Mayor Hutchinson reminded all of the businesses at the meeting to sign the guest list. He also informed the businesses to e-mail Director of Community Development Emily Fultz to obtain information to stay on top of this issue. Mr. Morani also reminded the businesses to look at the agendas on the City's website and to check the City's Facebook page. He also said to check the posted agendas for the City's committee meetings, which are on the second and fourth Mondays of the month, to see when this issue would be discussed again.

V. LIQUOR LICENSE CLASSIFICATIONS

Mayor Hutchinson said it was brought to his attention that a City business went to the state to apply for a liquor license and said the state would not issue a license because they said it was a type of business that would not work for catering. Mayor Hutchinson said the Class A liquor license to serve liquor on and off premises should have worked perfectly. Mayor Hutchinson said he actually called the Liquor Control Office and they said the word "catering" has to be on the liquor license. Mayor Hutchinson also said he has spoken to Mr. Morani and City Attorney Terry Bruckert and the verbiage in the City's Liquor Code will be revised to reflect requirements of the State of Illinois Liquor Control Office so hopefully the City won't run into other situations of this nature in the future.

City Attorney Terry Bruckert said only one sentence has to be removed from paragraph H for a Class G liquor license, or caterer's license, that sentence being: "The license shall be issued for an increment of three consecutive days". Mr. Bruckert said this sentence is not in the state statute.

It was the consensus of the committee to make the proposed change to the City's Liquor License Classifications and have the ordinance ready for consideration at the next City Council meeting.

VI. ECONOMIC DEVELOPMENT MARKETING

Director of Community Development Emily Fultz presented a draft subscriber agreement from Xceligent for a link that could be placed on the City's website. The commercial real estate data for municipalities and economic development organizations can be listed on their home page and is updated continuously. She also referenced a screen shot of

University City's website so that a map of the street view can be seen and also various pin points on the map of properties that are available. She said when you click on the points, you are provided with an abundance of information of the real estate that is available. Ms. Fultz said that the link or map could be imbedded into the City's Economic Development page or the City's home page so when people contact her requesting property information that is available in Columbia, she would not have to scramble and check what is available today by contacting a realtor or looking at websites, etc. Ms. Fultz said this would allow her to have the information immediately for prospects. She said it is also hard to respond immediately to those requests. She said the property information would be updated and gathered from existing commercial real estate brokers in our area aggregated into one source and placed on the website where she could direct someone easily and they could get the information immediately. This service would also provide information on percent vacancy rates in the City and additional economic development data that would be useful in marketing the City. Ms. Fultz said a number of other cities in the area are using this service and are pleased with it. She also said she has spoken to some of her planning and economic development colleagues who have the service and said it has been incredibly useful for them. Ms. Fultz added that it would be a great tool to market commercial, industrial, and office spaces properties. She noted this was not budgeted for this year as it came after the budget was completed. Ms. Fultz said that it not being in the budget was a concern of hers since other budgeted items can be reallocated or eliminated, but it is definitely needed.

Ms. Fultz reviewed the fees for this service with the committee.

July 1, 2017 to September 30, 2017 - \$0

October 1, 2017 to November 30, 2017 - \$100 per month

December 1, 2017 to April 30, 2018 - \$125 per month

The effective date of the 24-month agreement shall be May 1, 2018, thereafter, the rate will be \$265 per month subject to the terms of the subscriber agreement. Ms. Fultz said this will be for the map embedded with all of the updated real estate information as well as access to the analytic side of it.

Per Alderman Roessler's question, the two years for the contract would begin at May 1, 2018. A one year total after May 1, 2018 would be \$3,180. Mr. Morani clarified there would be a pro-rated discount for the first year after May 1, 2018.

Mr. Morani said the representative from Xceligent did a presentation for Ms. Fultz and him. Mr. Morani said it is a web-based program. Mr. Morani said one of the challenges that municipalities have is keeping property information up to date. A lot of time is spent by staff to update this information. Mr. Morani said all the information is accurate and is provided by the brokers to Xceligent. He gave an example of how a deed to a piece of property was pulled up for viewing for a particular county. (Monroe County does not have this capability at this time.) Mr. Morani said it was very interesting that all of the information can be pulled up in one place and he understands that all of the realtors subscribe to it. Mr. Morani said there is another competitor to Xceligent, but the cost is

more. Mr. Morani said they are looking at ways to market properties in the City to help interested parties find that information.

Ms. Fultz said there were two concerns with the contract language per City Attorney Terry Bruckert. Mr. Bruckert said it is a typical vendor contract and is one-sided. He said the company tries to give the appearance on the contract that the parties indemnify each other, but said they limit their indemnification to pennies on the dollar where the City is to fully indemnify them. Mr. Bruckert said the City will probably be fine from a liability standpoint because of the type of service being provided, but it is still a one-sided agreement and the City needs to be aware of this. Mr. Morani said some companies have worked with the City and have removed similar provisions at the request of the City, but Xceligent said they will not remove the language as it is their standard agreement.

Mayor Hutchinson asked Ms. Fultz if she has spoken to Ms. Edie Koch, the Director of the Monroe County Economic Development Corporation, to see if they are interested with the same vendor and if so, what would it cost to do county wide. Ms. Fultz said she has spoken to Ms. Koch and has also spoken to Shawn Kennedy with the City of Waterloo. Ms. Fultz said it is the same price for each government entity and it can't be placed on all three government entity's website for one price. Mayor Hutchinson said if the Monroe County Economic Development Corporation would do this for the same cost, the City could have a link to their website for the information. The Mayor said the City could then pay for one-third of it. He thought it would be worth asking about. Emily said her only concern is if someone is interested in Columbia properties and is directed to the Monroe County website which will show all of the properties that are listed in Monroe County and in Waterloo, not just Columbia's properties. She added there is a pro and con to that aspect. Ms. Fultz said she doesn't know if Monroe County or the City of Waterloo will be subscribing to Xceligent. Mr. Morani said the City could wait and see what the other entities decisions will be. Mayor Hutchinson said it doesn't make sense for two or three of the entities to do it; it just makes more sense to have it at the county level and the City of Columbia to have a link to the site. Mayor Hutchinson said a lot of the site selectors have already decided on an area and just need to see what is available at that location. Ms. Fultz said she would be happy to hold off on this proposal until she can speak with Ms. Koch.

It was the consensus of the committee to hold off on the proposed contract for the Economic Development Marketing subscriber agreement with Xceligent for the listing of commercial, industrial and office properties; all non-residential properties (including warehouses) for a link to the City's website until Ms. Fultz speaks with the Director of the Monroe County Economic Development Corporation, Ms. Edie Koch.

VII. ELECTRONIC RECYCLING

Mr. Morani referenced a sample contract that was distributed from CJD E-Cycling that provides electronic recycling services. Mr. Morani said if the City offered electronic recycling two times per year, it would cost \$450 per drive or an annual fee of \$900. Mr.

Morani said there may be a price reduction based on tonnage (over 10,000 lbs.) or possibly the entire fee may be waived based on how much is disposed. Mr. Morani said he believes the City could reach or exceed that tonnage on the annual clean-up day. Mr. Morani asked the Committee if they wanted to pay for the contract with CJD E-Cycling or continue to send residents to the Monroe County Recycling Center in Waterloo and just use CJD E-Cycling for the annual clean-up day in Columbia. Mr. Morani clarified that if the City would use CJD E-Cycling, it would be for the convenience of the Columbia residents as they would not have to travel to the Monroe County Recycling Center in Waterloo, but it may only be for one other time as the City would be using them for the annual clean-up. Mr. Morani said it may cost \$450 for one more pick up during the year besides the annual clean-up day (which the City's charge may be waived if the tonnage is over 10,000 lbs.).

Alderman Niemietz suggested to promote recycling, to finish out the fiscal year with residents disposing of items at the Monroe County Recycling Center in Waterloo since they have a recycling center at the county level, get their information out to the residents and evaluate it at the end of the fiscal year.

It was the consensus of the Committee to continue to promote Columbia residents to use the Monroe County Recycling Center, evaluate it at the end of the fiscal year, April 30, 2018, and possibly use CJD E-Cycling for the April 2018 Columbia Recycle Event.

VIII. OTHER ITEMS TO BE CONSIDERED

A. Emergency Sirens Update

EMA Coordinator Wes Hoeffken updated the committee on the status of the new emergency sirens installation. He said that all of the equipment is located at DOPW or Monroe County Electric Co-Op. He added that work is still being finalized on easements, which should be ready this Friday, July 14. Mr. Hoeffken also said the Co-Op, DOPW, and the siren company will be able to set all five poles with sirens in one and one-half days and all will be ready to work immediately. Lastly, he said the old sirens will stay up until the new ones are satisfactory and in proper working order.

IX. CITIZEN COMMENTS

There were no citizen comments.

X. EXECUTIVE SESSION – 5 ILCS 120/2(c)

Chairman Ebersohl inquired if there was a need to go into Executive Session. There was none.

XI. ADJOURNMENT

MOTION:

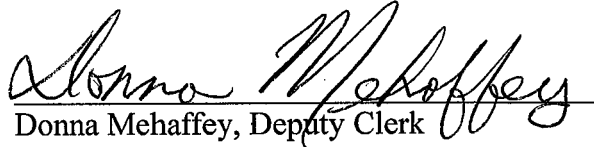
It was moved by Alderman Reis and seconded by Alderman Niemietz, to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, July 10, 2017 at 8:48 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

MOTION CARRIED.

Minutes taken by:



GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE



Donna Mehaffey, Deputy Clerk