

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF  
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 27, 2018 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Ebersohl called the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois to order at 7:00 P.M.

Upon Roll Call, the following members were:

Present: Committee Members - Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens. Mayor Hutchinson was also present.

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney Terry Bruckert, Accounting Manager Linda Sharp, City Engineer Chris Smith, Director of Community Development Scott Dunakey, Building Official Justin Osterhage, Police Chief Jerry Paul, Deputy Chief of Police Jason Donjon, and Deputy Clerk Donna Mehaffey.

Guests: Mr. Bill Berthold and Juso and Inesa Hodzic representing JIH Trucking.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of Minutes from the August 13, 2018 Committee of the Whole Meeting; (2) Special Use Permit Application/Variance Applications for JIH Trucking; (3) Police Department School Resource Officer; (4) Emergency Vehicles on City Streets; (5) Site Plan Requirements; (6) Enterprise Zone Intergovernmental Agreement; (7) Noise Nuisances; (8) Transportation Projects Update; (9) OSLAD Grant Program; (10) Other Items to be Considered; (11) Public Comments; and (12) Executive Session – 5 ILCS 120/2(c).

**II. APPROVAL OF MINUTES FROM THE AUGUST 13, 2018 COMMITTEE OF THE WHOLE MEETING**

The minutes from the August 13, 2018 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Reis, to approve the minutes from the August 13, 2018 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**III. SPEIAL USE PERMIT APPLICATION/VARIANCE APPLICATIONS FOR JIH TRUCKING**

Building Official Justin Osterhage reported to the Committee that JIH Trucking, LLC is requesting to construct a truck storage facility with service garage at 1931 Westgate Drive and is located in a BP-2 (Business Park-2) Zone District.

1. Variance from Section 17.44.020 (G) Surfacing and Maintenance

A Zoning Board of Appeals (ZBA) public hearing and meeting was held on August 1, 2018 and members voted four to zero to deny. The ZBA is requesting City Council recommendation.

2. Variance from Section 17.54.140 Parking and Loading Areas - Lighting

A Zoning Board of Appeals (ZBA) public hearing and meeting was held on August 1, 2018 and members voted three to one to deny. The ZBA is requesting City Council recommendation. Mr. Osterhage said this variance was withdrawn and they will have lights.

3. Variance from Section 17.54.030 A-2 (B) (12) Other Development Standards

A Zoning Board of Appeals (ZBA) public hearing and meeting was held on August 1, 2018 and members voted four to zero to deny. The ZBA is requesting City Council recommendation.

4. Special Use Permit from Section 17.54.30 (A-2) (2) Uses Permitted Only By A Special Use Permit

Committee of the Whole Meeting –August 27, 2018  
Special Use Permit Application/Variance Applications for JIH Trucking - 13 pages  
ZBA August 1, 2018 Public Hearing Transcripts - 35 pages  
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Enterprise Zone Intergovernmental Agreement - 22 pages  
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Transportation Projects Update - 65 pages  
OSLAD Grant Program - 4 pages

A Zoning Board of Appeals (ZBA) public hearing and meeting was held on August 1, 2018 and members voted four to zero to accept. The ZBA is requesting City Council recommendation.

Mr. Osterhage reported that the Plan Commission reviewed the Special Use Permit and Variance Applications at their last meeting and recommended approval of the Special Use Permit subject to approval of the two variances requested: 1.) curbing and 2.) Surface using recycled asphalt, in lieu of gravel.

Mr. Osterhage said the applicants were at the meeting if there were any questions.

Discussion:

Alderman Roessler questioned why other properties in the area did not have permanent paving. Mr. Osterhage said Truss Components was already developed before it came into the City, the concrete plant is not part of the subdivision, and the lot across from Mozel has no record of a variance for the parking lot, curbing, or parking surface.

The recycled asphalt JIH Trucking wants to use was discussed. It was also referred to as roto-mill and will not be as solid as regular asphalt, but will have some compaction over time and dust control.

Mr. Bill Berthold, engineer from Frontenac Engineering representing JIH Trucking, addressed the Committee. He said he has prepared the plans for the development of the property for JIH Trucking. There will be an office building and shop with a concrete parking lot with the remainder of the property being used for tractor trailer storage. The property is under contract. The trailer parking area will not be concrete or curbed. He said there will be eight to ten inches of limestone base with two inches of roto-mill for the parking lot for the tractor trailer storage. He explained roto-mill is a little looser than asphalt. He added that the parking lot for the employees will have curb with paved concrete. There is a natural slope for the trailer parking area and a solid curb is not needed. He also mentioned that it is a nice and well cared for area. Mr. Osterhage added they are planning to install sidewalks.

Alderman Agne questioned the impervious surface and City Engineer Chris Smith said the proposed lot is under the allowable amount of impervious surface. Mr. Berthold agreed it will be 60% which is under the 65% for impervious surfaces designed for the subdivision. Alderman Reis said he needed more time to make a decision and noted there was not a presentation made at the Zoning Board of Appeals (ZBA) public hearing and

meeting. Alderman Martens commented that Mr. Berthold was not at the ZBA public hearing and meeting and now the Committee is getting additional information.

Most of the questions and concerns from the Committee were regarding the proposed parking area for 70-plus trucks, the large number of trucks, the variance application says gravel and not roto-mill, rocks and mud may get caught in the truck tires and track the mess onto the roads, water concerns after heavy rains at the cul-de-sac, and added water run-off with concrete or asphalt.

After discussion and since it was decided more time was needed for a decision, Mr. Berthold said he will put more information together, particularly regarding the roto-mill, and submit it to Mr. Osterhage.

**MOTION:**

It was moved by Alderman Holtkamp and seconded by Alderman Roessler, to recommend the JIH Trucking, LLC Special Use Permit from Section 17.54.30 (A-2) (2) "Uses Permitted Only By a Special Use Permit" to the City Council for consideration. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Reis and seconded by Alderman Agne, to table the JIH Trucking, LLC Variance Requests 1-3 to the next Committee of the Whole Meeting for further discussion. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**IV. POLICE DEPARTMENT SCHOOL RESOURCE OFFICER**

Police Chief Jerry Paul addressed the Committee about the proposed Police Department School Resource Officer with the proposed Intergovernmental Agreement between the City of Columbia and the Columbia School District #4 to establish a "Cops in Schools" School Resource Office (SRO) Program. Chief Paul said the School Resource Officer will be on a part-time basis and will be at all four schools for 20 hours per week. Ten hours per week will be paid by the school district and the other 10 hours will be paid by the City of Columbia. Chief Paul said that the City of Columbia will be paying for all of the benefits for the School Resource Officer.

Alderman Holtkamp said the School Resource Officer is a great idea, but expressed his concern about the cost sharing of the proposed agreement. He said the City is paying

more than the school district because the City of Columbia is paying for the officer's benefits.

Chief Paul explained how the School Resource Officer came about and said last spring the school had been asking for additional patrol hours for the school. Chief Paul felt the School Resource Officer was the solution.

Mayor Hutchinson said this is a partnership, is good for the schools, good for the City of Columbia, and is a win-win for everyone involved.

There were several positive comments from the aldermen for the Police Department School Resource Officer agreement. However, Alderman Holtkamp expressed concerns about the disproportionate amount the City would be paying with the proposed arrangement.

**MOTION:**

It was moved by Alderman Reis and seconded by Alderman Martens, to recommend to the City Council for consideration at their next meeting the Intergovernmental Agreement between the City of Columbia and Columbia School District #4 to establish a "Cops in Schools" School Resource Officer (SRO) Program. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**V. EMERGENCY VEHICLES ON CITY STREETS**

This item was tabled.

**VI. BUILDING PERMIT SITE PLAN REQUIREMENTS**

Director of Community Development Scott Dunakey presented the proposed Chapter 17.60 Building Permit Site Plan Requirements for the City of Columbia to the Committee for initial review. He added the requirements have been in the works for some time and was reviewed by the Plan Commission on May 29 and June 11 during which some changes were made. It will go back to the Plan Commission for a formal recommendation.

The proposed Chapter 17.60 Building Permit Site Plan Requirements show sections: 17.60.010 Scope, 17.60.020 Accessory Structures, 17.60.030 Single-Family Dwellings, Section 17.60.040 Multi-Family Dwelling, Non-Residential Buildings, Planned

Developments, and other Development, and 17.60.050 Waiver of Site Plan Requirements.

Discussion:

Alderman Niemietz questioned the word "if" on page one, second paragraph under B., line one. She said it could be considered that it could be or could not be. She felt "if" should not be left in the sentence. Accessory buildings were discussed. She questioned the home addition recently that was costly and if that would require a licensed professional engineer, architect, or surveyor to sign off on the plans since it was a very expensive addition. She also mentioned all the problems in her ward and would like to have a site plan to cover all bases before the Building Permit Site Plan Requirements get finalized. She also remarked that the proposed site plans should be provided electronically in addition to paper plans.

Mr. Morani pointed out that the City may want to put in the requirements that any home built after a certain date and chooses to do an addition will have to adhere to the building permit site plan requirements or there might be a situation where it is in the flood plain, etc. Mr. Morani said the site plan may not be needed if it is a detached structure, but only an attached structure to the home.

The cost of a site plan was questioned and thought a site plan should be done for every building permit, according to Alderman Huch.

Building Official Justin Osterhage said the proposed Building Permit Site Plan Requirements are mostly for any new development and need compliance where the structure will be placed. He also stated he would like to have something in writing and in black and white to give to the applicant.

Alderman Agne asked how the proposed document addresses slopes and Mr. Osterhage said slopes are covered in the proposed requirements.

City Engineer Chris Smith informed the Committee that many of the remaining building lots in Columbia are difficult lots for building purposes and the proposed requirements are needed to deal with these situations.

The slope stability analysis was also discussed.

Mr. Dunakey will make the changes discussed to the second paragraph of 17.60.010 Scope, second paragraph of Item B: The site plan is to be drawn on a sheet or sheets not

to exceed 24 x 36 inches and also be provided in electronic format deemed to be acceptable by the City (.pdf file extension preferred). In addition to all requirements contained herein, if the site plan is required to be drawn by a licensed professional engineer, architect, or surveyor, the plans must include the name, firm name, address, and seal of said professional.

It was the consensus of the Committee for Mr. Dunakey to make the proposed modifications discussed and bring them to the Plan Commission for a formal recommendation to the Committee of the Whole.

## **VII. ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT**

Mr. Dunakey presented the draft copy of the Intergovernmental Agreement between the City of Red Bud, the City of Chester, the City of Sparta, the Village of Evansville, the City of Columbia, the City of Waterloo, the Village of Valmeyer, the County of Randolph, and the County of Monroe for the specified areas of the Enterprise Zone in Randolph and Monroe Counties.

City Administrator James Morani said these are standard incentives and are rules that are included in the Enterprise Zone. Property tax abatements are not included in the proposed zone regulations. He added it will be agreed upon by the government entities involved. He said there have been monthly meetings with the government entities regarding the agreement and any applications would be processed by Monroe or Randolph County. In order to be eligible for incentives, the project has to meet the threshold of \$10,000. Mr. Dunakey said it is a low threshold, but it does open it up to a wider range of business development activities. Mr. Morani remarked there will also be an Enterprise Zone Administrator for both counties, one for Monroe County and one for Randolph County. He added that most Enterprise Zone Intergovernmental Agreements are completed for one county, not two counties. There are annual reports that are filed with the state and the Enterprise Zone Administrator for that county would be responsible for that report. Mr. Dunakey added there is no annual cost to the City of Columbia and the Enterprise Zone Administrator will be paid by a percentage of the application fee for the Enterprise Zone applications.

It was the consensus of the Committee to move forward with the proposed Enterprise Zone Intergovernmental Agreement.

**VIII. NOISE NUISANCES**

Mr. Morani said that Chief Jerry Paul and he had a discussion on noise nuisances and determined there is a need to consider revisiting how the City regulates noise nuisances due to recent occurrences. The noise nuisance section of the code was revisited a few years ago and some changes were made, but if the code is not black and white, then it puts the police in a difficult situation. Mr. Morani said he was hoping to develop more objectivity to the nuisance standard to place the City in a better position. City Attorney Terry Bruckert reported there are many municipalities that have an ordinance with objective standards with decibel levels and use a sound level meter which makes it easier for the Police Department to interpret violations and gives the City more credibility with a judge of the court. Mr. Bruckert said the previous noise ordinance does not appear to be sufficient based on discussions with the City's prosecuting attorney, Myron Hanna. Mr. Morani said a lot of the feedback for the change has been coming from him. Mr. Bruckert said he will work on preparing an ordinance for review at an upcoming committee meeting.

Chief Paul said the State of Illinois has a different set of standards for loud vehicles after dialogue about stock exhaust systems and jake breaks. He also said loud radios from vehicles versus loud noise in a residential neighborhood are two different issues.

It was the consensus of the Committee to move forward with the draft of the noise nuisance ordinance.

**IX. TRANSPORTATION PROJECTS UPDATE**

**A. Bolm-Schuhkraft Connector Trail**

Mr. Smith submitted an update on the Bolm-Schuhkraft Connector Trail and said there will be a public information meeting on September 18 from 5:00 to 6:00 P.M. at City Hall. There will be letters mailed to the residents on Monroe Street regarding the meeting.

**B. Main Street Streetscape**

Mr. Smith gave an update on the Main Street Streetscape project. He said there will be no rain gardens and the agreement for phase 3 was approved at the last City Council meeting. He said the Historic Main Street group wanted everything for the project and will be bringing an updated project back to Committee.



C. Safe Routes to School

Mr. Smith reported on the Safe Routes to School proposed grant. The proposed grant is for \$200,000. There is an opportunity to have a route from part of the Bolm-Schuhkraft Park to the Columbia schools. The proposed grant is up to 100% for the construction, but the engineering has to be paid by the applicant. The grant is due in November and if there are no objections, Mr. Smith will submit the application for the grant. The money would have to be used within two years, have to be paid up front, and then apply for reimbursement. Mr. Smith will be working with the Columbia School District on the grant.

It was the consensus of the Committee for Mr. Smith to proceed with the grant application for the Safe Routes to School program.

X. **OSLAD GRANT PROGRAM**

Mr. Smith provided an OSLAD (Open Space Lands Acquisition and Development) Grant Program update for the proposed Creekside Park Project. Mr. Smith said this grant is reimbursed up to \$400,000, but the only issue is there is not a lot of time. The grant application is due October 1. He said the cost for the total project is approximately \$800,000. Mr. Smith said it will be a nice park on that side of Columbia and will have a two-acre lake. Mr. Smith said there is already a set of plans for the proposed park which will help out with the grant application.

Mr. Morani said he has some ideas for the funding that can be discussed at a later committee meeting and also noted Mr. Dunakey will assist Mr. Smith with the grant application.

It was the consensus of the Committee for Mr. Smith to proceed with the OSLAD grant application for the proposed Creekside Park Project.

XI. **OTHER ITEMS TO BE CONSIDERED**

There were no other items to be considered.

XII. **PUBLIC COMMENTS**

There were no public comments.

**XIII. EXECUTIVE SESSION - 5 ILCS 120/2(c)**

Chairman Ebersohl informed the Committee of the Whole that he would entertain a motion to go into Executive Session to discuss the setting of a price for sale or lease of property owned by the public body and probable litigation as permitted under 5 ILCS 120/2/(c)(6) and (11).

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Niemietz, to direct Chairman Ebersohl to go into Executive Session at 8:45 P.M. to discuss setting of a price for sale or lease of property owned by the public body and probable litigation as permitted under 5 ILCS 120/2/(c)(6) and (11). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

**MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Reis and seconded by Alderman Huch, to return to the Regular Session of the Committee of the Whole at 9:18 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

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

No action was taken as a result of Executive Session.

**XIV. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Huch to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, August 27, 2018 at 9:20 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

Minutes taken by:



Chairman Gene Ebersohl  
Committee of the Whole



Donna Mehaffey, Deputy Clerk

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