

**MINUTES OF THE PARKS, PLAYGROUNDS AND RECREATION  
COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY OF  
COLUMBIA, ILLINOIS HELD MONDAY, MAY 13, 2013 IN THE COUNCIL  
ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Mary Ellen Niemietz called the Parks, Playgrounds and Recreation Committee Meeting of the City Council of the City of Columbia, Illinois to order at 7:05 p.m.

Upon Roll Call, the following members were:

Present: Chairman Niemietz and Aldermen Ebersohl and Mathews.

Absent: Alderman Agne.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Roessler, Huch, Reis and Holtkamp.

Administrative Staff Present: City Administrator Al Hudzik, Director of Community and Economic Development Paul Ellis, City Engineer Ron Williams, Building Inspector Al Holden, Chief of Police & EMS Director Joe Edwards, City Attorney Doug Gruenke and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: Columbia American Legion Post No. 581 representatives Jim Vogt, Commander and Bill Wolf, Past Commander.

Chairman Niemietz stated the meeting was called for the purpose of (1) receiving an update/discussing the American Legion Fields purchase; and (2) discussing any other items to be considered.

**II. AMERICAN LEGION FIELDS PURCHASE DISCUSSION/UPDATE**

Chairman Niemietz opened the meeting and called upon Community and Economic Development Director Paul Ellis to address the Committee/Council Members on this issue. Paul gave a brief history of the lease/purchase of the American Legion Fields, including the legal publication requirements – he also reminded the Committee/Council Members of prior discussions with the Columbia American Legion representatives on naming the park as the “American Legion Memorial Park”; he indicated representatives of the American Legion were present at this meeting to again express their desire for the city to name the fields as the “American Legion Memorial Park” and that the property remain as park land in perpetuity. Paul then asked attorney Doug Gruenke to address the Committee/Council Members on the options available pertaining to the park naming issue. Doug reviewed two options for naming the park: (1) use of a deed restriction designating the name of the park – it would contain language that if the name were ever changed, the land would revert to the seller (i.e., the Columbia American Legion) – he

stated this option would amend the purchase agreement and lengthen the purchase process, since additional legal publications would be necessary; or (2) the council could pass an ordinance naming the park, but the name could be changed by a future council – he indicated that the recitals in the ordinance could state the reasons for the park name and that the intention was that it not be changed. Doug also stated that he didn't know if the State Agency awarding the grant funds (needed to help purchase the fields) would allow a deed restriction. Paul Ellis then informed the Committee/Council Members that he had been in touch with the State Agency awarding the grant and was told that the deed could contain a deed restriction with a reverter clause, but if it did and the land ever reverted back to the American Legion, the city would have to purchase additional property (at least the same acreage) and use it as a park (Note: the grant requires that the property purchased be used as a park in perpetuity). Each of the Columbia American Legion representatives then addressed the Committee/Council Members and indicated they didn't want the property to revert back to the American Legion in the future, and would like to close on the property as soon as possible without additional delays; they also indicated they felt passage of an ordinance with recitals identifying the reasons for naming the park as the "American Legion Memorial Park" should suffice. It was the consensus of the Committee/Council Members that city staff present the ordinance naming the park as the "American Legion Memorial Park" (effective upon the closing of the purchase of the property) in the near future.

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

None.

**IV. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Mathews and seconded by Alderman Ebersohl to adjourn the Parks, Playgrounds and Recreation Committee Meeting held Monday, May 13, 2013 at 7:18 p.m. Upon Roll Call Vote, Chairman Niemietz and Aldermen Ebersohl and Mathews voted yea. **MOTION CARRIED.**



MARY ELLEN NIEMIETZ, Chairman  
PARKS, PLAYGROUNDS AND RECREATION COMMITTEE

Minutes Taken by:



SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
MAY 13, 2013 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Ebersohl called the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois to order at 7:20 p.m.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp and Mayor Hutchinson.

Absent: Alderman Agne.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, Building Inspector Al Holden (left at 8:39 p.m.), City Attorney Doug Gruenke, Chief of Police and EMS Director Joe Edwards and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: Pastor Jonathan Peters of the First Baptist Church (left at 7:25 p.m.) and Mike Schneider of Quadrant Design.

Chairman Ebersohl stated the purpose of the meeting was to discuss (1) the First Baptist Church – new construction fees; (2) the 2012 International Building Code; (3) the Police Department A/C units; (4) Ordinance Violation legal services; and (5) any other items to be considered.

**II. FIRST BAPTIST CHURCH – NEW CONSTRUCTION FEES DISCUSSION**

Chairman Ebersohl opened the meeting and called upon Pastor Jonathan Peters of the First Baptist Church of Columbia to address the Committee Members on this issue. Pastor Peters indicated that plans were being discussed to build a new church on ground (owned by the church) adjacent to and across Carr Creek from the proposed Admiral Trost Park site. He indicated plans discussed called for a multi-million dollar church to be built and requested that the City Council consider waiving fees for the church project, including (i) building permit fees; (ii) water and sewer tap-in (connection) fees; (iii) building inspection fees; and (iv) sign fees. Pastor Peters also indicated the church would like the council to consider initially allowing an oil & chip parking lot (as was done for Immaculate Conception Church) and use of the current entry road (as it exists), which improved surfaces do not meet current city codes – he stated a vote (on building a new

church) will be held on May 22<sup>nd</sup>, and if successful, the construction should begin by Labor Day. City Engineer Ron Williams then addressed the Committee and informed them that the only fees waived for the construction of the Immaculate Conception Church were the sewer and water main connection fees – he stated Immaculate Conception Church had to pay the building permit and sign fees; additionally, he stated that Immaculate Conception Church had to apply to the city’s Zoning Board of Appeals (fees were not waived) to allow for the construction of an oil and chip parking lot and use of the church’s entry road, since those improved surfaces did not meet city codes. After briefly discussing the church’s requests, it was the consensus of the Committee Members that the requests of the First Baptist Church of Columbia for fee waivers and code variances be handled in the same manner as they were handled for the construction of the Immaculate Conception Church.

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Mathews to recommend to the City Council waivers of the fees and surcharges to connect to the city’s sanitary sewer and water service mains if a new church is built for the congregation of the First Baptist Church of Columbia. Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

**III. 2012 INTERNATIONAL BUILDING CODE DISCUSSION**

(Note: In addition to the individuals listed hereon in I., approximately twenty (20) members of the public (with a majority being building contractors) were in attendance for this portion of the meeting.)

City Engineer Ron Williams opened this portion of the meeting by reviewing documentation previously distributed to the Committee Members as follows: (a) a Memo re: 2012 International Building Code Discussion; (b) Ordinance No. 2641 wherein the city adopted the 2006 editions of various international building codes (on April 7, 2008); (c) various correspondence from/to ISO regarding the city’s Building Code Effectiveness Grading Schedule Classification; (d) a Memo-styled invitation to various local contractors notifying them of this meeting and requesting their participation (including a Contractor List of companies receiving the invitation); and (e) a copy of a letter, dated 05/04/13, from Ken Jones of Monroe Homes. Ron indicated one of the items noted in the ISO correspondence was that the city had not adopted the 2012 International Building Code (“2012 Code”) – he stated that Monroe County, Waterloo, St. Clair County and most of the other governmental entities in this area were still using the 2006 International Building Code, but that some discussion on adopting the newer code, or some of its provisions, had occurred from time to time. Ron stated that the 2012 Code requires residences to have sprinkler systems and contains additional energy efficiency requirements, both of which add costs to newly constructed homes – he stated that it was City Attorney Terry Bruckert’s opinion that items could be excluded from the 2012 Code upon adoption; he also informed the Committee Members that 43 states had passed legislation to exclude the requirement for the residential sprinklers, 2 states (California and Maryland) endorsed the residential sprinkler requirement and 5 states (including Illinois) have not addressed the issue. During Ron’s review/presentation, a general

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Memo from City Engineer Ron Williams re: 2012 International Building Code Discussion (1 page)  
Ordinance No. 2641 (9 pages)

Correspondence from ISO concerning Building Code Effectiveness Grading Schedule (BCEGS) (6 pages)

Letter from City Engineer Ron Williams re: Discussion of 2012 International Building Codes (2 pages)

Letter from Monroe Homes to City Engineer Ron Williams (1 page)

Letter from Hanna & Volmert, LLC to City Administrator Al Hudzik (1 page)

discussion took place wherein all in attendance (including the contractors) were given the opportunity to make comments, ask questions and express their opinions, which included (i) Columbia should give consideration to building code consistency with its neighboring communities (i.e., all should use the same editions of the building code(s)); (ii) regular meetings should be held with neighboring communities to discuss this issue (so consistency can be maintained); (iii) adoption of the 2012 Code without exclusions will add costs, sometimes substantial, to building construction – even if some items are excluded, it would add to costs (and confusion) since local communities may have different codes and/or different exclusions – this could create additional liability to the contractors and possibly reduce the amount of new construction; (iv) the 2012 Code requires energy efficiency requirements that are stricter than those adopted by the State of Illinois; (v) the 2012 Code also requires that the I-joists not be exposed (to create a firewall between the basement and the main floor) – opinions were expressed that such a firewall requirement may not increase safety (from current construction standards) and would add to construction costs; (vi) the energy efficiency standards may also create mold and mildew problems due to the tightness of the construction – this would require additional air handling issues to be addressed, which may add to the cost of construction; and (vii) the payback recapture period on the energy efficiency requirements can be extremely long (up to 50 years in some instances). It was the general consensus of the Committee Members that no action be taken at this time and that the contractors’ comments/concerns be taken into consideration when discussing this issue in the future.

#### **IV. POLICE DEPARTMENT A/C UNITS DISCUSSION**

Police Chief Joe Edwards informed the Committee Members that the air conditioning unit in the basement of the Police Department has gone out and needs to be replaced as soon as possible – this unit cools the communications equipment (and additional equipment has recently been added in conjunction with the construction of the new communications tower). He also indicated that over the past several years, the Police Department has constantly struggled with air conditioning issues, both in the basement and in the dispatch center (Note: funds were put in this year’s budget to address those issues). Joe stated that Doll, Inc. (Services and Engineering), the commercial A/C company that has advised the city in the past on the Police Department’s A/C issues conducted an engineering study and estimated that it would cost approximately \$10,700 to replace the basement A/C unit and approximately \$17,600 to replace the dispatch center A/C unit – Joe recommended that the Committee approve of those purchases (without advertising for bids) since he has a great deal of confidence in Doll and the company’s understanding of our Police Department A/C systems – additionally, the basement A/C system has to be addressed as soon as possible (before it gets too hot) or damage could occur to some of the equipment.

#### **MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Reis to recommend to the City Council that air conditioning units be purchased for/installed at the city’s Police Department (both for the dispatch center and the basement) as presented and recommended by Police Chief Edwards. Upon Roll Call vote, Chairman Ebersohl and

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Ordinance No. 2641 (9 pages)

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Letter from Hanna & Volmert, LLC to City Administrator Al Hudzik (1 page)

Aldermen Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea.

**MOTION CARRIED.**

V. **ORDINANCE VIOLATION LEGAL SERVICES DISCUSSION**

City Administrator Al Hudzik reviewed a letter he received from attorney Myron Hanna (which had previously been distributed to the Committee Members) of the Hanna & Volmert, LLC law firm detailing a fee increase (to continue handling the city's ordinance violations) from \$135/hr. to \$150/hr. Hudzik recommended that the city continue to use the Hanna & Volmert law firm to handle the city's ordinance violations for \$150/hr., effective May 1, 2013, as requested.

**MOTION:**

It was moved by Alderman Reis and seconded by Alderman Niemietz to recommend to the City Council that the law firm of Hanna & Volmert, LLC, continue to be used to represent the city on ordinance violations at a rate (effective May 1, 2013) of \$150/hr. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**

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

None.

VII. **ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Roessler to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, May 13, 2013 at 8:50 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp voted yea. **MOTION CARRIED.**



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GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Minutes taken by:



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SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE EXECUTIVE AND RULES COMMITTEE MEETING OF  
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD  
MONDAY, MAY 13, 2013 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Ebersohl called the Executive and Rules Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:51 p.m.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Aldermen Niemietz and Roessler.

Absent: Alderman Agne

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Huch, Mathews, Reis and Holtkamp.

Administrative Staff Present: City Administrator Al Hudzik, City Attorney Doug Gruenke, Chief of Police & EMS Director Joe Edwards and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: None.

Chairman Ebersohl stated the purpose of the meeting was to discuss (1) Committee Assignments; and (2) any other items to be considered.

**II. COMMITTEE ASSIGNMENTS DISCUSSION**

Chairman Ebersohl opened the meeting and gave the opportunity to each of the Committee/Council Members to state whether they would like to continue to serve on the same committees and in the same roles (i.e., chairman or committee member), or whether they would like to serve on other committees, for the city's 2013 – 2014 fiscal year. A general discussion then took place wherein it was the consensus of the Committee/Council Members that the council committees be composed of the same chairpersons and members that were serving a year ago with Alderman Holtkamp assuming the roles (i.e., chairman or committee member), and serving on the same committees, as former Alderman Piazza (before his resignation). Therefore, the structure of the committees would remain the same for FY 2013 – 2014 as they had been prior to the April, 2013 election, except that Alderman Holtkamp would serve on the following committees in the capacities shown:

- (1) Finance, Claims, Bonds and Interest – Committee Member (replacing Alderman Reis);

- (2) License, Insurance Claims, CEMA and Contracts – Committee Member (replacing Alderman Huch);
- (3) Municipal Buildings, Property and Capital Improvements – Chairman (replacing Alderman Roessler);
- (4) Public Library – Committee Member (replacing Alderman Niemietz);
- (5) Water and Sewer – Chairman (replacing Alderman Ebersohl); and
- (6) Education – Committee Member (replacing Alderman Roessler).

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Niemietz to recommend to the City Council the FY 2013 – 2014 City of Columbia Aldermanic Committees, as discussed and determined in Committee. Chairman Ebersohl and Aldermen Niemietz and Roessler voted yea. **MOTION CARRIED.**

**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 Executive and Rules Committee Meeting held Monday, May 13, 2013 at 8:57 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz and Roessler voted yea.

**MOTION CARRIED.**



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GENE EBERSOHL, Chairman  
EXECUTIVE AND RULES COMMITTEE

Minutes taken by:



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SANDRA GARMER, Accounting/Clerical Assistant