



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, October 24, 2016

7:30 PM

Council Chambers

A. CALL MEETING TO ORDER

Mayor Miller called the meeting to order at 7:30 pm.

B. ROLL CALL

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

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

Absent: 0

C. INVOCATION

Delivered by Pastor Jeff Young of First United Presbyterian Church.

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

1. Presentation of the 2016 Yard of the Year Award to Dia Toenjes and Mike Bolandis of 2011 Mapleleaf

Mayor Miller presented the 2016 Yard of the Year award and gift certificate to Dia Toenjes and Mike Bolandis of 2011 Mapleleaf.

F. BUSINESS PRIOR TO PUBLIC INPUT

1. Ordinance Approving a Planned Development District P-BP3 Planned Business Park District (Laura Buick-GMC Temporary Overflow Storage/Parking Lot)

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

Community Development Director David Bookless gave an overview of the proposed ordinance. He indicated this request is similar to a previous ordinance that permitted a temporary overflow storage lot for Laura Buick-GMC. Again, they are in need of additional storage for vehicles due to their overwhelming sales volume. The allowance term is not to exceed 3 years with opportunity to extend the term by 1 year at which time Laura Buick-GMC may request a permanent storage lot, if necessary. If permanent storage not needed, they will return the lot to its previous condition.

He advised the Planning Commission held a public hearing regarding the temporary storage lot on October 18 and recommended approval of the ordinance by unanimous vote.

Mayor Miller commented that the City is thrilled to have Laura Buick-GMC in Collinsville. Councilman Brombolich concurred with Mayor Miller's comments and congratulated Laura Buick-GMC for having a thriving business.

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

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

Nay: 0

Absent: 0

Abstain: 0

2. Ordinance Approving a Planned Development District P-BP1 Planned Business Park District (Ameren Illinois Office Building)

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

Overview by Director Bookless, who advised Ameren Illinois is seeking to establish a Planned Business Park District on Eastport Plaza Dr. at Executive Drive in order to construct a 44,000 sf office building. This location will house 250 new jobs. He highlighted key condition written in the ordinance and approved by Ameren to indicate construction will be completed within 3 years of Council's approval.

Mayor Miller commented that Collinsville is very happy to have Ameren in our City.

A motion was made by Councilman Kypta, seconded by Councilman Moss to

approve. The motion carried by the following vote:

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

Nay: 0

Absent: 0

Abstain: 0

G. SPEAKERS FROM THE FLOOR

Rob Dorman mentioned City vehicles not having Collinsville decal. He asked City Manager Bair about an APA meeting. He mentioned the October 11 meeting being cancelled. He played a video clip from a previous Council meeting. He mentioned a package received from Corporate Counsel.

H. COMMENTS & ANNOUNCEMENTS - MAYOR

Mayor Miller asked for a moment of silence in remembrance of Butch Vacca, the first Wastewater Director and served the City for 40 years.

I. COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

None.

J. COMMENTS & ANNOUNCEMENTS - CITY STAFF

City Manager Bair spoke of the request to change the Council meeting structure. He indicated Council gave input regarding options with consensus of discontinuing 2 separate meetings (eliminate the Strategic Session meeting), start the regular Council meeting at 7:00 pm, and amend the structure of the regular Council meeting to add a discussion heading. Items that would typically be discussed during Strategic Session would now be discussed during regular Council meetings. The new format would be in effect as of the November 14 regular Council meeting. If effectively working, we will continue this new meeting structure when Council establishes the 2017 Council meeting schedule.

He mentioned the APA breakfast meeting that Mr. Dorman referred to and indicated it was not his but historically the Council has supported professional development opportunities.

K. CONSENT AGENDA

1. Motion to Approve Payment of Bills for the Period Ending October 14, 2016
in the Amount of \$954,404.77

Attachments: [Agenda Item Report](#)
 [Board List 09-23-16](#)
 [Board List 09-29-16](#)
 [Board List 10-06-16](#)
 [Board List 10-06-16 2](#)
 [Board List 10-14-16](#)

2. Motion to Approve Payroll for the Period Ending September 23, 2016 &

October 7, 2016 in the Amount of \$1,066,032.06

Attachments: [Agenda Item Report](#)
 [Board List 09-23-16](#)
 [Board List 10-07-16](#)

3. Motion to Approve Minutes of the September 26, 2016 Strategic Session and regular Council Meeting

Attachments: [Agenda Item Report](#)
 [092616StrategicSession.pdf](#)
 [092616RegMtg.pdf](#)

4. Ordinance Authorizing the Disposal of Items of Personal Property Owned by the City (IT Equipment)

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

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 Stehman, seconded by Councilman Brombolich, to approve the Consent Agenda. The motion carried by the following vote:

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

Nay: 0

Absent: 0

Abstain: 0

L. NEW BUSINESS

1. Resolution Giving Preliminary and Final Plat Approval to a Subdivision Under Collinsville Subdivision Control Ordinance Being a Part of Section 22, Township 3 North, Range 8 West of the Third Principal Meridian, in the City of Collinsville, Madison County Illinois (Orchard Shopping Center)

Attachments: [Agenda Item Report](#)
 [Resolution](#)
 [Preliminary Plat](#)
 [Final Plat](#)
 [Staff Report](#)

Overview by Director David Bookless, who advised the applicant is seeking preliminary and final plat approval for 3 outlets at the Orchard Shopping Center. Staff found that both plats substantially conform to the requirements of the Land Subdivision Control Regulations and recommended

approval. Planning Commission held a public hearing on October 18, 2016 and recommended approval.

Councilman Brombolich inquired if they will remain under the same planned zoning at Orchards and Director Bookless confirmed zoning does not change.

Mayor Miller asked of future use on these lots. Director Bookless advised no development details were given at this time.

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

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

Nay: 0

Absent: 0

Abstain: 0

2. Ordinance Authorizing a Notice of Intent to Award and Contingently Authorizing a Contract with Korte & Luitjohan Contractors, Inc. for the Construction of a New Water Treatment Plant, Project #BLD-620-16

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[Exhibit A - Notice of Intent to Award](#)
[H-R recommendation letter and bid tabs](#)

Public Works Director Dennis Kress, advised bids were open on October 4, 2016 for the construction of the new water treatment plant:

Korte & Luitjohan Contractors, Inc.	- \$17,875,000
Plocher Construction	- \$18,631,000
Contregre Construction	- \$18,648,000
Haier Plumbing & Heating, Inc.	- \$19,145,000
River City Construction, LLC	- \$19,327,000

He advised that upon approve of this ordinance, a Notice of Intent to Award (NOIA) will be sent to Korte & Luitjohan Contractors. The approved contract and NOIA will be forwarded to the Illinois Environmental Protection Agency's Financial Section for review for loan approval. Final approval of the contract will be contingent upon approval by the IEPA.

Director Kress indicated that the low bid submitted by Korte & Luitjohan Contractors is 2.1% below the engineer's estimate of probably cost. Construction is likely to begin late winter or early spring, weather permitting.

City Manager Bair asked Director Kress to give a loan rate update. Director Kress advised the loan rate is .57 below the initial cost making is .66% which represents a cost savings of approximately \$1.3

million over the life of the loan (20 years).

Mayor Miller thanked Director Kress for his efforts.

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

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

Nay: 0

Absent: 0

Abstain: 0

M. OLD BUSINESS

N. CLOSED SESSION

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

2. Collective bargaining

11. Pending or Threatened or Imminent Litigation

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

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

Nay: 0

Absent: 0

Abstain: 0

O. ANNOUNCEMENTS

P. ADJOURNMENT

A motion was made by Councilman Kypta, seconded by Councilman Moss to adjourn at 7:54pm. The motion carried by the following vote:

Aye: 5 - Moss, Kypta, Stehman, Brombolich, 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.