

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JUNE 24, 2019 IN THE COUNCIL ROOM OF CITY HALL**

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, Huch, Holtkamp, Martens and Riddle.

Absent: Aldermen Roessler. Mayor Hutchinson was also not in attendance.

Quorum Present.

Administrative Staff Present: Interim City Administrator Al Hudzik, City Attorney Luke Behme, Accounting Manager/City Treasurer Linda Sharp, Director of Community Development Scott Dunakey, EMS Chief Kim Lamprecht, Chief of Police Jerry Paul, Deputy Chief Jason Donjon, City Engineer Chris Smith, and Deputy Clerk Kelly Mathews.

Chairman Ebersohl stated the meeting was called for the following purposes: (1) Approval of Minutes from the June 10, 2019 Committee of the Whole Meeting; (2) Engineering Agreement with Heneghan and Associates; (3) Construction Engineering Agreement with Oates and Associates; (4) Baling Lease City Landfill; (5) Rueck Road Right-of-Way Dedication; (6) Land Transfer Between Parcel #11040400007 and Parcel #110402000024; (7) Plan Commission Bylaws; (8) Possible Rezoning of Existing Budnick Converting Property; (9) Other Items to be Considered; (10) Public Comments; and (11) Executive Session – 5 ILCS 120/2(c).

II. APPROVAL OF MINUTES FROM THE JUNE 10, 2019 COMMITTEE OF THE WHOLE MEETING

MOTION:

It was moved by Alderman Huch and seconded by Alderman Holtkamp to approve the minutes of the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, June 10, 2019. Upon roll call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted yea.

MOTION CARRIED.

III. ENGINEERING AGREEMENT WITH HENEGHAN AND ASSOCIATES

City Engineer Chris Smith stated the City is going to start work on Centerville Road. Mr. Smith recommends entering into an agreement with Heneghan and Associates for Engineering Services for design, utility coordination, and IEPA permit submittal.

MOTION:

It was moved by Alderman Holtkamp and seconded by Alderman Niemietz to recommend to the City Council approval of entering into an Engineering Agreement with Heneghan and Associates. Upon roll call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

IV. CONSTRUCTION ENGINEERING AGREEMENT WITH OATES AND ASSOCIATES

City Engineer Chris Smith recommends entering into a Construction Engineering agreement with Oates and Associates, Inc. for the Main Street Streetscape Project. The agreement is an hourly not to exceed agreement.

MOTION:

It was moved by Alderman Martens and seconded by Alderman Niemietz to recommend to the City Council approval of entering into a Construction Engineering Agreement with Oates and Associates, Inc. Upon roll call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

V. BALING LEASE CITY LANDFILL

City Engineer Chris Smith led a brief discussion regarding baling of the City's landfill property. Mr. Smith was approached by a property owner adjacent to the landfill who expressed an interest in baling the property.

Mr. Smith asked if the Committee was opposed to the preparation of a proposed baling lease. There was none.

VI. RUECK ROAD RIGHT-OF-WAY DEDICATION

Director of Community Development Scott Dunakey spoke to the Committee regarding agenda items 5 and 6 at the same time. Mr. Dunakey provided a brief history of the property and stated the right-of-way dedication provides access to the adjacent lot which had a portion purchased by Bill Hawn. The need for the land transfer was because the portion Mr. Hawn purchased would have been considered an illegal reserve strip; therefore it needed to be transferred into the adjacent golf course property under his ownership.

MOTION:

It was moved by Alderman Agne and seconded by Alderman Huch to recommend to the City Council approval of the Rueck Road Right-of-Way Dedication. Upon roll call vote, Chairman Ebersohl and Aldermen Agne, Huch, Martens, and Riddle voted yea. Alderman Niemietz voted no. Alderman Holtkamp passed. **MOTION CARRIED.**

VII. LAND TRANSFER BETWEEN PARCEL #11040400007 AND PARCEL #110402000024

See Rueck Road Right-of-Way Dedication for discussion regarding this item.

MOTION:

It was moved by Alderman Martens and seconded by Alderman Niemietz to recommend to the City Council approval of Land Transfer Between Parcel #11040400007 And Parcel #110402000024. Upon roll call vote, Chairman Ebersohl and Aldermen Agne, Huch, Martens, and Riddle voted yea. Alderman Niemietz voted no. Alderman Holtkamp passed. **MOTION CARRIED.**

VIII. PLAN COMMISSION BYLAWS

Director of Community Development Scott Dunakey presented proposed Plan Commission Bylaws to the Committee. Mr. Dunakey briefly reviewed the bylaws with the Committee. The bylaws include eight parts which are:

- Commission Establishment and Purpose
- Membership and Terms
- Administration, Officers, and Duties
- Plan Commission Meetings
- Public Hearings
- Committees
- Ethics and Rules of Conduct
- Adoption and Amendments

MOTION:

It was moved by Alderman Agne and seconded by Alderman Riddle to recommend to the City Council approval of the Plan Commission Bylaws as presented and reviewed. Upon roll call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

IX. POSSIBLE REZONING OF EXISTING BUDNICK CONVERTING PROPERTY

Director of Community Development Scott Dunakey updated the Committee on a meeting he had with the management of Budnick Converting and their real estate agent regarding selling the property. Mr. Dunakey stated the property is currently zoned C-3, Highway Business District, and they are having a hard time finding a business to buy the property that could occupy the building while it's zoned C-3. Mr. Dunakey stated their new facility is zoned BP-2, Business Park District, and when their current property was developed BP-2 did not exist.

Mr. Dunakey suggested the Committee consider rezoning the current Budnick property and the neighboring 9.72 acre property to BP-2.

All Aldermen in attendance stated they would like to compare both C-3 and BP-2 uses before deciding on the proper zoning of the properties.

X. OTHER ITEMS TO BE CONSIDERED

Chairman Ebersohl discussed with City Engineer Chris Smith restricting parking on the shoulder of Rueck Road near Wilson Hills. This issue will be discussed further at a future Committee Meeting.

Interim City Administrator Al Hudzik reported that the top two candidates for the City Administrator's position will be presented to be interviewed by the Committee (in Executive Session) at the July 8 Committee Meeting.

XI. PUBLIC COMMENTS

There were no public comments.

XII. EXECUTIVE SESSION – 5 ILCS 120/2(c)

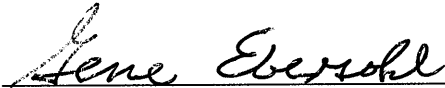
Chairman Ebersohl inquired if there was a need to go into Executive Session. There was none.

XIII. ADJOURNMENT

MOTION:

It was moved by Alderman Agne and seconded by Alderman Niemietz to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, June 22, 2019 at 7:50 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

Minutes taken by:



Chairman Gene Ebersohl
Committee of the Whole



Kelly Mathews, Deputy Clerk