

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JULY 25, 2011 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Gene Ebersohl called the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois to order at 7:02 p.m.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Aldermen Agne, Niemietz, Mathews, Piazza and Reis and Mayor Hutchinson.

Absent: Aldermen Roessler and Huch.

Quorum Present.

Administrative Staff Present: City Engineer Ron Williams, Chief of Police and EMS Director Joseph Edwards, Deputy Chief of Police Jerry Paul, City Attorney Terry Bruckert, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Joe Hardin and Jim Vogt representing David Levinson/Clayton Forsyth Realty.

Chairman Ebersohl stated the purpose of the meeting was to review and discuss (1) the Columbia Lakes Community Unit Plan (North & South); and (2) any other items to be considered.

**II. COLUMBIA LAKES COMMUNITY UNIT PLAN (“CUP”) (NORTH & SOUTH)
PRESENTATION/DISCUSSION**

(Note: In addition to the individuals listed hereon in I., approximately fifty (50) members of the public were in attendance.)

Chairman Ebersohl opened the meeting and called upon Joe Hardin, representing David Levinson/Clayton Forsyth Realty, who distributed two (2) amended site plans of the CUP – South proposal with modified footprints of the buildings: one with eleven (11) buildings @ eight (8) units per building for a total of eighty-eight (88) units; and the other with ten (10) buildings @ eight (8) units per building for a total of eighty (80) units. Mr. Hardin indicated the amended site plans distributed had smaller buildings, expanded parking, greater amounts of green space, the area around the pool was larger on the site plan for the ten (10) buildings (eighty (80) units) option, and the walking trail had been eliminated. He also stated there were no proposed changes for the CUP – North proposal, which is intended to be marketed as a condominium development with all units for sale or lease with option to own, with the amenities, including a tennis court, swimming pool and green space, being built at the same time as the development. A

general discussion took place in which all in attendance (including members of the public and Joe Hardin and Jim Vogt, representing the developer) were given the opportunity to ask questions, make comments and express their opinions, which included: (a) clarifying the distance between the buildings on the newly distributed site plans being fifteen (15) to twenty (20) feet between buildings; (b) that a previously discussed six (6) family unit is not an option since the developer is limited to either four (4) or eight (8) family units; (c) whether the total square footage of the CUP - South parcel has enough recreational area, since the recreational area required is twenty thousand (20,000) square feet, and the proposed plans include the pool and pool house area, as well as the green space area, in the total recreational area (with no playground area included); (d) comments on the estimated cost of the proposed CUPs (North and South) approximating \$30 million with property taxes estimated at \$750,000 per year; (e) whether the current site plan for the CUP - South could be revised to meet the R-7 zoning requirements; (f) whether the proposed CUPs promote public health, safety, morals and general welfare, as required in the Municipal Code; (g) that the proposed CUP developments may result in an increase in the workload of all emergency services, greater traffic congestion, and a high number of people in a condensed area, which may diminish the quality of life, increase crime and be a potential strain on the school system; (h) whether the entire CUP development will be built in stages, and the potential for it (a) not to be finished; or (b) to be sold to another entity or property management company; (i) comments on the CUPs increasing the amount of rental property and whether the demand for the rental property exists; (j) a suggestion to require the developer to build according to R-7 zoning requirements and not to grant variances; (k) comments on the proposed CUP developments increasing noise, pollution, bright lights, water run off, and safety and security issues for Columbia Lakes residents; (l) whether the proposed CUP developments may become federally subsidized housing; (m) that there are no economic incentives involved in the proposed CUP developments; (n) a zoning request change from C-3 (commercial) to A-1 (agriculture) on the CUP - North development to allow the green space for the amenities; (o) comments made relating to the possibility of building a hotel near the interstate, the potential impact on the Hampton Inn, and that new businesses cannot be prevented from developing as long as they are following the Municipal Code; (p) a request that site plans for the CUP – South development be submitted using the R-7 zoning requirements for comparative purposes; and (q) a reminder that the municipal code, zoning map and many city ordinances are on the City’s website. It was the consensus of the Committee Members that discussion would continue at the next Committee Meeting. Alderman Mathews thanked the members of the public for attending and their input and encouraged them to continue to participate in future Committee meetings.

III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

IV. ADJOURNMENT

MOTION:

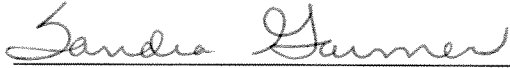
It was moved by Alderman Agne and seconded by Alderman Piazza to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois

held Monday, July 25, 2011 at 8:20 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Mathews, Piazza and Reis voted yea. **MOTION CARRIED.**



GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE STREETS, SIDEWALKS, DRAINAGE AND PUBLIC
UTILITIES COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY
OF COLUMBIA, ILLINOIS HELD MONDAY, JULY 25, 2011 IN THE COUNCIL
ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Gene Ebersohl called the Streets, Sidewalks, Drainage and Public Utilities Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:25 p.m.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Aldermen Niemietz and Mathews.

Absent: Alderman Roessler.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Agne, Piazza and Reis.

Administrative Staff Present: City Engineer Ron Williams, Chief of Police and EMS Director Joseph Edwards, City Attorney Terry Bruckert, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Jim Vogt, an engineer with the firm of Heneghan and Associates.

Chairman Ebersohl stated the purpose of the meeting was to discuss and review (i) Arleen Weilbacher Subdivision Code variance request; and (ii) any other items to be considered.

**II. ARLEEN WEILBACHER SUBDIVISION CODE VARIANCE REQUEST
REVIEW/DISCUSSION**

Chairman Ebersohl called upon City Engineer Ron Williams to address the Committee on this issue. Ron began by referring the Committee/Council Members to the previously distributed July 18th City Council meeting material which included: (1) City Engineer's Report – Request for Variance to the Subdivision Code from Arleen Weilbacher; (2) Arleen Weilbacher's letter requesting the variance; (3) original subdivision plat (aerial photo); and (4) Monroe County pictorial mapping information. He reviewed the background information relating to the Mrs. Weilbacher's variance request: (i) Mrs. Weilbacher's property is compromised of a number of lots located on either side of the platted right-of-way for Kaempf Street; (ii) Kaempf Street to the north of Gundlach Street has never been developed as a street; (iii) the existing house has frontage and includes a driveway off Gundlach Street; and (iv) Mrs. Weilbacher wants to sell three lots (19, 20 & 21) as one lot on parcel 418 (see original subdivision plat-aerial photo) which has no road frontage to Gundlach Street. The issue requiring a request for variance is that the lot Mrs. Weilbacher desires to sell has no frontage to an improved street (Gundlach Street), and

the frontage property on Gundlach Street is owned by someone else. Mrs. Weilbacher's variance request is to use the present driveway as an entrance and to consolidate the several lots into one lot. During the presentation, all in attendance (including engineer Jim Vogt) were given the opportunity to ask questions, make comments and express their opinions, which included: (a) the need to put in a street up to a point to access the driveway in order to meet the City's subdivision codes; (b) the possibility of City's developing Kaempf Street in the future since there are three (3) empty lots (not owned by Mrs. Weilbacher) which exist at the end of the undeveloped Kaempf right of way with no current access to Gundlach Street due to a creek and rough terrain; (c) to sell the lots Mrs. Weilbacher would meet our subdivision code or the plat act by having a valid roadway with a proper cul-de-sac; (d) the possibility of building a "stub road" (meeting City's width code) and if lots are developed in the future the road could be extended with a cul-de-sac at subdivision's expense; (e) if variance is granted, there is a possibility of a side-by-side driveway (possibly gravel on one half and asphalt on the other); (f) the suggestion not to allow "stub road" to be built without a cul-de-sac, due to problems with City street maintenance; and (g) to follow the City code, build the road and cul-de-sac per subdivision code requirements. Ron will advise Mrs. Weilbacher that no action was taken.

III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

IV. ADJOURNMENT

MOTION:

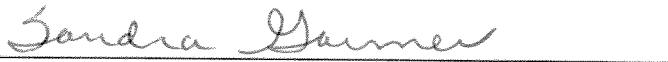
It was moved by Alderman Niemietz and seconded by Alderman Mathews to adjourn the Streets, Sidewalks, Drainage and Public Utilities Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, July 25, 2011 at 9:08 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz and Mathews voted yea. **MOTION CARRIED.**



GENE EBERSOHL, Chairman

STREETS, SIDEWALKS, DRAINAGE AND PUBLIC UTILITIES COMMITTEE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE AMBULANCE, RADIO COMMUNICATION AND
DISPATCH COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY
OF COLUMBIA, ILLINOIS HELD MONDAY, JULY 25, 2011 IN THE COUNCIL
ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Steven Reis called the Ambulance, Radio Communication and Dispatch Committee Meeting of the City Council of the City of Columbia, Illinois to order at 9:10 p.m.

Upon Roll Call, the following members were:

Present: Chairman Reis and Aldermen Niemietz and Mathews.

Absent: Alderman Huch.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Ebersohl, Agne and Piazza.

Administrative Staff Present: Chief of Police and EMS Director Joseph Edwards, City Attorney Terry Bruckert, Accounting Manager Linda Sharp, and Accounting/Clerical Assistant Sandy Garner.

Guests Present: None.

Chairman Reis stated the purpose of the meeting was to discuss and review (1) 800 MHz Signal Transmission System Tower; (2) Motorola MCC 7500 Dispatch Console System (with Starcom 21 800 MHz capabilities); and (3) any other items that may need to be considered.

**II. 800 MHZ SIGNAL TRANSMISSION SYSTEM TOWER PRESENTATION/
DISCUSSION**

Chairman Reis made opening remarks and called upon Chief of Police Edwards to address the Committee on this issue. Chief Edwards informed the Committee/Council Members that the 800MHz system conversion which was made possible with the assistance of grants and financing provided by the County and the 911 Board, is close to being completed. He reviewed the background information related to the Starcom 21 800 MHz system: (i) being part of the STARRS program to enhance radio system throughout the St. Louis region will be a positive enhancement for Monroe County; (ii) referring to the Google map distributed in the packet indicating the microwave towers will be located at the Columbia Police Department, Monroe County Sheriff's Department and Ahne Road in Monroe County (there were originally five (5) locations proposed in Monroe County, which have been reduced to three (3) sites); (iii) the cost of the microwave

equipment is projected at \$250,000.00 per location, with funding available through the STARRS project for only the equipment; and (iv) a timely decision is required to take advantage of the funding of the equipment. Chief Edwards indicated: (a) there is a problem with installing the new microwave equipment since the current tower at the Columbia Police Department is 140 feet tall and it has reached maximum equipment capacity with the solution being to install a new 180 to 190 foot tower (estimated to cost \$1,000.00 per foot) at a total estimated cost of \$180,000.00 to \$190,000.00; (b) possible funding may be available for the new tower through the 911 Fund and Monroe County; (c) a new tower would eliminate the current need for a T1 line at the cost of approximately \$400.00 per month; (d) a new tower would provide the opportunity of receiving \$250,000.00 worth of equipment at no cost and the equipment would be maintenance free for four (4) years (after four (4) years, the maintenance would be approximately \$6,000.00 per year); (e) the advantages of troubleshooting and correcting the microwave system over T1 lines; and (e) a new tower would provide the ability to add additional equipment and services, such as GIS mapping from all counties that participate in the STARRS system, for all emergency vehicles. During the presentation, all in attendance were given the opportunity to ask questions and make comments, which included: (1) the alternative option of using T1 lines instead of purchasing a new tower; (2) the possibility of improving the existing tower; (3) the opportunities available for other companies to use the new tower; and (4) the possibility of receiving the funded microwave equipment now and purchasing the new tower in the future. Chief Edwards will further investigate any financial assistance that may be available through the 911 Fund and Monroe County, and report back to the Committee/Council Members; and he will contact the STARRS representatives to indicate that if funding is available, there is interest in proceeding with the project.

III. MOTOROLA MCC 7500 DISPATCH CONSOLE SYSTEM (WITH STARCOM 21 800 MHz CAPABILITIES) UPDATE/PRESENTATION/DISCUSSION

Chief of Police & EMS Director Joe Edwards informed the Committee/Council Members the newly purchased VHS narrowband base station transmitter does not have the capability of recording calls, and in order to record all the channels, a separate portable radio would have to be purchased for each channel. Chief Edward is requesting ten (10) portable radios with an approximate cost of \$1,500.00 each (for a total approximate cost of \$15,000.00). For liability purposes he recommended purchasing the portable radios for each channel, since all calls are currently recorded and recordings are retained for one (1) year. A general discussion then took place in which all in attendance were given the opportunity to make comments, ask questions, and express their opinions, which included: (i) the possibility of recording less than all channels; (ii) the ability to review the recordings to determine if action taken as a result of the call was reasonable, and if any corrective action needed to be taken; (iii) prioritizing the high volume channels so they can be recorded; and (iv) the ability to purchase and add the recording devices in the future as funding becomes available.

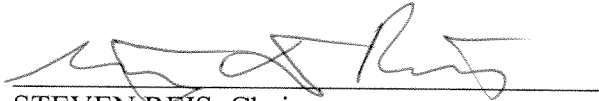
IV. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

V. **ADJOURNMENT**

MOTION:

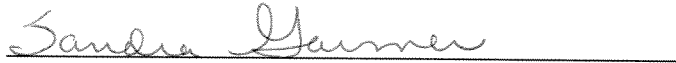
It was moved by Alderman Niemietz and seconded by Alderman Mathews to adjourn the Ambulance, Radio Communication and Dispatch Committee Meeting held Monday, July 25, 2011 at 10 p.m. Upon Roll Call Vote, Chairman Reis and Aldermen Niemietz and Mathews voted yea. **MOTION CARRIED.**



STEVEN REIS, Chairman

AMBULANCE, RADIO COMMUNICATION AND DISPATCH COMMITTEE

Minutes Taken by:



SANDRA GARMER, Accounting/Clerical Assistant