

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE  
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
APRIL 25, 2016 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: Chairman Ebersohl and Committee Members - Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens. Mayor Hutchinson was also present.

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney John Long, City Engineer Chris Smith, Building Inspector Justin Osterhage, Acting Chief of Police Jerry Paul, City Clerk Wes Hoeffken, Director of Community and Economic Development Paul Ellis, Interim EMS Chief Shannon Bound, and Deputy Clerk Donna Mehaffey.

Guests Present: Mr. and Mrs. Joe Caito representing Shooters Firearms and Range, Ms. Mary Lamie, Executive Director of St. Louis Regional Freightway, Columbia Plan Commission members and Mr. Bill Hawn, representing the proposed residential subdivision at Palmer and Rueck Roads.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of minutes from the April 11, 2016 Committee of the Whole committee meeting; (2) Mary Lamie, Executive Director, St. Louis Regional Freightway; (3) Lease with Columbia CUSD #4 for parking at Bolm-Schuhkraft Park; (4) Proposed Residential Subdivision at Palmer Road and Rueck Road; (5) Special Use Permit Application from Joe and Sue Caito (Shooters Firearms and Range); (6) Mixed Use Regulations in C-2 Zoning District; (7) Illinois Transportation Enhancement Program (ITEP) Grant; (8) MFT General Maintenance Program; (9) Speed Limits on City Streets; (10) Other items to be considered; (11) Citizen Comments; and (12) Executive Session – 5 ILCS 120/2(c)(1)(2).

Committee of the Whole Meeting – April 25, 2016

Page 1 of 9

Lease with Columbia CUSD #4 for Parking at Bolm-Schuhkraft Park - 6 pages

Proposed Residential Subdivision at Palmer Road and Rueck Road

Special Use Permit Application from Joe and Sue Caito (Shooters Firearms and Range) - 34 pages

Mixed Use Regulations in C-2 Zoning District - 9 pages

Speed Limits on City Streets - 4 pages

**II. APPROVAL OF MINUTES FROM THE APRIL 11, 2016 COMMITTEE OF THE WHOLE COMMITTEE MEETING**

The minutes of the April 11, 2016 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Martens, to approve the minutes of the April 11, 2016 Committee of the Whole committee meeting as amended. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**III. MARY LAMIE, EXECUTIVE DIRECTOR, ST. LOUIS REGIONAL FREIGHTWAY**

Director of Community and Economic Development Paul Ellis introduced Ms. Mary Lamie, Executive Director of the St. Louis Regional Freightway to provide an update on the regional freight effort to the committee and Plan Commission members and to answer any questions. Mr. Ellis said that there is a major effort to make St. Louis and the entire region including Monroe/St. Clair Counties a freight center nationally and internationally.

Ms. Lamie said that in 2013, the East-West Gateway Council of Governments did a freight study to determine how our region could best take advantage of the anticipated 60% growth in the freight industry over the next 20 to 25 years. They came up with a series of recommendations. Ms. Lamie reviewed the recommendations.

- As a Bi-State area, need to do a better job of marketing freight assets. Larger Cities - Kansas City, Nashville, Memphis, and Columbus have better and more aggressive marketing.
- This is a very parochial region with cities competing against cities, counties competing against counties, states competing against states, etc.
- If we keep competing against each other, it will be difficult to compete against the peer Cities.
- When our regional assets are combined, we have the third largest inland port, the third largest rail hub, the largest manufacturing work force compared to the peer Cities, four (4) Interstates and two (2) International Cargo Airports.
- Are aggressively marketing our region and better educating our region with assets.
- Focusing on growing manufacturing and logistics industries in our region.
- Focusing on doing a better job of setting multimodal transportation priorities from a multimodal regional prospective.

- Discussed Committees formed - Policy, Marketing, and Freight Development Committees.
- Built Freight Development Project List of priorities with input from the private sector.
- Projects help with the supply chain and with growing manufacturing and logistics companies.
- Came up with a list of 20 projects as a region to support our economy and help with our supply chain. Out of the 20 projects, there are projects listed as high priority.
- #1 high priority is to replace the Merchants Rail Bridge over the Mississippi River which has six (6) class 1 railroads plus Amtrak.
- Another priority is the replacement of the I-270 Mississippi River Bridge.
- There are first mile and last mile projects.
- The Fish Lake Interchange/Interstate 255 are on the list of projects.

Ms. Lamie said the Freight Development Project List will be released on Wednesday, April 27 at the freight summit. Ms. Lamie also reviewed how the list of projects will help the entire area. She added the list will allow the barge, freight rail, truck and manufacturing companies to remain in the area and to grow and expand. Ms. Lamie reported that the next step will be to officially present the list this summer to our congressional delegation in Washington, D.C. and to work with our elected officials. The project list will allow them to compete at the local and state level, but also at the national level.

Alderman Roessler asked about qualifying for any additional funding for the project. Ms. Lamie said this could be a tool with site selectors. She noted the big shippers - Wal-Mart, Home Depot and Kohl's - which could better justify an incentive program. She also noted that Congress re-introduced the Transportation Bill in 2015. Ms. Lamie said each project on the list is different. She said to work with State and Federal leaders, to strive for economic development and to work with IDOT.

Mayor Hutchinson thanked Ms. Lamie for her presentation and said it is exciting working together with the Village of Dupon and St. Clair/Monroe Counties. Mayor Hutchinson also said if the City could get some type of funding, even if it would be for engineering costs, that would be great. He also added that the Freight Development Project List is a step in the right direction.

Lastly, Ms. Lamie said that having a project list will have a significant impact and is a tool that we can be on the same playing level as our peer Cities.

**IV. LEASE WITH COLUMBIA CUSD #4 FOR PARKING AT BOLM-SCHUHKRAFT PARK**

City Administrator James Morani addressed the committee regarding the lease with Columbia CUSD #4 for the parking area at Bolm-Schuhkraft Park. Mr. Morani said Assistant Superintendent Dr. Beth Horner was unable to attend the tonight's meeting. (A copy of the Intergovernmental Agreement between the City of Columbia and Columbia CUSD #4 informational letter from the school was distributed to the committee.) It was pointed out from the letter that the school district is still pursuing additional parking at the lot between the Columbia High School and the Columbia Middle School.

Mr. Morani reviewed the history and committee meeting minutes of the lease from last year. Alderman Roessler questioned if there were any problems with the parking area and Mr. Morani responded that there was some wear and tear at the area per City Engineer Chris Smith. (A memorandum from Mr. Smith indicating the cost to oil and chip the parking lot in the amount of \$2,662.00 was distributed to the committee.) The lot may be oiled and chipped this summer.

It was the consensus of the committee to move forward with the extension of the Intergovernmental Agreement between the City and the Columbia CUSD #4 for the 2016-2017 school year for student parking in Bolm-Schuhkraft Park.

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Reis to recommend to the City Council to extend the Intergovernmental Agreement between the City of Columbia and Columbia Community Unit School District No. 4 for student parking in Bolm-Schuhkraft Park for the 2016-2017 school year. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**V. SPECIAL USE PERMIT APPLICATION FROM JOE AND SUE CAITO (SHOOTERS FIREARMS AND RANGE)**

Building Inspector Justin Osterhage explained to the committee the Special Use Permit Application from Joe and Sue Caito (Shooters Firearms and Range) Mr. Osterhage handed out a new map of the area showing the property from an aerial view. They are requesting to expand their indoor shooting range business at 310 BB Road. The Zoning Board of Appeals members voted 6 to 0 to accept. Mayor Hutchinson complimented the transcripts of the Zoning Board of Appeals public hearing and also complimented that the business was expanding. Also, there were no negative comments.

It was the consensus of the committee to move forward with the Special Use Permit for Joe and Sue Caito. Mr. Osterhage said the Request for Special Use Permit Ordinance will be on the agenda for the May 2 City Council meeting for consideration.

**VI. PROPOSED RESIDENTIAL SUBDIVISION AT PALMER ROAD AND RUECK ROAD**

Mr. Bill Hawn, one of the developers of the proposed residential subdivision at Palmer Road and Rueck Road, addressed the committee on the proposed subdivision. The other four (4) developers are Mr. Arlie Traugher, Mr. Art Morris, Mr. Edward Schaefer, and Mr. Norman Schaefer. The existing annexation agreement from the previous developer, Pangea Development, had 48 building lots for the site. The proposed residential subdivision development has 60 plus building lots; 26 on the top portion of development map (map from the meeting packet shows 25) and 40 lots on the bottom portion of the development map. The land which is a long and narrow tract, is in a partial flood plain and has hills. There are 42.50 acres, zoned R-2 (One Family Dwelling District), and will comply with the City's Community Unit Plan. (Mr. Morani distributed copies to the committee of the City's Community Unit Plan regulations from the City's Municipal Code.) The proposed development will mirror the Gedern Estates subdivision with three (3) sided brick homes valued at \$400,000.00 plus. There will be side entry garages, mostly three (3) and four (4) car garages. Some of the four (4) car garages have a two (2) car entry at the front and a two (2) car entry at the side. There will be six (6) off street parking spaces per lot. The proposed development will reflect Briar Lake Estates Subdivision with regard to the sidewalks on Rueck Road. There will be 40 feet front yard building lines and side yards will be 15 feet. There will be three (3) detention areas located on the development. Alderman Martens inquired about usable green space and Mr. Hawn said there will be a green space. Alderman Agne stated that the back side of the homes facing Rueck Road will all be vinyl. Mayor Hutchinson inquired if the developers would be building the homes themselves or will they be selling the lots to other builders. Mr. Hawn said he is not opposed to other builders building in the proposed subdivision. Alderman Roessler questioned if the City was opening up a precedent for other developments and Mr. Morani said these types of developments could be considered on a case-by-case basis and is a policy decision the City Council has to make. Alderman Holtkamp asked about the limit on the square footage of the homes and the minimum. Mr. Hawn said the limit is 2,400 square feet and the minimum is 2,000 square feet.

Alderman Agne stated the homes are too close, would like to think about the proposed development for two weeks, and thought the developer would be required to repair Quarry Road, (Mr. Hawn said the proposed subdivision does not front Quarry Road),

Alderman Niemietz questioned Mr. Smith if he had any comments on the proposal. Mr. Smith said it is a concept plan and mentioned that one (1) cul-de-sac goes over 500 feet (which is the maximum per the Subdivision Code) and that is a sticking point of the Plan Commission. Mr. Smith added there is always a problem with the cul-de-sacs not being completed until a home is built on the lot in the cul-de-sac. Mr. Morani said the cul-de-sac issue will be discussed in great detail with the Plan Commission.

Alderman Niemietz would like the developers to drop one (1) lot from the proposed development and Alderman Agne would like three (3) lots dropped.

No action was taken.

## **VII. SPEED LIMITS ON CITY STREETS**

Mr. Morani introduced Mr. Mike Macik, a resident of Briar Lakes Estates Subdivision. Mr. Macik is also a board member of the Homeowners Association for the subdivision. Mr. Macik addressed the committee to request the speed limit be reduced to 25 mph from the current 30 mph in their subdivision. Mr. Macik is not comfortable with the 30 mph speed limit. Mr. Macik said he had downloaded an application to record speeds of vehicles on their streets. He also distributed photos of vehicles speeding.

Everyone had the opportunity to make comments and offer opinions. Discussion included the difference of 30 mph versus 25 mph; 30 mph is the average speed limit; residents drive the speed that is comfortable to them; residents not stopping at stop intersections; costly to do a traffic study; would be costly to change all speed limit signs in Columbia to 25 mph; and based on the City Attorney's advice - in order to change the speed limit to 25 mph, the City would have to have a speed study completed for the entire City.

Mayor Hutchinson suggested Mr. Macik meet with Acting Chief of Police Jerry Paul and City Administrator James Morani to submit a policy to their Homeowners Association to assist the Police Department with their speeding problem.

Acting Chief of Police Jerry Paul would like to resurrect the mobile speed trailers for areas of the City. He added that more trailers could be purchased and placed in the subdivisions and added that the trailers record the speed by the vehicle, shows the actual speed limit on the street, and the time of day when the speeding takes place. He said the trailers would only be in an area one day at a time and not left for any extended period of time. Mr. Paul said that there could be a partnership with the Police Department and the subdivision. Mr. Paul also directed the resident to call the Police Department when someone has been seen speeding and to obtain a vehicle description and license plate number as the vehicle may be speeding in

other areas of the City. Alderman Reis said he was in favor of the speed trailers and felt they would be a very useful tool. Alderman Holtkamp inquired if the trailers could be equipped with video and Mr. Paul said he will inquire about it.

It was the consensus of the committee to get the speed trailers in the subdivisions to record the speed and time of day.

City Engineer Chris Smith added that he will be attending a very useful conference the first week of May regarding information from IDOT on speed limits.

#### **VIII. MIXED USE REGULATIONS IN C-2 ZONING DISTRICT**

Mr. Morani addressed the committee on the proposed Mixed Use Regulations in C-2 (General Business District) Zoning District and informed the committee that Mr. Mike Weber of PGAV Planners said the City needs to have more flexibility on proposed developments in the City in order to accommodate projects such as Main Street Abbey. Mr. Morani said there are a few minor changes on the proposed regulations. The proposed regulations will need to be referred to the Zoning Board of Appeals for a public hearing for review and discussion. It will be brought back to the Committee of the Whole after the ZBA public hearing.

##### **MOTION:**

It was moved by Alderman Holtkamp and seconded by Alderman Huch to recommend to the City Council to refer the proposed Mixed-Use Development Regulations in a C-2 (General Business District) Zoning District to the Zoning Board of Appeals for a public hearing. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

#### **IX. ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP) GRANT**

City Engineer Chris Smith asked for direction for the ITEP Grant application. Mr. Smith will be submitting an application for the Bolm-Schuhkraft Connector Trail, but wanted direction on the Main Street Streetscape application. These are federal grants.

It was the consensus of the committee for Mr. Smith to move forward with the Main Street Streetscape application for the area of Oak Street to Whiteside Street.

**X. MFT GENERAL MAINTENANCE PROGRAM**

Mr. Smith addressed the committee on the MFT General Maintenance Program. Mr. Smith explained that right now, the program covers the City's fiscal year, May 1 to April 30, of each year. Mr. Smith explained why he wants to change the program to go by calendar year. Mr. Smith said staff stops purchasing materials in April and it takes two to three months to process the MFT paper work which is May through June. This time period is prime construction work weather. This fiscal year May 1, 2016 to April 30, 2017 would be a six (6) month program and beginning January 1, 2017, the one (1) year program would begin. The committee agreed that it makes sense to change the program year from fiscal year to calendar year.

It was the consensus of the committee that Mr. Smith change the MFT General Maintenance Program to calendar year beginning January 1, 2017.

**XI. OTHER ITEMS TO BE CONSIDERED**

There were no other items to be considered.

**XII. CITIZEN COMMENTS**

There were no citizen comments.

**XIII. EXECUTIVE SESSION – 5 ILCS 120/2(c)(1)(2)**

Chairman Ebersohl entertained a motion to go into Executive Session to discuss personnel and collective bargaining as permitted under 5 ILCS 120/2(c)(1)(2).

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Huch to go into Executive Session at 8:53 P.M. to discuss personnel and collective bargaining as permitted under 5 ILCS 120/2(c)(1)(2). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**XIV. REGULAR SESSION**

**MOTION:**

It was moved by Alderman Agne and seconded by Alderman Huch to return to the regular session of the Committee of the Whole committee meeting at 9:37 P.M. Upon Roll



Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

Upon return to the regular session of the Committee of the Whole committee meeting, the following committee members were present: Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, Martens and Mayor Hutchinson.

Chairman Ebersohl asked if there was any action to be taken as a result of the Executive Session of the Committee of the Whole committee meeting. There was none.

**XV. ADJOURNMENT**

**MOTION:**

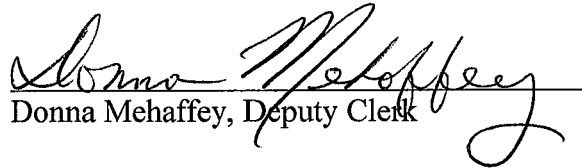
It was moved by Alderman Reis and seconded by Alderman Agne to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, April 25, 2016 at 9:38 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

**MOTION CARRIED.**

Minutes taken by:



GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE



Donna Mehaffey, Deputy Clerk