

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
SEPTEMBER 12, 2011 IN THE COUNCIL ROOM OF CITY HALL**

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**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, Roessler, Huch, Mathews, Piazza and Reis and Mayor Hutchinson.

Absent: None.

Quorum Present.

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

Guests Present: Joe Hardin and Jim Vogt, representing David Levinson/Clayton Forsyth Realty and James M. Lewis, Sr. Vice President of the First National Bank of St. Louis, possible financier of the proposed CUPs.

Chairman Ebersohl stated the meeting was called for the purpose of (1) Indoor Shooting Range Requirements discussion; (2) the Columbia Lakes Community Unit Plan (North & South) discussion; (3) review/discussion of Rueck Road Phase IV Payment Schedule/Amount Due; and (4) any other items to be considered or discussed.

**II. INDOOR SHOOTING RANGE REQUIREMENTS DISCUSSION**

(Note: prior to the start of the meeting Joe and Susan Caito supplied all Committee Members with copies of (i) a two (2) page document containing various information pertaining to their proposed indoor shooting range, including location, size and some construction standards, as well as some operational procedures; and (ii) a ten (10) page document entitled "The Range Source Book" Section Three, Chapter Seven "Indoor Bullseye Pistol" – National Rifle Association (NRA) Range Department (11/99) containing information pertaining to "Safety", "Technical Specifications" and "Equipment Operations and Maintenance". Chairman Ebersohl opened the meeting – Mayor Hutchinson then indicated he felt that indoor shooting range standards should be included in the special use requirements if an indoor shooting range is to be allowed as a special use in an A-1 zoned area of the city (as requested by Joe and Susan Caito) – Mr.

Committee of the Whole Meeting

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Distribution Item – 09/12/11 Committee of the Whole Meeting: Indoor Shooting Range Requirements Discussion (6 pages)

E-mail (and attachments) from Jim Vogt representing David Levinson/Clayton Forsyth Realty re: Revised South CUP plans (3 pages)

Rueck Road Phase IV Payments (10 pages)

Analysis of IMLRMA Contribution Amounts (1 page)

Caito stated they plan to use the NRA guidelines as the standard for their proposed shooting range. A brief discussion then took place as to what standards may apply to indoor shooting ranges.

**MOTION:**

It was moved by Alderman Reis and seconded by Alderman Piazza to recommend to the City Council that city staff be authorized to take the steps necessary to revise Section 17.40.010 (Special use exceptions, requirements and procedures) of the Municipal Code by adding the following item to Requirement Designation u. (Other Authority Approval Required) of the Requirements section: u.3. National Rifle Association (NRA) standards or similar standards approved by the City Council. Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Ries voted yea.

**MOTION CARRIED.**

**III. COLUMBIA LAKES AREA COMMUNITY UNIT PLAN (“CUP”) (NORTH & SOUTH) DISCUSSION**

(Note: In addition to the individuals listed hereon in I., approximately fifteen (15) members of the public were in attendance.)

Chairman Ebersohl opened the meeting and called upon Joe Hardin to address the Committee Members. Joe began by referencing two recently prepared documents (by Heneghan and Associates) showing revised drawings of the proposed South CUP – one dated Sept. 1, 2011 showing ten (10) buildings containing eighty (80) total units and the other dated Sept. 2, 2011 showing nine (9) buildings containing seventy-two (72) total units; additionally, he discussed proposed buffering (mentioned 6 ft. fencing adjacent to the homes and 6 ft. to 8 ft. trees along Columbia Lakes Drive). During the meeting Jim Lewis addressed the Committee Members and stated again (see August 22, 2011 Committee of the Whole minutes) he was hopeful that the CUPs would be approved by the city; he also informed the Committee Members that the bank could not continue to hold the property indefinitely since federal regulations include a time limit for real estate ownership by a bank. A general discussion then took place wherein all in attendance (including members of the public) were given the opportunity to ask questions, make comments and express their opinions, which included many of the same issues raised, discussed and listed in the minutes of the July 25, 2011, August 8, 2011 and August 22, 2011 minutes of the Committee of the Whole; discussion (some additional items/some previously discussed) included: (a) a listing of several advantages of approving of the South CUP (including comments by several Committee Members indicating they felt the Sept. 2, 2011 CUP drawing showing seventy-two (72) total units was an improvement from others previously reviewed and that concept has the potential to result in fewer additional area residents, less traffic and less impact on Columbia’s school system) vs. development pursuant to the city’s R-7 regulations (b) whether variances would be required to develop the site according to the “South R-7 Concept Plan” (presented at the August 25<sup>th</sup> Committee Meeting), including issues relating to shared parking, if needed; (c) whether it is feasible to develop on the hillside; (d) traffic management and the congestion that may result from the development of the North and South sites; (e) that

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approval of the CUPs seems to give the city more control over the development of the sites; (f) possible future cost savings to the city resulting from reduced road maintenance expenses of CUP developments (with private roadways/throughways) vs. R-7 developments (with public roadways); (g) project buffering/screening is important, but it is an issue that can be worked out; (h) the likelihood of development on the North and South sites if the CUPs are not approved; (i) whether cooperation agreement(s), providing more site development detail, should be incorporated into the approval process; (j) unit ownership vs. lease/rental and the possible impact on property values; (k) tax revenues (and other revenues) to be generated by the development of the sites vs. public services (city and school district) to be provided to the tenants; and (l) the impact on other rental property in the city.

**MOTION:**

It was moved by Alderman Agne and seconded by Alderman Reis to recommend to the City Council to move forward based on the concept plans presented for the Columbia Lakes area Community Unit Plans (i) North (dated May 18, 2011 and showing 210 Total Units); and (ii) South (dated Sept. 2, 2011 and showing 72 Total Units), which Community Unit Plans are to be governed by one or more cooperation agreement(s). Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Piazza and Ries voted yea. Aldermen Huch and Mathews voted nay. **MOTION CARRIED.**

**IV. REVIEW/DISCUSSION OF RUECK ROAD PHASE IV PAYMENT SCHEDULE/AMOUNT DUE**

City Engineer Ron Williams reviewed a ten (10) page document prepared by Accounting Manager Linda Sharp detailing the Rueck Road Phase IV Project (Contract, Costs and Payments) – said document contained a copy of a letter from the Illinois Department of Transportation (IDOT), dated August 22, 2011, requesting payment from the city in the amount of \$111,941.43, which represented the remaining payment due on the city’s portion of said project (which amount was verified by the information shown on the document prepared by Ms. Sharp). Ron informed the Committee Members that (i) the contract was awarded in 2005 and the project was not constructed until 2007 – this delay resulted in increased project costs (as detailed on the document reviewed); (ii) the billing from the State of Illinois was received after the City’s Budget for its FYE 04/30/12 had been passed; and (iii) he had been in touch with IDOT personnel to see if any payment options existed – he was told to submit a specific request on how the city proposed to pay its portion of the costs and IDOT would review the city’s request. City Administrator Hudzik then further reviewed the ten (10) page document and informed the Committee Members that the funds requested by IDOT were not included in the City’s Budget for FYE 04/30/12, since the city was unaware that they were due; therefore, the budget would have to be amended to incorporate this obligation – he also touched upon possible funding sources and indicated that City Engineer Williams and he would work on an extended payment request to be sent to IDOT.

**V. EXECUTIVE SESSION**

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Analysis of IMLRMA Contribution Amounts (1 page)

Chairman Ebersohl entertained a motion to go into Executive Session to review and discuss litigation currently pending against the city.

**MOTION – EXECUTIVE SESSION**

It was moved by Alderman Niemietz and seconded by Alderman Roessler to go into Executive Session at 9:35 p.m. to review and discuss litigation currently pending against the city. Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea. **MOTION CARRIED.**

**MOTION – REGULAR SESSION**

It was moved by Alderman Niemietz and seconded by Alderman Reis to return to the Regular Session of the Committee of the Whole at 10:38 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea. **MOTION CARRIED.**

Upon return to the Regular Session of the Committee of the Whole Meeting, Mayor Hutchinson and the following Committee Members were present: Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis.

Chairman Ebersohl asked if there was any action to be taken as a result of the Executive Session of the Committee of the Whole Meeting - there was none.

**VI. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

City Attorney Terry Bruckert informed the Committee Members that (i) Arlie Traughber, attorney for Immaculate Conception Roman Catholic Church, contacted him and informed him that the Catholic Diocese of Belleville, Illinois, needed to be added as a party to the Annexation Agreement approved by the City Council on September 6, 2011; and (ii) the necessary documentation would be prepared for the September 19, 2011 City Council Meeting to incorporate that change.

**VII. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Agne to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, September 12, 2011 at 10:40 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea. **MOTION CARRIED.**



GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Minutes taken by:

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September 12, 2011

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*Sandra Garner*

SANDRA GARMER, Accounting/Clerical Assistant

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**MINUTES OF THE AMBULANCE, RADIO COMMUNICATION AND  
DISPATCH COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY  
OF COLUMBIA, ILLINOIS HELD MONDAY, SEPTEMBER 12, 2011 IN THE  
COUNCIL ROOM OF CITY HALL**

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**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 10:41 p.m.

Upon Roll Call, the following members were:

Present: Chairman Reis and Aldermen Niemietz, Huch and Mathews.

Absent: None.

Quorum Present.

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

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

Guests Present: None.

Chairman Reis stated the purpose of the meeting was to discuss and review (1) the 800 MHz Signal Transmission System Tower; and (2) any other items that may need to be considered.

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

Chairman Reis made opening remarks and called upon Chief of Police Joe Edwards to update the Committee/Council Members on this issue (see 07/25/11 and 08/22/11 Ambulance, Radio Communication and Dispatch Committee Meeting minutes). Edwards informed the Committee/Council Members that he had been in touch with county personnel, who indicated that the county's contribution to the Columbia tower would be the lesser of \$40,000 or 1/3<sup>rd</sup> of the cost (regardless of the total cost of the tower); Edwards also indicated that other governmental entities in the county were being approached to contribute to the funding of the tower. It was the consensus of the Committee/Council Members that city staff continue working on the funding options available to pay for the tower.

**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

Police Chief Edwards and City Administrator Hudzik informed the Committee/Council Members that the city was joining with the county in applying for grant funding to help

pay the cost of the radios needed by EMS personnel to utilize the Starcom 21 800 MHz system.

**IV. ADJOURNMENT**

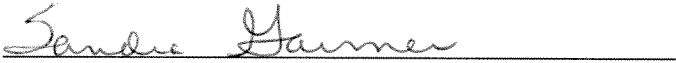
**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Mathews to adjourn the Ambulance, Radio Communication and Dispatch Committee Meeting held Monday, September 12, 2011 at 10:48 p.m. Upon Roll Call Vote, Chairman Reis and Aldermen Niemietz, Huch and Mathews voted yea. **MOTION CARRIED.**



STEVEN REIS, Chairman  
AMBULANCE, RADIO COMMUNICATION AND DISPATCH COMMITTEE

Minutes Taken by:



SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE PERSONNEL COMMITTEE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
SEPTEMBER 12, 2011 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Jeff Huch called the Personnel Committee Meeting of the City Council of the City of Columbia, Illinois to order at 10:50 p.m.

Upon Roll Call, the following members were:

Present: Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler.

Absent: None.

Quorum Present.

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

Administrative Staff Present: City Administrator Al Hudzik, City Attorney Terry Bruckert, Chief of Police and EMS Director Joe Edwards and Accounting/Clerical Assistant Sandy Garner.

Guests Present: None.

**II. EXECUTIVE SESSION**

Chairman Huch entertained a motion to go into Executive Session to discuss the discipline/performance/dismissal of specific employee(s) of the public body, including the review/discussion of an investigative report into working condition allegations.

**MOTION – EXECUTIVE SESSION**

It was moved by Alderman Ebersohl and seconded by Alderman Niemietz to go into Executive Session at 10:51 p.m. to discuss the discipline/performance/dismissal of specific employee(s) of the public body, including the review/discussion of an investigative report into working condition allegations. Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION – REGULAR SESSION**

It was moved by Alderman Ebersohl and seconded by Alderman Niemietz to return to the Regular Session of the Personnel Committee Meeting at 10:56 p.m. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**



Upon return to the Regular Session of the Personnel Committee Meeting, the following Committee Members were present: Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler. Other Council Members present: Mayor Hutchinson and Aldermen Agne, Mathews, Piazza and Reis.

Chairman Huch asked if there was any action to be taken as a result of the Executive Session of the Personnel Committee Meeting – there was none.

**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

None.


**IV. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Niemietz to adjourn the Personnel Committee Meeting held Monday, September 12, 2011 at 10:58 p.m. Upon Roll Call Vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

  
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JEFF HUCH, Chairman  
PERSONNEL COMMITTEE

Minutes Taken by:

  
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SANDRA GARMER, Accounting/Clerical Assistant