

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF  
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
APRIL 23, 2018 IN THE COUNCIL ROOM OF CITY HALL**

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**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. Mayor Hutchinson was also present.

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney J.D. Brandmeyer, Accounting Manager Linda Sharp, City Engineer Chris Smith, Chief of Police Jerry Paul, Deputy Chief of Police Jason Donjon, EMS Chief Kim Lamprecht and Accounting/Clerical Assistant Sandy Garmer.

Guests: Mr. Fred Wehrenberg, representing the Columbia Lakes Subdivision Phase I HOA and representative of the seller (Maverick Real Estate Holdings, LLC) from Pace Properties, Ben Cahill.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of the Minutes from the April 9, 2018 Committee of the Whole Meeting; (2) Maverick TIF Agreement Assignment; (3) Columbia Lakes Common Ground; (4) City Hall Renovations; (5) Other Items to be Considered; (6) Citizen Comments; and (7) Executive Session – 5 ILCS 120/2(c)(1) and (2).

**II. APPROVAL OF MINUTES FROM THE APRIL 9, 2018 COMMITTEE OF THE WHOLE MEETING**

The regular session minutes from the April 9, 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 regular session minutes from the April 9, 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. MAVERICK TIF AGREEMENT ASSIGNMENT**

City Administrator James Morani opened the discussion by referring to documents distributed to the Committee which included the original Tax Increment Financing (TIF) agreement with the City of Columbia and Maverick Real Estate Holdings, LLC (Ordinance No. 2524 dated January 2, 2007) and the proposed draft of the Mutual Consent to Assignment and Assumption of Economic Development Tax Increment Financing Agreement. Mr. Morani called upon City Attorney J.D. Brandmeyer who provided a brief explanation that the proposed instrument will assign the rights and responsibilities of the 2007 TIF agreement over to the new entity, including the tax proceeds since they are buying the building and the land where Maverick Technologies is located. Mr. Morani introduced the representative of the seller from Pace Properties, Mr. Ben Cahill. Mr. Cahill addressed the Committee explaining the following: (a) the tenants are not leaving – they are staying in place; (b) this is a transfer of real estate; (c) all of the proceeds benefit the tenants which will be passed though directly to reduce their tax burden so it is an incentive for them; (d) both buyers are Illinois residents; and (e) Mr. Cahill offered to answer any questions concerning the transaction. The Committee briefly discussed the following: (1) this type of TIF transfer agreement has been done in the past with Royal Gate, Metro and the Falls; (2) the original TIF agreement is capped and will remain the same, with a full payment and a partial remaining totaling approximately \$124,000; (3) the only change for the City will be who to send the remaining payments to; (4) if the City decides against the transfer, it could affect the sale of the property; and (5) City Attorney Terry Bruckert has already reviewed the agreement.

It was the consensus of the Committee to recommend to the City Council for consideration of the approval of the Mutual Consent to Assignment and Assumption of Economic Development Tax Increment Financing Agreement between Maverick Real Estate Holdings, LLC and the City of Columbia at the next City Council meeting on May 7.

### **IV. COLUMBIA LAKES COMMON GROUND**

City Engineer Chris Smith addressed the Committee concerning the Columbia Lakes Common Ground maintenance concerns which was initially brought to the Committee's attention at the April 9<sup>th</sup> meeting by the Columbia Lakes Phase One Homeowner's Association, Inc. Mr. Smith confirmed that the City had been mowing the hillside property for years (usually three (3) times per year) until last fall when they realized it was not City property. Mr. Smith provided a handout exhibit of the Adler Ridge Community Unit Plan and referenced the outline of the City property (highlighted in yellow) and common ground of Columbia Lakes Homeowners Association (highlighted in pink). Mr. Smith explained the need to delineate the property line on the hillside slope explaining that some of the high grass could be on both the city property and common ground. City staff has a meeting scheduled with Millennia Professional Services in the near future and will request the property lines be staked. The following related items

were discussed: (i) clarification that the area around the water tower and easement were to be mowed and maintained by the Adler Ridge HOA according to the easement; (ii) the city has the right to terminate the easement for any reason; (iii) questions on whether the hillside area was included in the easement or CUP; (iv) clarification the development will still meet green space requirements without City property; (v) concern that the development without City property would not be quality green space; (vi) changing the footprint of the development in any way may terminate the agreement; (vii) question on permanent easement to access the property; and (viii) suggestion to authorize the City to clean up the hillside by mowing the grass and cutting the weeds which will make it easier to stake the property lines. It was the consensus of the Committee to authorize DOPW to mow the hillside in preparation for the property lines to be staked. There were no public comments.

## **V. CITY HALL RENOVATIONS**

City Administrator Morani presented the Interior Office Renovations for City Hall Bid Tabulation with Calhoun Construction, Inc. of Belleville, Illinois, coming in the with lowest bid at \$147,904.00. Mr. Morani explained there was approximately \$170,000 allocated in the bond fund for renovation, and with the bid coming in under budgets, this would allow for additional flooring replacements at City Hall. Mr. Morani stated Calhoun Construction, Inc. constructed the Monroe County Humane Society building. He explained the renovations will be completed in phases at City Hall. The Building and Zoning Department will be considered as the first phase in the renovation and will be moving upstairs temporarily. Once the Building and Zoning Department renovations are complete, the Clerk's Office front desk functions will move to the Building and Zoning area as part of the second phase. Upon completion of the renovations of the Clerk's Office, the front desk functions will return to their office allowing the Building and Zoning Department to move to their renovated office. Mr. Morani said once the contract is approved, construction could begin within 10 days and the renovations were projected to be completed within 60 days. There were no questions. Mr. Morani stated the renovations will be presented for approval at the next meeting once the formal documents are drafted.

## **VI. OTHER ITEMS TO BE CONSIDERED**

### **A. Water Line on Main Street**

City Engineer Chris Smith gave a brief update on the Main Street Water Main Replacement Project by explaining the owners and tenants had received notification letters from the City and the Department of Public Works would also be delivering door-to-door notifications. The work is planned to begin the week of May 7, which will include: setting up traffic control, layout, saw cutting and material staging. Beginning the week of May 21, the excavating and installation of new water main will begin at the intersection of Main Street and Jefferson Street working towards the north. The road closures will be limited to one block at a time and allowed only during the day. Mr. Smith briefly discussed the detours, EPA approval (takes two (2) to three (3) weeks), and

that the city will replace the pavement. The project is anticipated to take approximately eight (8) to twelve (12) weeks to complete.

**B. Residential Street Parking Concerns**

Alderman Martens stated his concern that emergency vehicles and construction equipment are unable to maneuver through narrow residential streets with parking allowed on both sides. His suggestion to address this situation would be to allow parking only on one side of the street. There were several residential streets identified with the suggestion to have the Public Safety Committee discuss in the near future.

**VII. CITIZEN COMMENTS**

There were no citizen comments.

**VIII. EXECUTIVE SESSION – 5 ILCS 120/2(c)(1) AND (2)**

Chairman Ebersohl informed the Committee of the Whole that he would entertain a motion to go into Executive Session to discuss personnel and collective bargaining as permitted under 5 ILCS 120/2/(c)(1) and (2).

**MOTION:**

It was moved by Alderman Martens and seconded by Alderman Niemietz, to direct Chairman Ebersohl to go into Executive Session at 7:30 P.M. to discuss personnel and collective bargaining as permitted under 5 ILCS 120/2(c)(1) and (2). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Martens and seconded by Alderman Niemietz, to return to Regular Session of the Committee of the Whole at 7:48 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

Upon return to Regular Session, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens, and Mayor Hutchinson were present.

No action was taken as a result of Executive Session.

**IX. ADJOURNMENT**

In recognition of Alderman Steve Holtkamp's birthday, all in attendance joined in singing "Happy Birthday" to him prior to the meeting 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, April 23, 2018 at 7:50 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



Sandy Garmer  
Accounting/Clerical Assistant