

**MINUTES OF THE ORDINANCE, PLANNING AND ZONING COMMITTEE  
MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, MAY 12, 2014 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Jim Agne called the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois to order at 7:02 p.m.

Upon Roll Call, the following members were:

Present: Chairman Agne and Aldermen Ebersohl, Niemietz and Reis.

Absent: None.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Roessler, Mathews and Holtkamp.

Administrative Staff Present: City Engineer Ron Williams, Building Inspector Justin Osterhage, City Attorney Terry Bruckert, Chief of Police and EMS Director Joe Edwards and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: City EMA Coordinator Wes Hoeffken (left at 7:25 p.m.).

Chairman Agne stated the purpose of the meeting was to discuss (1) radon issues; (2) dumpster enclosures; and (3) any other items to be considered.

**II. RADON DISCUSSION**

Chairman Agne opened the meeting with the Pledge of Allegiance and called upon Building Inspector Justin Osterhage to address the Committee/Council members on this issue. Justin made opening remarks and reviewed a document entitled "420 ILCS 52/ Radon Resistance Act" (which had previously been distributed to Committee/Council Members along with Radon Mitigation System diagrams and a Radon Mitigation Map) – he stated the state of Illinois adopted the Radon Resistant Construction Act which went into effect on June 1, 2013, which states that "all new residential construction in this State shall include passive radon resistant construction". During Building Inspector Osterhage's review, all in attendance were given the opportunity to make comments, ask questions and express their opinions, including (i) whether an ordinance should be adopted to enforce the act (although it is not required at this time); (ii) questions on

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420 ILCS 52/ Radon Resistant Construction Act (3 pages)

Radon Mitigation Systems (5 pages)

Radon Mitigation Map (1 page)

Columbia Municipal Code Chapter 15.68 Unenclosed Refuse Containers or Dumpsters (3 pages)

Requirements for Refuse Containers (1 page)

Memo to Building Inspector Osterhage re: Dumpsters (1 page)

Dumpster Enclosures – Handout (17 pages) from Rhonda May Proposed Dumpster/P.O.D.S. Regulations (1 page)

Requirements for Refuse Containers (including estimated costs) (1 page)

enforcement, reporting, regulations and inspections; (iii) discussion of several governmental agencies (O’Fallon, Glen Carbon, St. Clair County and (possibly) Monroe County) starting to enforce the act; (iv) that lending institutions are occasionally requiring radon testing for existing residential inspections; (v) questions on the cost of the installation of radon mitigation systems in new and existing homes; (vi) that several residential building contractors are currently including passive radon resistant construction in new homes; (vii) whether home warranties address the radon issue; and (viii) questions on how radon levels are tested after a mitigation system is installed. It was the consensus of the Committee/Council Members to invite the Home Builders Association of Greater Southwest IL to a future Committee Meeting to discuss this issue and get their input on the Radon Resistant Construction Act.

### **III. DUMPSTER ENCLOSURE DISCUSSION**

Building Inspector Osterhage reviewed the documents previously distributed to Committee/Council Members which included (a) the text of Chapter 15.68 (Unenclosed Refuse Containers or Dumpsters) of the City’s Municipal Code; (b) Requirements for the Refuse Containers; (c) Memo to Building Inspector Osterhage re: Dumpsters; (d) Dumpster Enclosure – Handout; and (e) Requirements for Refuse Containers (including estimated costs). He also distributed copies of pictures of dumpster enclosures in the city to the Committee/Council members for their review. Justin explained that the current adopted building code (2006 IBC code) has no specific regulations on dumpster enclosure construction, however, the 2009 IBC code has dumpster enclosure handout specifications. A general discussion was held on this topic wherein all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included: (i) that an economic hardship is not a valid reason for a special exemption or variance for a dumpster enclosure (suggestion to add as requirement “#21” to “Requirements for the Refuse Containers” list); (ii) the difficulty of enforcing any type of specifications for dumpster enclosures without requiring a permit; (iii) types of building materials and estimated cost of dumpster enclosure construction; (iv) problems with refuse trucks damaging gates on enclosures; (v) use of informational pamphlet to provide required standards; (vi) that a pedestrian gate or L shaped wall on an enclosure would give more functionality; (vii) that many businesses and apartment complexes have confined, limited space for enclosures; (viii) whether the plant landscape screening surrounding a dumpster enclosure is a successful option; (ix) adding recycling dumpster(s) and possibly grease containers to dumpster enclosure area regulations (suggestion to add as requirement “#22” to “Requirements for the Refuse Containers” list); (x) offering an incentive to existing businesses for construction of dumpster enclosures similar to the Columbia Main Street Façade Program; and (xi) suggestion to research other municipalities’ guidelines for dumpster enclosures. Chairman Agne is requesting that Committee/Council Members review and provide feedback on the “Requirements for

Refuse Containers” list to be discussed in a future Ordinance, Planning and Zoning Committee meeting.

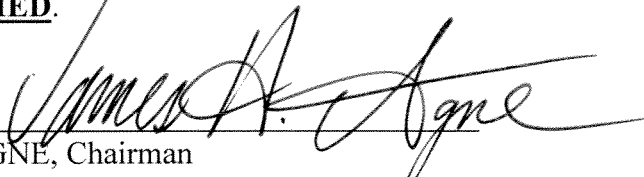
**IV. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

None.

**V. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Ebersohl to adjourn the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, May 12, 2014, at 7:47 p.m. Upon Roll Call vote, Chairman Agne and Aldermen Ebersohl, Niemietz and Reis voted yea. **MOTION CARRIED.**



JIM AGNE, Chairman  
ORDINANCE, PLANNING AND ZONING COMMITTEE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE MUNICIPAL BUILDINGS, PROPERTY AND CAPITAL  
IMPROVEMENTS COMMITTEE MEETING OF THE CITY COUNCIL OF THE  
CITY OF COLUMBIA, ILLINOIS HELD MONDAY, MAY 12, 2014 IN THE  
COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Holtkamp called the Municipal Buildings, Property and Capital Improvements Committee Meeting of the City Council of the City of Columbia, Illinois to order at 7:48 p.m.

Upon Roll Call, the following members were:

Present: Chairman Holtkamp and Aldermen Agne and Niemietz.

Absent: Alderman Huch.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Ebersohl, Roessler, Mathews and Reis.

Administrative Staff Present: City Engineer Ron Williams, Building Inspector Justin Osterhage, City Attorney Terry Bruckert, Chief of Police & EMS Director Joe Edwards and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: None.

Chairman Holtkamp stated the purpose of the meeting was to discuss (1) City Hall and City Building improvements; (2) Scout Hut improvements; and (3) any other items that may need to be considered.

**II. CITY HALL/CITY BUILDING IMPROVEMENTS DISCUSSION**

Chairman Holtkamp called upon Mayor Hutchinson to address the Committee/Council Members on this topic. The Mayor briefly discussed the need for the following improvements: (i) new carpet or alternative flooring (vinyl or ceramic tile) in the entrance ways and throughout City Hall; and (ii) possible improvements for the Oak Street Building – various items were discussed on improving the appearance and functionality of these buildings.

**III. SCOUT HUT IMPROVEMENTS DISCUSSION**

The Mayor addressed the Committee/Council Members on this topic and indicated that the funds due the city as a beneficiary of the Jim E. Weinel Administrative Trust are expected to be received in the near future, and that \$125,000 for “Scout Hut” renovations/repairs has been included in the current year’s budget. The following items were discussed pertaining to this topic:

- some of the local scout leaders should be contacted and asked to start thinking “outside the box” and to be imaginative when it comes to the renovations

- many of the scout parents may be willing to volunteer their construction talents – engineering and architectural firms that are scout supporters may also be approached to donate their services
- a committee meeting should be scheduled with the local scout leaders to discuss this issue and request that they give some thought to improvements that are needed
- consideration should be given to anything that needs to be preserved in the Scout Hut (e.g., the fireplace)
- there is limited space in the Scout Hut and consideration should be given to better space utilization
- the current bathrooms (downstairs) need to be improved
- consideration should be given to waterproofing, building expansion and general fix-up
- some troops have a large number of scouts and could use a larger area to meet
- request that Building Inspector Justin Osterhage inspect the building and draft a list of items needing repairs from a code enforcement perspective (i.e., electricity, plumbing, etc.)
- one or more “brainstorming” sessions should be held pertaining to this issue.


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

None.

**V. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Agne to adjourn the Municipal Buildings, Property and Capital Improvements Committee Meeting held Monday, May 12, 2014 at 7:55 p.m. Upon Roll Call vote, Chairman Holtkamp and Aldermen Agne and Niemietz voted yea. **MOTION CARRIED.**

  
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 STEVEN HOLTKAMP, Chairman  
 MUNICIPAL BUILDINGS, PROPERTY AND CAPITAL IMPROVEMENTS  
 COMMITTEE

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 12, 2014 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 7:55 p.m.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Aldermen Agne, Niemietz and Roessler.

Absent: None.

Quorum Present.

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

Administrative Staff Present: City Attorney Terry Bruckert, City Engineer Ron Williams, Building Inspector Justin Osterhage, 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 2014 – 2015 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 the addition of one (1) committee. The newly formed Economic Development and Growth Committee will be composed of Gene Ebersohl serving as Chairman, including Alderman Niemietz, Alderman Reis, and Alderman Holtkamp, serving as Committee Members.

**MOTION:**

It was moved by Alderman Agne and seconded by Alderman Roessler to recommend to the City Council the FY 2014 – 2015 City of Columbia Aldermanic Committees, as

discussed and determined in Committee. Chairman Ebersohl and Aldermen Agne, 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 Agne to adjourn the Executive and Rules Committee Meeting held Monday, May 12, 2014 at 8:05 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, 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

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
MAY 12, 2014 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 8:06 p.m.

Upon Roll Call, the following members were:

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

Absent: Alderman Huch.

Quorum Present.

Administrative Staff Present: City Engineer Ron Williams, Building Inspector Justin Osterhage, City Attorney Terry Bruckert, Chief of Police and EMS Director Joe Edwards and Accounting/Clerical Assistant Sandra Garmer.

Guests Present: City EMA Coordinator Wes Hoeffken

Chairman Ebersohl stated the meeting was called for the purpose of discussing (1) the Springbrook Software System; (2) 2008 G.O. Capital Projects and Refunding Bonds Callable in December 2014; and (3) any other items to be considered.

**II. SPRINGBROOK SOFTWARE SYSTEM DISCUSSION**

Due to the absence of City Administrator Al Hudzik and Accounting Manager Linda Sharp, it was the consensus of the Committee Members that the Springbrook Software System discussion be tabled until the next committee meeting.

**III. 2008 G.O. CAPITAL PROJECTS & REFUNDING BONDS CALLABLE IN  
DECEMBER 2014 DISCUSSION**

Mayor Hutchinson lead the discussion on this topic, which included:

- that everyone give consideration to various projects that may be included in the bond refunding
- consideration should be given to the total amount of the bond refunding (i.e., how much additional debt (above the current amount of bond issue indebtedness) does the city want to incur for capital development projects)

Various projects were discussed, including:

**Police Department Building Improvements**

- the construction of a sally port at the back of the Columbia Police Department building as well as the addition of holding cells (estimated costs -- \$300,000 - \$400,000)

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Memo from Accounting Manager Linda Sharp re: Springbrook Software Upgrade Presentation (17 pages)



- restroom improvements are needed at the PD
- ADA compliance improvements should be considered
- improvements are needed to the booking room to make it more functional and safer – other functional improvements are also needed at the PD
- a tour of the PD building can be arranged to review needed improvements

**Oak Street Building Improvements**

- possible joint use sharing of available space (once improved) for EMA, Western Egyptian (Seniors Programs) and the Monroe County YMCA -- architectural drawings are currently being completed to reflect joint usage
- will try to locate potential grant funding from IEMA or FEMA, as well as other sources
- funding may be requested from the YMCA and/or Western Egyptian
- secured areas will be required for some of the EMA usage

**Other Capital Improvements**

- continued improvements for the Old Town Rehabilitation project (with the logical starting place being Centerville Road)
- installation/retrofitting of doors at City Hall to make them more ADA compliant – may also be needed at other municipal buildings
- various improvements are needed throughout the city’s parks system

The Mayor asked that a list be compiled for review and discussion at a future committee meeting.


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

City Engineer Ron Williams informed the Committee Members of an issue with a residential building permit for a covered patio at 304 Michael Street which was approved in June, 2013. Upon review, a variance is required for the proposed structure to be built pursuant to the city’s building code. Ron requested the variance fee be waived for this particular situation since the building permit had been already been approved. After discussing this issue, it was the consensus of the Committee Members that the variance fee be waived, with the understanding that the variance process be followed.


**V. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Holtkamp to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, May 12, 2014 at 8:39 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, 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

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Memo from Accounting Manager Linda Sharp re: Springbrook Software Upgrade Presentation (17 pages)