

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, NOVEMBER 2, 2015 IN THE COUNCIL ROOM OF CITY HALL**

I. Call To Order

Mayor Hutchinson called the City Council of Columbia, Illinois to order at 7:00 P.M. Upon roll call, the following were:

Ebersohl	Present	Huch	Present
Agne	Present	Reis	Present
Niemietz	Present	Holtkamp	Present
Roessler	Present	Martens	Present

Quorum present. Those in attendance recited the Pledge of Allegiance.

Administrative Staff present:

City Clerk Wes Hoeffken	City Administrator James Morani
City Attorney J. D. Brandmeyer	Chief of Police and EMS Director Joe Edwards
Building Inspector Justin Osterhage	City Engineer Chris Smith
Dir. Of Community and Economic Dev. Paul Ellis	Accounting Manager Linda Sharp
Plan Commissioner Gene Bergmann	

II. Delegations and Citizens' Comments

There were no delegations present.

III. Read and Approve Minutes

A. Regular Meeting

The minutes of the Regular City Council Meeting held Monday, October 19, 2015 were submitted for approval.

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Agne, to approve the minutes of the Regular Meeting of the City Council held Monday, October 19, 2015 as on file at City Hall.

Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

B. Executive Session

The minutes of the Executive Session of the City Council held Monday, October 19, 2015 were submitted for approval.

Motion:

It was moved by Alderman Niemietz, and seconded by Alderman Ebersohl, to approve the minutes of the Executive Session of the City Council held Monday, October 19, 2015 as on file at City Hall. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

IV. **Report of Departments and Officers**

A. Police Department

1. Oath of Office for new police officer - Michael Barnett

Mayor Hutchinson administered the Oath of Office to new police officer Michael Barnett.

B. Plan Commission

The Plan Commission meeting minutes of Monday, October 26, 2015 were presented by Commissioner Gene Bergmann.

C. Building and Zoning

The monthly report of the Building and Zoning department was presented by Mr. Justin Osterhage.

1. Ordinance No. 3213 - Zoning Code Variances for 609 Dana Drive

Motion:

It was moved by Alderman Huch, and seconded by Alderman Martens, to approve Ordinance No. 3213, an ordinance to grant zoning code variances to Paraquad on behalf of the owners for residential property located at 609 Dana Drive in the City of Columbia, Illinois to reduce the combined side yard setback on a corner lot from the required forty-five (45) feet to forty-one (41) feet, to reduce the rear yard setback from thirty (30) feet to twenty-one (21) feet, and to reduce the established building line of the Franke Farms Final Subdivision Plat from the required forty (40) feet to twenty-nine (29) feet. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

D. Community and Economic Development

The monthly report of the Community and Economic Development was presented by Mr. Paul Ellis.

1. Main Street Abbey Project (Discussion Only)

Mr. Ellis introduced Mr. Greg Crawford, the developer for the proposed Main Street Abbey Project.

Mr. Crawford summarized the project as follows:

- The development will be called Main Street Abbey.
- The project will include the renovation of the Immaculate Conception property on Main Street.
- The church will be renovated as an events center that can be used for live plays, weddings, and receptions. ADA compliant restrooms will be added.
- The rectory will be renovated into high-end lofts.
- The convent will be renovated into commercial on the main floor and lofts on the upper floors.
- The gymnasium will be renovated into a micro-brewery and garden restaurant.
- The school will be renovated into a bed and breakfast. The structure will also include a gift shop, meeting rooms, and a small theater that will show "B" movies. The plans are to name the rooms after teachers.
- There will be no changes to the exterior of the building except for the addition of more green space.
- The project will have a good impact for the city and will need city participation.

Mr. Joe Koppeis stated this development is a beautiful concept but includes a lot of risk and will need participation by the city, including a possible TIF district. Mr. Koppeis added this development will return the property to the tax rolls. Mayor Hutchinson stated this project is in the infancy stages and the developer and city are being as transparent as possible.

Alderman Niemietz inquired if there would be any zoning issues with the parking requirement. Mr. Crawford stated the parking lot across the street is included in the sale and part of the playground will most likely be converted into additional parking. Mr. Crawford added that overall he wants a soft look. Alderman Niemietz inquired if this development will require mixed zoning. Mr. Morani responded this is just another instance

where the City needs to update its Zoning Code. Mr. Morani then stated the property is currently zoned R-6 and will require some rezoning.

2. Engage Consultant for Feasibility of Main Street Abbey Project

Mr. Ellis explained the developer would like to work with the city to engage a TIF consultant to review the feasibility of the project and assist with identifying incentive options. Alderman Roessler inquired as to the timeline for the project. Mr. Crawford stated he would like to close on the property before the end of the year and wants to start on the renovation of the rectory and church as soon as possible. Mr. Crawford then explained the remainder of the project is contingent upon the parish no longer needing the school building. Mr. Morani stated a development of this magnitude will require some assistance from the City and this development will create energy for that area of Main Street.

Motion:

It was moved by Alderman Ebersohl, and seconded by Alderman Huch, to authorize the Director of Community and Economic Development to initiate discussions to engage Mr. Mike Weber of PGAV as a TIF consultant to determine the feasibility of the proposed Main Street Abbey Project, with the developer paying for all services rendered. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

E. Public Works

The monthly report of the Public Works department was presented by Mr. Chris Smith which also included the City Engineer's Report.

1. Ordinance No. 3214 - Vacation of land owned by Immaculate Conception Roman Catholic Church

Motion:

It was moved by Alderman Holtkamp, and seconded by Alderman Ebersohl, to approve Ordinance No. 3214, an ordinance vacating a portion of right of way that runs through land owned by Immaculate Conception Roman Catholic Church of Columbia, Monroe County, Illinois in the City of Columbia, Illinois. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea

Holtkamp Yea Martens Yea

2. Ordinance No. 3215 - Oates Associates, Inc. Professional Services Agreement
Illinois Route 3 and Gall Road Intersection Improvements

Motion:

It was moved by Alderman Ebersohl, and seconded by Alderman Martens, to approve Ordinance No. 3215, an ordinance entering into an agreement for professional services with Oates Associates, Inc. (Oates, Inc.) of Collinsville, Illinois to render engineering services to the City of Columbia, Illinois in connection with the IL Route 3 and Gall Road intersection improvements. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

F. Finance Department

1. Vouchers To Be Paid

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Niemietz, to authorize the payment of vouchers received through October 29, 2015 in the amount of two hundred twelve thousand, eight hundred thirty-five dollars and sixty-two cents (\$212,835.62). Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

2. Statement of Funds

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Martens, to approve the Statement of Funds through September 30, 2015 as presented and on file at City Hall. Motion Passed 8 to 0.

Voice vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

G. City Attorney

The City Attorney had nothing to report.

H. Administration

The monthly report of the City Administrator was presented by Mr. James Morani.

1. Ordinance No. 3216 - Salary/Remuneration of Full-Time Appointed Officers and Employees

Motion:

It was moved by Alderman Huch, and seconded by Alderman Ebersohl, to approve Ordinance No. 3216, an ordinance amending the salary/remuneration of full-time appointed city officers and employees of the City of Columbia, Illinois for the fiscal year commencing May 1, 2015 and ending April 30, 2016. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

I. Mayor

The monthly report of the Mayor for October 2015 was presented by Mayor Hutchinson.

Approve Reports of Departments and Officers

Motion:

It was moved by Alderman Niemietz, and seconded by Alderman Holtkamp, to approve the report of Departments and Officers as presented and on file at City Hall. Motion Passed 8 to 0.

Voice vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

V. Old Business

There was no Old Business brought before the council.

VI. New Business

There was no New Business brought before the council.

VII. Report of Standing Committees

There was no report of Standing Committees.

VIII. Call for Committee Meetings

Monday, November 9, 2015
7:00 P.M. - Committee of the Whole

IX. Executive Session

Mayor Hutchinson informed the council that he would entertain a motion to go into Executive Session to discuss collective bargaining as permitted under 5 ILCS 120/2(c)(2).

Motion:

It was moved by Alderman Niemietz, and seconded by Alderman Roessler, to direct the Mayor to go into Executive Session at 7:50 P.M. to discuss collective bargaining as permitted under 5 ILCS 120/2(c)(2). Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

Motion:

It was moved by Alderman Ebersohl, and seconded by Alderman Niemietz, to return to Regular Session of the City Council at 8:06 P.M. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		

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

X. Adjournment

Motion:

It was moved by Alderman Niemietz, and seconded by Alderman Huch, to adjourn the Regular City Council meeting held Monday, November 2, 2015 at 8:07 P.M. Motion Passed 8 to 0.

Roll Call vote results:

Ebersohl	Yea	Agne	Yea	Niemietz	Yea
Roessler	Yea	Huch	Yea	Reis	Yea
Holtkamp	Yea	Martens	Yea		


WESLEY J. HOEFFKEN, CITY CLERK


MAYOR KEVIN B. HUTCHINSON