

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
MARCH 26, 2018 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: Committee Members - Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens.

Absent: Mayor Hutchinson.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney J.D. Brandmeyer, Director of Community Development Emily Fultz; Accounting Manager Linda Sharp; City Engineer Chris Smith, Building Official Justin Osterhage, Chief of Police Jerry Paul, EMS Chief Kim Lamprecht, and Deputy Clerk Donna Mehaffey.

Guests: None.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of the Minutes from the March 12, 2018 Committee of the Whole Meeting; (2) Miller-Fiege Home Improvements; (3) Towing Agreements; (4) FY 2018-2019 Budget; (5) Sign Variance for Main Street Mural; (6) Other Items to be Considered (7) Citizen Comments; and (8) Executive Session – 5 ILCS 120/2(c).

II. APPROVAL OF THE MINUTES FROM THE MARCH 12, 2018 COMMITTEE OF THE WHOLE MEETING

The minutes from the March 12, 2018 Committee of the Whole committee meeting were submitted for approval.

MOTION:

It was moved by Alderman Martens and seconded by Alderman Niemietz, to approve the minutes from the March 12, 2018 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. MILLER-FIEGE HOME IMPROVEMENTS

Building Official Justin Osterhage reviewed with the Committee proposed improvements to the Miller-Fiege home, either to be opened to the public as a museum or as office space. The most needed repair is plastering, which is in the upcoming FY 2018-2019 Budget. He noted a color could be added to the plaster so painting would not have to be completed. Plastering would cover the entire second floor, two stairwells, bathroom, and kitchen area and all walls plastered would be interior walls. Mr. Osterhage stated that if the home would be opened for office space, more expensive improvements such as ADA restrooms and additional parking behind the home would be needed. The home was purchased by the City in 2008. Alderman Reis stated he would like to see a worksheet from when the home was first purchased with a history of cost improvements before any kind of decision can be made. Discussion included the City managing properties, should the plastering be done if the home may be sold and the new plaster could possibly be demolished, previous donation from Mr. Charles Todd for a new roof, and the total amount of money already spent on the home.

It was the consensus of the Committee to re-visit the Miller-Fiege Home Improvements at another Committee meeting.

IV. FY 2018-2019 BUDGET

Accounting Manager Linda Sharp distributed handouts of the Water and Sewer Operations Fund Statement of Actual and Estimated Receipts and Disbursements and the General Fund Statement of Actual and Estimated Receipts and Disbursements. She also distributed an updated Fee Schedule for Budget Year 2018/2019. City Engineer Chris Smith issued a handout with historical Sewer and Water Rates Increases and EMS Chief Kim Lamprecht handed out Ambulance Rates as of March 6, 2018 for resident and non-resident rates in our area.

Mrs. Sharp said the budget right now is in proper form and is \$615,923 more than last year's budget, which is an increase of 3.78%. The total budget for fiscal year 2018-2019 is \$16,891,824.

Mrs. Sharp referenced the handout for the General Fund on page 3. She is projecting that at the end of the fiscal year 2018-2019, there will be almost a \$2.4 million General Fund

balance remaining even though there will be a deficit of \$163,145 in the General Fund (The City's expenses are exceeding our revenues for the fiscal year). The City will be spending from accumulated surpluses from the previous years.

Mrs. Sharp referenced the handout for the Water and Sewer Operations Fund beginning with page 35. She is projecting that at the end of fiscal year 2018-2019, there will be a cash balance of \$1.5 million with a deficit of \$104,553. Mrs. Sharp noted the City has been building up fund balances and stated the cash balance will be \$1.6 or \$1.7 million at the end of April 30, 2018.

At the last committee meeting, Mrs. Sharp reviewed the Capital Development, TIF and MFT Funds. She reported all of the other funds are in good shape and added the Library handles their own budget. The proposed budget draft will be added to the website for public viewing.

At the request of Alderman Niemietz, Mrs. Sharp and Mr. Morani explained in more detail the Capital Development Fund revenue streams, namely Telephone Vendors, Ameren IP (formerly Illinois Power), Monroe County Electric Coop., Ameren Energy Marketing dba Homefield Energy, and Ameren Electric Buyout.

City Engineer Chris Smith reminded the Committee of three large water projects for this year. They are: 1) Wecker Pump Station Replacement Project, 2) Main Street Water Main Replacement Project and 3) Ghent Road Water Main Replacement Project. He noted that is why the City is in deficit spending this year to cover those projects.

Mrs. Sharp reported on the Fee Schedule for Budget Year 2018-2019. The water and sewer rates will be increasing by 3%, which is an increase the City is passing on from MEMJAWA (Metro East Municipal Joint Action Water Agency). The Service Reinstatement During Business Hours is increasing from \$63.00 to \$75.00 and the Service Reinstatement During Other Than Business Hours is increasing from \$189.00 to \$210.00. The Sanitary Sewer Connections are increasing 2% per Section 18.15.006 of the Columbia Municipal Code. Other increases are water meter rentals and water meter rental deposits. Columbia Emergency Medical Service fees are increasing based on operational needs and comparables from other communities. Bolm-Schuhkraft Park Pavilions 3 (Horseshoe) and 4 (Playground) will be increasing due to the larger size of the new pavilions. The Metter Park Reading Pavilion (Gazebo) has been added for rental. The \$0.14 increase for monthly garbage has already been passed on to the customer. The Zoning Amendment, Special Use Permit Application Fee, Zoning Variance Application Fee, Street Graphics Appeal Variance - Amendment - Public Notice has decreased from \$400 to \$350, but will add a \$10 fee per mail recipient. The Subdivision Review Preliminary Plat Review was decreased from \$275 to \$250 but will add \$20 per lot. The Subdivision Review Final Plat Review was decreased from \$325 to

\$250 but will add \$20 per lot. The Alarm Monitoring will not be done anymore, Annual Liquor License classes and fees were changed per Ordinance 3367, Electrical Contractors Registration was changed to \$25 and Plat Copies were increased.

The GIS Building Module was also discussed, which is the last piece to implement and will be ready soon.

The FY 2018-2019 Budget will be ready for consideration at the April 16th City Council meeting as well as the new Fee Ordinance. There will also be Transfer Resolutions and a FY 2017-2018 Budget Amendment Ordinance for consideration as well.

V. TOWING AGREEMENTS

Police Chief Jerry Paul explained to the Committee that it has been five years since the City's Towing Agreements have been updated. He added that staff is working with City Attorney Terry Bruckert. Chief Paul explained the proposed changes will be:

Tow Truck of \$125.00 will be changed to two categories of Tow Truck: \$150.00 Arrest (DUI, etc.) and \$200.00 vehicle accident (more labor is required to clean up after a vehicle accident.) Storage fees will be changed. Outside Storage will change from \$25.00 per day to \$35.00 per day and Inside Storage will change from \$35.00 per day to \$50.00 per day.

It was the consensus of the Committee to move forward with the new fees for the Towing Agreements with a new Resolution for consideration at the next City Council meeting.

VI. SIGN VARIANCE FOR MAIN STREET MURAL

Ms. Fultz presented the sign variance for the Main Street Mural which is for the amount of square footage of the proposed mural on Bruce Naumann's building at 235 North Main Street. Ms. Fultz explained the applicant was out of town and unable to attend the meeting. The Street Graphics Advisory Committee voted 4-0 unanimously to accept and requests City Council recommendation. The building owner and business owner have all signed off on the project. Maintenance of the mural will be done by the Columbia High School art class and the paint colors used will be recorded for future reference. All the colors used will be the same colors as the new City logo.

There was concern of the Committee that the mural may be complicated to complete with the graphics and asked if there was a graphic design for it. There were also concerns that the surface of the building is not flat, is a rough surface (stucco), and may make it difficult to paint. There were also issues of the drawing by the Committee.

Discussion included the City trying to regulate the design and content of the sign. Ms.

Fultz added the applicant will have to get two other variances; one for the sign area allowance and one for the definitions as it does not fit into the City's definition of a sign. Ms. Fultz also said the applicant wants to make the community proud of the mural, will inform the applicant of the Committee's advice and recommendations, and will make some edits based on their suggestions.

Ms. Fultz will meet with the applicant again, discuss the Committee's suggestions, and bring it back to the Committee at a later date.

VII. OTHER ITEMS TO BE CONSIDERED

A. Water Tower Villas Community Unit Plan (Alder Ridge Luxury Villas)

Alderman Huch reported concerns of the proposed Water Tower Villas Community Unit Plan (Alder Ridge Luxury Villas) to be built in his ward by the Columbia Water Tower next to the Columbia Lakes Subdivision. After a brief discussion, it was the consensus of the Committee for Mr. Morani to follow up with City Attorney Terry Bruckert on this issue.

VIII. CITIZEN COMMENTS

There were no citizen comments.

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

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

X. ADJOURNMENT

MOTION:

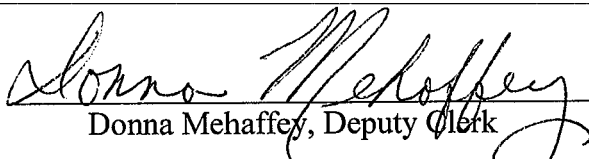
It was moved by Alderman Martens and seconded by Alderman Holtkamp to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, March 26, 2018 at 8:32 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens voted yea.

MOTION CARRIED.

Minutes taken by:



Chairman Gene Ebersohl
Committee of the Whole



Donna Mehaffey, Deputy Clerk