

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF  
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
SEPTEMBER 23, 2019 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 Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle. Mayor Hutchinson was also present.

Absent: Alderman Agne.

Quorum Present.

Administrative Staff Present: City Clerk Wes Hoeffken, City Administrator Doug Brimm, City Attorney Luke Behme, Director of Community Development Scott Dunakey, EMS Chief Kim Lamprecht, Chief of Police Jerry Paul, Deputy Chief of Police 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 August 12, 2019 Committee of the Whole Meeting; (2) Approval of Minutes from the August 26, 2019 Committee of the Whole Meeting; (3) Discussion of Employee Leave Sharing; (4) Ordinance Establishing a Parks & Recreation Advisory Board; (5) Request to Rezone Property at 200 Admiral Weinel Blvd. from C-3 to BP-2; (6) Request to Rezone Property at 580 Old State Route 3 from R-5 to C-3; (7) Request for Special Use Permit to Allow a Residential Duplex in a C-2 Zoning District; (8) Draft Ordinance Establishing Fees for American Legion Pavilion Due to Expiration of Lease Agreements with the City; (9) Other Items to be Considered; (10) Public Comments; and (11) Executive Session – 5 ILCS 120/2(c).

**II. APPROVAL OF MINUTES FROM THE AUGUST 12, 2019 COMMITTEE OF THE WHOLE MEETING**

It was moved by Alderman Niemietz and seconded by Alderman Huch to approve the minutes of the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, August 12, 2019. Upon roll call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

**III. APPROVAL OF MINUTES FROM THE AUGUST 26, 2019 COMMITTEE OF THE WHOLE MEETING**

It was moved by Alderman Holtkamp and seconded by Alderman Martens to approve the minutes of the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, August 26, 2019. Upon roll call vote, Chairman

Ebersohl and Aldermen Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

**IV. DISCUSSION OF EMPLOYEE LEAVE SHARING**

City Administrator Doug Brimm started the discussion on employee leave sharing. Mr. Brimm explained employee leave sharing allows employees to pool accrued sick leave that can be “drawn on” by participating employee members in the event that a catastrophic illness/injury to the employee exhausts all their accrued time. Employee participation is completely voluntary. Mr. Brimm suggests a cross-departmental employee committee be established to establish/maintain bank rules and review requests.

Mr. Brimm will move forward with the program by contacting the labor unions first to gauge their receptiveness.

**V. ORDINANCE ESTABLISHING A PARKS & RECREATION ADVISORY BOARD**

Director of Community Development Scott Dunakey updated the Committee concerning the Play Commission. Mr. Dunakey stated the Play Commission was established by resolution, not by ordinance, in 2009. The resolution delegated very narrow responsibilities primarily related to the City’s designation of Playful City USA. The City is no longer a Playful City which now means the Play Commission is not authorized to do anything with the City.

Mr. Dunakey along with Alderman Niemietz, Chairman of the Park Committee, agree that a Park & Recreation Advisory Board is needed to advise the Council on such matters. An ordinance will be presented for approval at the next Council meeting. The ordinance will repeal Resolution 02-2019 and disband the Play Commission and create a Park & Recreation Advisory Board. The ordinance will also establish the first membership with the current Play Commission members and establish duties.

The Play Commission will meet on September 24, 2019 and their first order of business is to establish bylaws for the Park & Recreation Advisory Board. They will be prohibited from taking on any actual duties until the Council approves bylaws.

**VI. REQUEST TO REZONE PROPERTY AT 200 ADMIRAL WEINEL BLVD. FROM C-3 TO BP-2**

Director of Community Development Scott Dunakey explained this rezoning request was submitted by the City. The request will rezone two properties from C-3 to BP-2; the “Old Budnick” property and a 7.93-acre parcel owned by the estate of Alice Schlemmer. Mr. Dunakey stated the “old Budnick” property has been listed for sale for nearly a year. There have been several prospective buyers, but the current zoning would not have permitted the new industrial uses.

Mr. Dunakey said the Plan Commission voted to approve the request subject to the following conditions pertaining to the Schlemmer property:

1. A landscape plan, approved by the Zoning Administrator, shall be provided prior to the issuance of building permits for any structures to be constructed.
2. An evergreen landscape screening barrier shall be provided along the west side of Schlemmer Lane and along the south property boundary line prior to the issuance of occupancy permits for any structure constructed.

**VII. REQUEST TO REZONE PROPERTY AT 580 OLD STATE ROUTE 3 FROM R-5 TO C-3**

Director of Community Development Scott Dunakey presented the zoning request to the Committee. Mr. Dunakey explained that Mr. Bob Brockland submitted the rezoning request to rezone a 0.47-acre parcel from R-5 to C-3. Mr. Dunakey stated Mr. Brockland would like to consolidate the properties under the same zoning (C-3). The property is currently undeveloped and Mr. Brockland does not have any immediate development plans, but may use it later for an ancillary use related to the dealership.

Mr. Dunakey explained the Plan Commission voted to approve the request subject to the following conditions:

1. No direct access or driveway shall be allowed to Skyline Drive.
2. A 6-foot tall opaque screening fence or evergreen landscaped screening buffer shall be provided along the north property line prior to the issuance of an occupancy permit for any structures built on the subject property.
3. All separate contiguous property parcels under Brockland Buick GMC ownership shall be consolidated into a single unified parcel prior to the issuance of an occupancy permit for any structures built on the subject property.

Alderman Huch commented that nearby property owners were concerned about potential light pollution if the lot is developed in the future. Mr. Dunakey agreed and stated that he would draft an additional condition of approval to minimize light pollution, which would be included in the approval ordinance.

**VIII. REQUEST FOR SPECIAL USE PERMIT TO ALLOW A RESIDENTIAL DUPLEX IN A C-2 ZONING DISTRICT**

Director of Community Development Scott Dunakey presented the special use request, submitted by Main Street Redevelopers, to allow a duplex at 115 North Metter Avenue in a C-2 zoning district. Mr. Dunakey stated the property has been vacant since February 2016 and Main Street Redevelopers purchased the property in August 2016. Main Street Developers intent is to demolish the current house on the property, and construct a duplex.

Mr. Dunakey reviewed his staff report and provided the Committee with a floor plan for the proposed duplex.

The following discussion was had:

- The current house is not properly setback and the proposed duplex will comply with setback requirements.
- The property will be readdressed to Locust Street.
- Will the City require sidewalks be placed on Metter Avenue and Locust Street?

- Will the new driveway provide enough parking?

Mr. Dunakey stated the Plan Commission voted to approve the request as submitted. He agreed to review the site conditions and applicable codes to determine if sidewalks can or will be required, and will provide a follow up recommendation to the Council.

**IX. DRAFT ORDINANCE ESTABLISHING FEES FOR AMERICAN LEGION PAVILION DUE TO EXPIRATION OF LEASE AGREEMENTS WITH THE CITY**

Director of Community Development Scott Dunakey updated the Committee concerning the lease agreement with the American Legion expiring. Mr. Dunakey explained the American Legion notified the City via letter of their intent to let the current lease agreements with the City expire on October 16, 2019. Therefore, on October 17, control of the American Legion pavilion will revert to the City and control of the American Legion playground will revert to the American Legion.

Mr. Dunakey briefly discussed items the City needs to address, which are:

1. Assuming responsibility over pavilion rental
2. Establishing pavilion rental fees
3. Establishing electric service for the pavilion with Ameren

Mayor Hutchinson mentioned that this pavilion has restroom facilities and asked if the proposed fees were sufficient to account for cleaning. Mr. Dunakey stated that the fees were the same as other similar pavilions, which do not have attached restrooms, and that he would increase the proposed fees by \$25 across the board to cover cleaning costs.

**X. OTHER ITEMS TO BE CONSIDERED**

City Administrator Doug Brimm provided the Committee an update on the FOP Patrol Officers and Telecommunicators collective bargaining. Mr. Brimm stated the tentative agreements are in place. Mr. Brimm and Chief Jerry Paul are working with the labor council to ensure the changes tentatively agreed upon accurately represented. Mr. Brimm anticipates bringing it to an October Council meeting for approval.

Mr. Brimm also asked the Committee of the Whole to convene Monday, September 30, 2019 to discuss recreational cannabis.

**XI. PUBLIC COMMENTS**

There were no public comments.

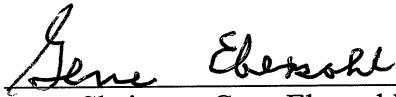
**XII. EXECUTIVE SESSION – 5 ILCS 120/2(c)**

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

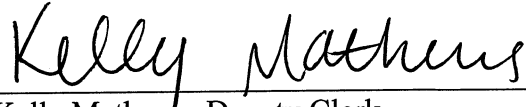
**XIII. ADJOURNMENT MOTION:**

It was moved by Alderman 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, September 23, 2019 at 7:50 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle voted yea. **MOTION CARRIED.**

Minutes taken by:



Chairman Gene Ebersohl  
Committee of the Whole



Kelly Mathews, Deputy Clerk