

**Minutes of the Regular Meeting of the City Council of the City of Columbia, Illinois  
held Monday, February 03, 2020 in the Council Room of City Hall.**

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**A. Call Meeting To Order**

Mayor Hutchinson called the City Council of Columbia, Illinois to order at 7:00 PM.

**B. Roll Call**

**Present:** Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle.

**Absent:** None.

Quorum present.

**Administrative Staff present:**

City Clerk Wes Hoeffken

City Attorney Luke Behme

City Engineer Chris Smith

IT Support Mgr James Mitchell

Building Inspector Justin Osterhage

City Administrator Douglas Brimm

Chief of Police Jerry Paul

Dir. Of Community Dev. Scott Dunakey

EMS Chief Kim Lamprecht

**C. Pledge of Allegiance**

Those in attendance recited the Pledge of Allegiance.

**D. Proclamations/Recognitions/Presentations**

**1. Creekside Park Update**

Mr. Smith provided an update on the Creekside Park Update, including design updates and the possible inclusion of restrooms at the time the other improvements are made. Mike Rosberg of Millenia was present for the update.

Mr. Brimm then provided financing options, including the issue of General Obligation Bond or Alternate Revenue Bonds, for the match of the OSLAD Grant the City received for the park. Mr. Brimm explained the alternate revenue bonds would require a public hearing and are subject to backdoor referendum. Mr. Brimm then recommended the Council utilize the alternate revenue bond option and provided a projection of revenue to finance the bonds using gaming video revenues.

**E. Public Input**

**1. Gerry Sierkerka – Waste Water Treatment Plant**

Mr. Sierkerka distributed a handout and addressed the Council regarding his assessment of an odor he believes is coming from the waste water treatment plant.

Mayor Hutchinson stated that anyone wishing to comment about the proposed JLP Homes rezoning request could speak now, or after the presentation scheduled for later in the meeting. No citizens wished to speak at this time.

**F. Comments & Announcements - Mayor**

There were no Mayor Comments & Announcements

**G. Comments & Announcements - Aldermen**

There were no Aldermen Comments & Announcements.

**H. Comments & Announcements – Department Directors**

Mr. Hoeffken informed the Council that the single outdoor warning siren that was heard at 11:00 this morning was not one of the City’s sirens but was actually a siren located in South County that activated as part of St. Louis County’s monthly siren test.

**I. Consent Agenda**

City Clerk Hoeffken read the Consent Agenda.

1. Motion to approve minutes of the Committee of the Whole Meeting held Monday, January 13, 2020.
2. Motion to approve minutes of the Closed Session of the Committee of the Whole Meeting Monday, January 13, 2020.
3. Motion to approve minutes of the Regular City Council Meeting held Tuesday, January 21, 2020.
4. Motion to authorize the payment of vouchers for the period from January 19, 2020 through February 1, 2020 in the amount of \$137,355.58.

Mayor Hutchinson inquired if the Council wished to remove any items prior to a motion. There were none.

Motion:

It was moved by Alderman Agne, and seconded by Alderman Huch, to approve the Consent Agenda as read.

Motion Passed.

Roll Call vote results:

7 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, and Martens

0 Nay:

1 Absent: Riddle

0 Abstain:

**J. Unfinished Business**

1. Resolution No 2020-04 – Approve Bylaws for Park & Recreation Advisory Board

Motion:

It was moved by Alderman Niemietz, and seconded by Alderman Ebersohl, to pass and approve Resolution No. 2020-04, a resolution approving Bylaws for the Park & Recreation Advisory Board.

Motion Passed.

Roll Call vote results:

7 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, and Martens

0 Nay:

0 Absent: Riddle

0 Abstain:

2. JLP Homes Rezone Request

There was a discussion by the Council regarding a request from JLP Homes to Rezone Parcel #04-15-102-004-000 from A-1 to R-5 and Establish a Community Unit Plan Type A (CUP-A) on Parcel #04-15-102-004-000 and Portions of Parcels #04-15-100-002-000 and #04-15-100-020-000.

Mr. Dunakey provided an overview of the request including an explanation of the proposed CUP overlay, the development process, the City's CUP requirements, the proposed one-way street design and required variance, and provided a Trip Traffic generation demonstration. Mr. Dunakey also verified the existing water and sewer infrastructure has capacity to handle the proposed development and that Eckert Lane can handle any increased traffic. Mr. Dunakey addressed the main concerns expressed via formal resident objections and written protests. Mr. Dunakey also explained that receiving written protests that equal 20% of the shared boundary would require a super majority of the Council to approve the rezoning request. Mr. Dunakey then provided a summary of the Plan Commissions findings.

Alderman Huch stated the proposed one-way road is fine if only one fire truck responds to an emergency, adding that Columbia Lakes has narrow roads that resulted in parking on one side after an emergency proved the roads were too narrow for emergency vehicles. Fire Chief Roediger stated three trucks typically respond to a residential fire and the primary concern is setting the outriggers on the platform truck, which is the second truck on the scene. Chief Roediger added the proposed 6' side yard setback is also a concern with a structure fire as the radiant heat could easily cause a fire to an adjoining property.

Alderman Martens stated the City has already acknowledged other streets that are too narrow and the Council does not need to add another development to the list.

Alderman Roessler stated the City does not have any other subdivisions with a one way street, making it difficult to evaluate the proposed roadway. Alderman Roessler then inquired if the street could be designed wider.

Alderman Agne inquired if the senior friendly housing would be limited to only 2 people. Mr. Dunakey stated a typical development of this type includes only 2 occupants.

Alderman Niemietz stated she submitted a list of questions, all of which were answered, but is mostly concerned about the legalities of regulating senior housing and the transfer of ownership

of a single home. Mr. Dunakey stated senior housing restrictions can be included in the plat covenants, including the age and number of occupants. Mr. Osterhage stated the City does not and cannot enforce restrictive covenants. Mr. Behme confirmed the City has no legal jurisdiction for enforcing restrictive covenants.

Mr. Jon Poetker of JLP Homes provided an explanation of the proposed development and stated this is similar to St. Christopher's Estates in Mascoutah, Illinois and that development only has 5' side yard setbacks. Mr. Poetker explained the development will include 2 or 3 bedroom homes, priced between \$230,000 and \$260,000 and address needs for senior housing and amenities at a reasonable price. Mr. Poetker also stated the one-way road is short and any emergencies would most probably not follow the normal traffic flow.

Alderman Martens inquired how many one-way streets are included in the St. Christopher's Estates development and the average streets widths. Mr. Poetker stated there are no one-way streets in that development and he is unaware of the street widths since he was only the home builder for that development. Mr. Poetker stated he would provide a list of the covenants during the subdivision planning phase.

Alderman Roessler inquired about a drainage plan. Mr. Poetker stated drainage is addressed but calculations have not been completed.

Alderman Niemietz expressed concern about the scale of the driveways for 2 car parking and the minimal number of only 4 additional parking spots within the development and added additional centralized parking is needed. Mr. Jim Vogt, engineer for the project, stated there will be approximately 16 additional parking spaces along Eckert Lane and along the 2-way street coming into the subdivision.

Alderman Roessler stated the proposed lots are smaller than a typical R-5 lot.

Alderman Ebersohl expressed concern that the linear feet of the one-way street is unknown.

Alderman Niemietz inquired if lots 7 – 26 would have an HOA separate from lots 1 – 6 and also inquired if all lots would have access to the lake. Mr. Poetker stated there would be two separate HOAs and that everyone would have lake access from the dock area only.

Alderman Huch inquired as to who would be responsible to maintenance of the dam, especially if it was decertified. Alderman Huch then stated it is difficult to regulate HOAs and that many fail or disband because neighbors don't want to regulate other neighbors. Alderman Huch also stated the proposal looks like an attempt to place undervalued homes on smaller lots which is a set-up for failure, placing extra pressure on an HOA.

The following residents addressed the Council:

- Donna Mehaffey read a formal statement previously distributed to elected officials and City Staff.
- David Bodinet stated that when he bought his home on Eckert Lane he never thought it would become a corner lot, a serious concern since he has young children. Mr. Bodinet also stated he has ten years' experience as a firefighter/paramedic and having to park an ambulance away from the scene of a fire increases the time to respond to an emergency.
- Courtney Snell inquired as to why Valley Drive is not being used as the primary ingress/egress for the development.
- Lauren Fiss expressed concern into what she termed as shiftiness regarding the review process, along with the increased safety by dumping more traffic onto Eckert Lane and Rueck Road.
- Matt Schaefer inquired about the location of the proposed entrance to the development in proximity to March Court. Mr. Dunakey stated a new intersection cannot be within 125' of an existing intersection.
- Steve Stark inquired about the width of the roadway into the senior friendly section of the development. Mr. Dunakey stated that road would have to meet existing City standards.
- David Feasel inquired if the homes would have to comply with the City's brick ordinance. Mr. Dunakey stated all existing subdivision code would have to be followed.

Mayor Hutchison conclude the discussion by explaining the remaining process and timeline for voting on the proposed rezoning request.

**K. New Business**

There was no New Business brought before the Council.

**L. Closed Session**

Mayor Hutchinson informed the Council that he would entertain a motion to go into Closed Session to discuss 5 ILCS 120/2(c)(1) Appointment, Employment, Compensation, Performance, or Dismissal of Specific Employees of the Public Body.

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Holtkamp, to direct the Mayor to go into Closed Session at 8:35 PM to discuss 5 ILCS 120/2(c)(1) Appointment, Employment, Compensation, Performance, or Dismissal of Specific Employees of the Public Body.

Motion Passed.

Roll Call vote results:

8 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle

0 Nay:

0 Absent:

0 Abstain:

Motion:

It was moved by Alderman Huch, and seconded by Alderman Niemietz, to return to Regular Session of the City Council at 8:44 PM.

Motion Passed.

Roll Call vote results:

8 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle

0 Nay:

0 Absent:

0 Abstain:

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

**M. Announcements**

There were no Announcements.

**N. Adjournment**

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Martens, to adjourn the Regular City Council meeting held Monday, February 03, 2020 at 8:45 PM.

Motion Passed.

Roll Call vote results:

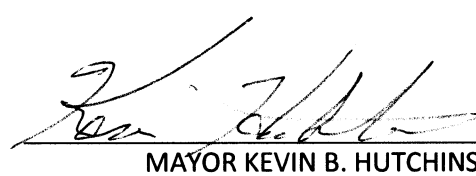
8 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle

0 Nay:

0 Absent:

0 Abstain:

  
WESLEY J. HOFFKEN, CITY CLERK

  
MAYOR KEVIN B. HUTCHINSON