



City of Collinsville

125 S. Center Street
Collinsville, IL 62234

Minutes - Final

City Council

Councilman Nancy Moss

Councilman Jeff Kypta

Councilman Jeff Stehman

Councilman Cheryl Brombolich

Mayor John Miller

City Manager Mitch Bair

Corporate Counsel Steve Giacoletto

City Clerk Kim Wasser

Monday, February 13, 2017

7:00 PM

Council Chambers

A. CALL MEETING TO ORDER

Mayor Miller called the meeting to order at 7:00pm.

B. ROLL CALL

Also present was City Manager Mitch Bair, Corporate Counsel Steve Giacoletto and City Clerk Kim Wasser.

Present: 5 - Councilman Jeff Kypta, Councilman Jeff Stehman, Councilman Cheryl Brombolich, Councilman Nancy Moss, and Mayor John Miller

Absent: 0

C. INVOCATION

Delivered by Pastor Michael Walther of Good Shepherd Lutheran Church.

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

F. BUSINESS PRIOR TO PUBLIC INPUT

G. COUNCIL DISCUSSION

1. Gateway Center Economic and Fiscal Analysis and Long Range Plan TIF Request

Attachments: [Staff Report](#)
[Gateway Center Economic and Fiscal Impact Analysis](#)
[Gateway Center Request for Proposal for Long Range Plan](#)
[Johnson Consulting Cost Proposal](#)
[Economic Development Commission Letter of Support](#)
[Chamber of Commerce Letter of Support](#)

City Manager Bair gave a brief overview of Gateway Center's plan and introduced Cindy Warke, Executive Director for the Gateway Convention Center.

Cindy Warke thanked Council for allowing the Gateway Center to address them. She spoke of the Center's future, competition and TIF District 1 funding ending in 2021. She explained Gateway has used TIF funds as support for capital improvement projects. She explained that the Gateway Center and the City of Collinsville has had many discussions regarding the future of the convention center and future funding. Discussion goals for the center included sustainability, opportunities, City infrastructure and future land use development that supports and compliments the convention center. A comprehensive study was necessary to focus on financial, marketing, programming, operations and infrastructure needs. The study will also assist the City in economic development on Eastport Plaza. She explained how a consulting firm was established. Johnson Consulting Firm was selected. She introduced Charlie and Ryan Johnson of Johnson Consulting. She further summarized the importance of supporting the Gateway Convention Center, jobs it provides and economic impact on the City.

Charlie Johnson further introduced himself, Ryan, and their firm's expertise. He spoke of the economic impact the center has had on the area thus far. He described the scope of their consulting which included visiting the area, attended an event and management interviews about operations. He highlighted the center as being 20,000 sf., over 300 various events per year and the impact these events have on local businesses in Collinsville. He mentioned the financial contributions of the facility. He spoke of how it is funded with dedicated revenue (hotel/motel tax, food and beverage tax and TIF District).

He mentioned the impact analysis the center has on the community (economic spending, tax revenues/earnings and employment). He spoke of the economic impact by the out of town visitation volume based on the 300 events each year. He indicated for every \$1 million spent employs 13 people. He indicated the Gateway Convention Center generates about \$17 million spending volume and 120 new jobs to the economy. He further spoke of the 3 year impact the center has on the economy.

Councilman Moss inquired as to how the out of town visitors impact was determined. Ryan advised they utilized survey data, staff inquiries and out of town attendees to determine percentage.

Mayor Miller inquired of the overall health of the organization based on the data. Charlie mentioned the board, dedicated funding, robust business, food and beverage operations and surrounding hotels makes the facility competitive. City Manager Bair spoke of the next phase of the analysis study to include hospitality suggestions.

Councilman Stehman spoke of the need to have the economic impact study before proceeding. He indicated management has done a great job with keeping up with the changing industry.

Councilman Brombolich spoke of the importance of the Gateway Convention Center.

Councilman Moss inquired of expectations. Charlie Johnson mentioned having a benchmark outlined in the impact, establish funding, quality of services and building is maintained and exceeds standards to stay competitive.

City Manager Bair advised the study is in the agenda packet and will be available on the website. He mentioned letters of support. He also mentioned the need to incorporate economic development, capital improvements and infrastructure to the area surrounding the convention center.

Ms. Warke indicated the center will benefit from collecting hotel/motel tax and food and beverage tax to offset capital improvement expenses once the TIF expires. She concluding by indicating bonds will be paid in full upon the TIF expiring.

H. SPEAKERS FROM THE FLOOR

Bob DesPain spoke of the January 23 Council meeting and reference an agenda item regarding Republic Services contract. He indicated the Mayor is the presiding officer and is responsible for chairing the Council meetings. He indicated difficulty hearing the City Manager speak. He further indicated only elected officials have the right to speak. He spoke of the use of Facebook to solicit responses and mentioned his Freedom of Information request regarding such.

I. COMMENTS & ANNOUNCEMENTS - MAYOR

Mayor Miller disputed a Facebook comment which indicated the City does not keep the citizens up to date on development but asked for suggestions to further our efforts.

J. COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

Councilman Moss mentioned the use of social media and indicated some have limited access.

Councilman Brombolich indicated that Facebook is not a news medium. She spoke of the Collinsville Connection Facebook page and its purpose which starts a conversation with multiple responses. She mentioned the need of a local newspaper.

Councilman Stehman commended the staff for their communication efforts.

K. COMMENTS & ANNOUNCEMENTS - CITY STAFF

City Manager Bair introduced new employee Cristen Hardin, Associate Planner.

He mentioned the efforts used to update and communicate with the public but asked for additional

suggestions.

L. CONSENT AGENDA

City Clerk Wasser read the Consent Agenda items.

1. Motion to Approve Payment of Bills for the Period Ending February 3, 2017 in the Amount of \$895,509.27

Attachments: [Agenda Item Report](#)
[Board List 01-27-17](#)
[MEGSI Board List 02-01-17](#)
[Board List 02-03-17](#)

2. Motion to Approve Payroll for the Period Ending January 13, 2017 and January 27, 2017 in the Amount of \$1,099,145.98

Attachments: [Agenda Item Report](#)
[Board List 01-20-17](#)
[Board List 02-03-17](#)

3. Motion to Approve Minutes of the January 23, 2017 Regular Meeting

Attachments: [Agenda Item Report](#)
[01232017RegMtg.pdf](#)

4. Resolution Reappointing Members of the Collinsville Economic Development Commission (Weinacht and Hagerty)

Attachments: [Agenda Item Report](#)
[Resolution](#)

5. Ordinance Authorizing the Dedication of Easement to Ameren Illinois for Electric Service for the New Water Treatment Plant

Attachments: [Agenda Item Report](#)
[Ordinance Authorize Easement](#)
[Easement](#)

Mayor Miller asked if the Council wished to pull any items prior to a Motion. No items were pulled. A motion was made by Councilman Brombolich, seconded by Councilman Moss, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Kypka, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

M. NEW BUSINESS

1. Ordinance Authorizing Professional Services Agreement with Tetra Tech, Inc. in the Amount of \$44,823.00 for Environmental Engineering Services for the Post Closure Monitoring of the City Landfill

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[2017 Collinsville proposal and estimate_020617](#)

Overview by Public Works Director Dennis Kress advised the ordinance allows for environmental engineering services for the City's closed landfill. Tetra Tech's proposal includes monitoring, collecting and analysis of groundwater, preparation of annual analysis, evaluation of changes in groundwater quality and monitoring reporting. Services are not to exceed \$44,830.

He further advised that after 30 years of post-closure monitoring, the Illinois Pollution Control Board issued an order on February 4, 2016 which allowed for the adjustment of groundwater quality standards for landfills and allowed for final steps to be taken to complete post closure. These steps include:

1. One final year of quarterly analysis and monitoring of groundwater which will be completed in October 2016.
2. Two years of annual sampling and analysis of groundwater with submittal of annual reports. The final report will be submitted to IEPA in January 2019.
3. Preparation of analysis for historical data of chemical levels in groundwater which was completed in January 2017.
4. Preparation of a survey for all existing wells within one half mile of landfill.
5. Establishment of environmental land use restriction that prohibits installation of new wells within one half mile of landfill perimeter. Madison County is scheduled to approve ordinance relating to this on February 15, 2017.

Post closure care and monitoring is slated to conclude in early 2019. The City will continue to maintain the site.

City Manager Bair clarified that the ordinance being proposed to the County is for new wells only and does not include existing wells.

Councilman Moss thanked Director Kress for his efforts.

Councilman Brombolich inquired as to what changed to get the City to this point. Director Kress explained a petition was filed with the Illinois Pollution Control Board to change the groundwater standards. It was determined that the groundwater contamination existed prior to the landfill. The contaminant were from coal mining. He explained the petition was previously filed and it has been

pending for the last 2 years.

A motion was made by Councilman Moss, seconded by Councilman Kypta to approve. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

2. Ordinance Authorizing the Purchase of a new 2017 International 7500 Tandem Dump Truck from Rush Truck Center in the Amount of \$125,772 Through the Illinois Joint Purchasing Program

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[2017 Tandem Truck Proposal](#)

Director Kress explained this ordinance would allow for the purchase of a 2017 International Tandem Dump Truck from Rush Truck Center through the Illinois Joint Purchasing Program in the amount of \$125,772. The truck will be equipped with snow equipment already owned by the City. This truck will replace a 2001 Freightliner FL80 with 124,000 miles. Rush Truck Center offered \$12,500 trade-in value; however, proposals for purchase will be requested from local governmental agencies for purchase of existing truck (2001 Freightliner) to obtain maximum resale value which is expected to be higher than trade-in value.

He advised funding for this purchase was included in the 2017 Capital Improvement Plan budget. The purchase will fall below budgeted amount after final liquidation of existing truck. Final disposition of 2001 Tandem will come before Council for approval.

Councilman Stehman commended the Street Dept. for getting 16 years out of a dump truck.

Councilman Moss inquired of the remaining fleet. Director Kress explained that most of the Street Dept. fleet is 15 years old and that is why a 10 year capital plan is in place for all the equipment. He further explained the 2001 Tandem was selected to be replaced due to it being unreliable.

City Manager Bair clarified the purchase is at least \$16,700 under budget. He also advised additional discussions will be had regarding prioritizing capital replacements.

A motion was made by Councilman Kypta, seconded by Councilman Stehman to approve. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

3. Ordinance Authorizing the Mayor to Execute an Illinois Public Works Mutual Aid Network Agreement

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[Public Works Mutual Aid Agreement](#)

Director Kress explained the Illinois Public Works Mutual Aid Network is a statewide intergovernmental program that develops a network of public works agencies whose purpose is to provide mutual aid assistance when confronted with a major natural disaster or emergency. The program includes:

- * Volunteer participation allowing for the City to withdraw at any time.
- * \$250 annual dues
- * Discretionary participation.
- * Assistant may include personnel, equipment, materials and/or other services.
- * Initial assistance shall be given for a minimum of 12 hours with further assistance mutually agreed to.
- * Responding agencies may recall aid at any time.
- * Aid and assistance shall be at no charge for requesting agency unless rendered for more than 5 days.
- * State reimbursement program to the City for related costs.
- * Insurance coverage.
- * Workshops and training provided.

He further explained that O'Fallon and Troy are current members. He spoke with Caseyville, Maryville and Glen Carbon regarding the program and all are interested.

Mayor Miller inquired as to who has the authorization to activate the request for assistance and Director Kress advised several, including the Mayor, is authorized. Director Kress indicated a protocol for activation is in place.

Director Kress advised Councilman Stehman and Police Chief Evans brought the program to his attention.

A motion was made by Councilman Brombolich, seconded by Councilman Stehman to approve. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

4. Ordinance Establishing Salaries/Wages for Full-time, Non-union Personnel and Part-time, Non-union Personnel

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Resume](#)

Human Resource Coordinator Stacey O'Brien explained the ordinance reflects the addition of Bert Fite as a full-time Building Inspector. The position was budgeted at \$76,210 annual salary plus \$34,833 in benefits. Mr. Fite is being recommended for the full-time position at \$50,000 annual salary plus \$34,833 in benefits, for a savings of \$26,210. Mr. Fite has hands on and supervisory experience in the construction trades industry. He is currently employed by the City of Fairview Heights as a part-time Building Inspector.

Councilman Kypta inquired of an organizational chart. City Manager Bair advised an up to date chart will be prepared. Councilman Moss further advised that an up to date organization chart would be helpful with all the reorganization that has been done.

A motion was made by Councilman Brombolich, seconded by Councilman Moss to approve. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

5. Ordinance Authorizing the Mayor to Execute a Madison County Law Enforcement Mutual Aid Agreement

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Madison County Law Enforcement Mutual Aid Agreement](#)

Overview by Police Chief Steve Evans, who explained this agreement outlines what has already been occurring. Historically, the Collinsville Police Department, as well as other agencies in Madison County, has provided emergency police aid across jurisdictional boundaries when requested. It was recently discovered that no formal agreement to address such aid was in place. All Madison County Law Enforcement agencies are being asked to enter into the Madison County Law Enforcement Mutual Aid Agreement.

Mayor Miller spoke of the difference between the Public Works agreement and that of the Police and/or Fire Mutual Aid agreements. Councilman Brombolich commented that mutual aid may be requested more often for Police and/or Fire assistance than that of the Public Works.

Councilman Moss inquired about St. Clair County and Chief Evans confirmed that assistance is given to those agencies in St. Clair County even though a formal agreement has not been drafted.

A motion was made by Councilman Kypta, seconded by Councilman

Brombolich to approve. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

6. Ordinance Authorizing the Mayor to Execute a Redevelopment Agreement Between the City of Collinsville and Gateway RV, LLC

Attachments: [Agenda Item Report](#)
[Staff Memo](#)
[Ordinance](#)
[Draft Redevelopment Agreement](#)
[Approved Site Plan](#)
[Financial Projections](#)

Overview by City Manager Bair, who advised this agreement was previously discussed at the January 23 meeting. He explained the agreement was amended to include reimbursement provisions through the Business District taxes. The agreement includes a combination incentive in the form of a rebate of Business District Sales Tax funds from the development as well as rebating the increase TIF property taxes after substantial completion. Issues previously discussed was:

- * Exterior lighting and its impact on the right-of-way. Applicant will address issue during Site Plan process and meet City requirements.
- * Small area of gravel. Applicant will address at a later date.

Councilman Moss confirmed that the total amount is the same but the method of payment changed and City Manager Bair concurred.

Councilman Stehman clarified that the gravel will be addressed. City Manager Bair explained the applicant did not want to hold up the agreement but will remedy the gravel issue at a later date. Chris Byron, Attorney representing Gateway RV, explained they are going to get bids to address the gravel but didn't want to hold up the agreement or project. Councilman Stehman asked for language in the agreement allowing for time to address the gravel and City Manager Bair indicated this could be addressed in a side agreement.

A motion was made by Councilman Stehman, seconded by Councilman Brombolich to approve. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

N. OLD BUSINESS

O. CLOSED SESSION

Mayor Miller announced a closed session for discussion in accordance with 5 ILCS 120/2(c):

- 2. Collective bargaining
- 5. The purchase or lease of real property
- 11. Pending or Threatened or Imminent Litigation

A motion was made by Councilman Brombolich, seconded by Councilman Stehman to approve. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

P. ANNOUNCEMENTS

City Clerk Wasser announced City Hall will be closed on Monday, February 20 in honor of Presidents' Day.

Q. ADJOURNMENT

A motion was made by Councilman Kypta, seconded by Councilman Moss to adjourn. The motion carried by the following vote:

Aye: 5 - Kypta, Stehman, Brombolich, Moss, and Miller

Nay: 0

Absent: 0

Abstain: 0

ADDRESSING THE COUNCIL DURING SPEAKERS FROM THE FLOOR

Below are the rules for input during City Council meetings as set out in Ordinance No. 4765 entitled “Ordinance Governing Speakers From the Floor During Meetings of the City Council and the Commission, Boards, and Sub-Bodies of Collinsville, Illinois”. Speakers may address the Council during the time designated as Speakers From the Floor on the agenda.

RULE 1: Speakers shall be allowed only during “Speakers from the Floor,” or at any other time if requested by a member of the City Council.

RULE 2: Input must relate to a matter under the authority of the City of Collinsville.

RULE 3: Upon request by the meeting Chairman for speakers from the floor, a prospective speaker shall express the desire to speak, be recognized by the meeting Chairman, approach the designated podium, and state their name and general subject matter to which they will address the City Council.

RULE 4: After establishing their identity, prospective speakers shall immediately address only the City Council.

RULE 5: Each speaker is limited to four (4) minutes to address the City Council. No extensions will be granted and no time shall be compensated to the speaker resulting from interruptions by or discussion with the City Council, City Manager, or any other City officer or employee.

RULE 6: Speakers shall address only the City Council collectively or its members individually. Speakers shall speak to issues and shall refrain from personal attacks on City appointed officials and employees. Speakers may not address issues related to pending litigation in which the City or its subsidiary bodies, officers, agents, employees, boards or commissions is a party.

RULE 7: Speakers shall not be permitted to advertise, solicit, request, urge, summon, or cajole the City Council or the general public, except as otherwise provided for herein, with regard to any products, goods, services, information, gains, losses, advantages, consequences, or any other similar matter, notwithstanding that there may or may not be any pecuniary, monetary, financial or property gain, loss, or benefit to the speaker or any other person or entity.

RULE 8: Speakers shall act and speak with decorum and conform to conventional social manners in speech, writing, dress, and behavior. The audience shall refrain from conduct that disrupts the meeting in any way such as clapping, booing, loud talking or outbursts. A speaker may be immediately terminated at the meeting Chairman’s discretion.

RULE 9: Determination of breaches of this Ordinance shall be made by the meeting Chairman. The meeting Chairman customarily will warn the speaker or members of the audience of inappropriate behavior through one warning use of the gavel. Subsequent inappropriate behavior shall result in the immediate removal of the responsible parties at the discretion of the meeting Chairman.