

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JUNE 13, 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.

Absent: Mayor Hutchinson.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney Terry Bruckert, Chief of Police Jerald Paul, Deputy Chief of Police Jason Donjon, Director of Community and Economic Development Paul Ellis, Director of Community Development Emily Fultz, City Engineer Chris Smith, Building Official Justin Osterhage, and Deputy Clerk Donna Mehaffey.

Guests Present: Mr. Gregg Crawford representing Main Street Redevelopers, LLC (Main Street Abbey Project), Mr. Scott Fehl, Mr. Kris Broadway and Mr. Chad J. representing Midwest Petroleum, and Mr. Sean Flower of Flower & Fendler Homes on behalf of the Village of Wernings Phase IV Final Plat.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of minutes from the May 23, 2016 Committee of the Whole committee meeting; (2) Redevelopment Agreement with Main Street Redevelopers, LLC (Main Street Abbey Project); (3) Village of Wernings Phase IV Final Plat; (4) Jasper Vitale Variance; (5) Midwest Petroleum Variance; (6) JLP Homes and Claud Watters Zoning Map Amendment; (7) Mixed-Use Regulations in a C-2 Zoning District; (8) Mowing of City Properties; (9) Speed Limit on City Streets; (10) Western Egyptian E.O.C./Columbia Senior Center; (11) Other items to be considered; (12) Citizen Comments; and (13) Executive Session – 5 ILCS 120/2(c)(2).

Committee of the Whole Meeting –June 13, 2016

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Redevelopment Agreement with Main Street Redevelopers, LLC (Main Street Abbey Project) - 28 pages

Village of Wernings Phase IV Final Plat

Jasper Vitale Variance - 14 pages

Midwest Petroleum Variance - 7 pages

JLP Homes and Claud Watters Zoning Map Amendment - Frontage Road - 4 pages

Mixed-Use Regulations in C-2 Zoning District - 12 pages

Mowing of City Properties - 2 pages

Speed Limit on City Streets - 4 pages

Western Egyptian E.O.C./Columbia Senior Center

II. APPROVAL OF MINUTES FROM THE MAY 23, 2016 COMMITTEE OF THE WHOLE COMMITTEE MEETING

The minutes of the May 23, 2016 Committee of the Whole committee meeting were submitted for approval.

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Reis, to approve the minutes of the May 23, 2016 Committee of the Whole committee meeting. Upon Roll Call vote, Aldermen Agne, Niemietz, Roessler, Huch, Reis, and Holtkamp voted yea. Chairman Ebersohl and Alderman Martens abstained. **MOTION CARRIED.**

III. VILLAGE OF WERNINGS PHASE IV FINAL PLAT

Building Official Justin Osterhage reported to the committee that the Village of Wernings Phase IV Final Plat has been submitted for approval and received a positive recommendation from the Plan Commission on May 9. The annexation agreement will have to be amended. It was noted that a sidewalk will be installed along Quarry Road from Laura Court west along the development and the shoulders on Quarry Road along the development will be oiled and chipped. The escrow amount for these two items is \$9,300. Alderman Roessler inquired if the drainage along Rueck Road had been completed and it has per Mr. Osterhage.

It was the consensus of the committee to move forward with the Village of Wernings Phase IV Final Plat and it will be on the next City Council agenda for consideration. There will be a public hearing on July 5 at 6:45 P.M. for the amended annexation agreement for the escrow funds for the sidewalk and the oil and chipping of the shoulders on Quarry Road along the development.

IV. JASPER VITALE VARIANCE - 1511 GEDERN DRIVE

The Jasper Vitale requested variance was presented to the committee by Mr. Osterhage. Mr. Osterhage said the Mr. Vitale is requesting a side yard of ten (10) feet from the required fifteen (15) feet to construct a pool house to be attached to the home. Mr. Osterhage said the Zoning Board of Appeals voted 5 to 0 to accept it at their meeting on May 25, 2016 and they are requesting City Council recommendation.

Alderman Martens questioned if the homeowners association had approved it and Mr. Osterhage said they had. Alderman Agne complimented the drawings of the proposed structure attached to the variance application.

It was the consensus of the committee to move forward on the Jasper Vitale variance application and it will be on the next City Council meeting agenda of June 20 for consideration.

V. MIDWEST PETROLEUM VARIANCE - 1553 NORTH MAIN STREET

The Midwest Petroleum variance request to expand their sales floor space, construct a walk-in cooler and make their restrooms ADA compliant was presented to the committee. The business is located in a C-1 (Neighborhood Business) Zoning District. Mr. Osterhage said on May 25, the Zoning Board of Appeals voted 5 to 0 to accept and they are requesting City Council recommendation. Alderman Niemietz asked about the number of parking spaces at the business and Mr. Osterhage said the number would be the same and added there is a 24-foot clearance from the gas pumps canopy to the parking spaces area which is enough space for vehicles to pass through.

It was the consensus of the committee to move ahead with the Midwest Petroleum variance request. Mr. Osterhage said the request will be on the June 20 City Council agenda for consideration.

VI. JLP HOMES AND CLAUD WATTERS ZONING MAP AMENDMENT - FRONTAGE ROAD

Mr. Osterhage reported to the committee that JLP Homes and Claud Watters have requested a Zoning Map Amendment for their property located on Frontage Road (next to Quality Rental) zoned R-3 One Family Dwelling District to be rezoned to C-3 Highway Business District. At the May 9 Plan Commission meeting, Plan Commission members voted 7 to 0 to approve the rezoning. Zoning Board of Appeals members voted 5 to 0 to accept at their meeting on May 25 and they are requesting City Council recommendation. It was the consensus of the committee to move forward with the Zoning Map Amendment. It will be on the June 20 City Council agenda for consideration.

VII. MIXED-USE REGULATIONS IN C-2 ZONING DISTRICT

Mr. Osterhage reported to the committee that the City of Columbia is requesting to amend Section 17.28 "General Business District" of the City's Municipal Zoning Code. The City

desires to incorporate Section 17.28.015 "Mixed-Use Development" that will permit and regulate mixed-use developments located in a C-2 General Business District. On May 9, the Plan Commission recommended approval contingent upon adding two revisions to the text amendment; (1) For a proposed Mixed-Use Development, if there is no positive recommendation from the Plan Commission, the City Council will require a 2/3 vote to approve and if the Plan Commission provides a positive recommendation, then a majority vote of the City Council would be required; and (2) exclude outdoor seating in a public right-of-way. On May 25, the Zoning Board of Appeals voted 5 to 0 to accept and they are requesting City Council recommendation. Mr. Morani added this is for the Main Street Abbey Development and the regulations were originally drafted by Mr. Mike Weber of PGAV Planners. Mr. Morani added that the Plan Commission will review any future Mixed-Use Developments.

It was the consensus of the committee to move forward with the proposed Section 17.28.015 Mixed-Use Development for incorporation into the City of Columbia Municipal Zoning Code and it will be on the June 20 City Council agenda for consideration.

VIII. REDEVELOPMENT AGREEMENT WITH MAIN STREET REDEVELOPERS, LLC (MAIN STREET ABBEY PROJECT)

City Attorney Terry Bruckert updated the committee on the Redevelopment Agreement between the City of Columbia and Main Street Redevelopers, LLC as of June 2, 2016. Mr. Bruckert said that on page 7, under the TIF Administration Set-Aside, the amount of the set-aside shall be 5% of tax increment revenue not to exceed \$15,000.00 annually.

Mr. Bruckert asked if there were any questions. Alderman Roessler inquired about the method for the TIF Administration Set-Aside just to be sure of the formula for the City.

Since there were no further comments or questions from the committee, the Redevelopment Agreement will be on the June 20 City Council agenda for consideration.

IX. MOWING OF CITY PROPERTIES

City Engineer Chris Smith updated the committee on the mowing of City properties. Mr. Smith said that he and Assistant City Engineer Tim Ahrens looked at the mowing equipment and went back five years on the equipment purchases. Mr. Smith pointed out the total operating cost of mowing for one year for the City is \$102,962.84. Mr. Smith reminded the committee that the low bid came in at \$170,000.00 for one year plus administrative time came

to \$183,000.00. Mr. Smith concurred that benefits were figured in the City employees man hours amount per Alderman Holtkamp's inquiry.

It was the consensus of the committee to have DOPW employees continue to perform the grass mowing. At the June 20 City Council meeting, the mowing bids will be officially rejected. Alderman Roessler complimented Mr. Smith on his presentation.

X. SPEED LIMIT ON CITY STREETS

Mr. Smith reviewed with the committee information from IDOT on how to set a speed limit. Mr. Smith added that drivers will drive the speeds they are comfortable with and that best practice requires a city must identify through a traffic study the speed that 85% of drivers are comfortable traveling. This leaves 15% of the drivers in violation of the speed limit. Mr. Smith added that having various speed limits is a major factor in vehicle accidents.

City Administrator James Morani said that Chief of Police Jerry Paul has ordered a speed trailer and said that it would be more efficient for the City to perform the speed study. Mr. Morani said the width of the streets make a difference in the subdivisions for speeding to occur. He also said that the subdivisions requesting speed limit changes could pay for part of the study coming from their HOA. Alderman Roessler noted if the speed limit goes down to 25 mph from 30 mph, residents will still speed at 35 mph. Alderman Martens added that Brellinger subdivision has put up their own signage for speeding. Alderman Niemietz stressed the subdivision residents need to report speeders' license plate numbers to the Police Department; they need to be vigilant. Chief Paul noted that any resident that reports a speeding incident to the Police Department will remain anonymous; the resident's name reporting the speeding is not given out. Chief Paul said that if a resident reports a vehicle speeding, the department can place the speed trailer in that subdivision right away. It was also noted that different times of the year are dissimilar with holidays, summer time and school year with a speed limit study; studies should be done on regular days of the year.

No action was taken.

XI. WESTERN EGYPTIAN E.O.C./COLUMBIA SENIOR CENTER

City Administrator James Morani updated the committee on the proposed one-year agreement with Western Egyptian E.O.C./Columbia Senior Center. The City is requesting that Western Egyptian staff members be certified in CPR training. Mr. Morani reported that he did hear from the Western Egyptian Executive Director, Ms. Paulette Hamlin and Ms. Hamlin did not believe that their three staff members would be capable to do CPR. Mr. Morani also said that

the proposed lease agreement requires one staff person to be on site and said the CPR request was a reasonable request. There was one medical emergency incident today and there have been three incidents since last October. Mr. Morani will check to see if any of the City Hall employees know CPR, but the City should not expect its employees to deal with the medical issues of the Senior Center on a regular basis. It was indicated that the AED located in the kitchen of City Hall is every easy to use as it provides voice directions. The committee felt that multiple employees in City Hall should be trained in CPR and using the AED. It was the consensus of the committee to invite the Western Egyptian employees to complete CPR training and to keep this provision in the proposed agreement.

Mr. Morani then reviewed Western Egyptian's budget. Mr. Morani said the City will consider their funding request of \$10,000.00 for this year. Mr. Morani added that once the one-year lease is signed, he will authorize the release of \$5,000.00. Mr. Morani also said there are still issues with the State of Illinois budget and wants to be sure the program is not discontinued in the near future. Mr. Morani indicated the City needs additional office space, particularly for the Building and Zoning Department, which is why a one-year agreement keeps our options open. Mr. Morani has spoken to the Mayor and Ms. Hamlin about the possibility of different locations for the Senior Center. Mr. Morani assured the committee there will be a resolution within a year.

XII. OTHER ITEMS TO BE CONSIDERED

There were no other items to be considered.

XIII. CITIZEN COMMENTS

There were no citizen comments.

XIV. EXECUTIVE SESSION – 5 ILCS 120/2(C)(2)

Chairman Ebersohl entertained 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 Reis and seconded by Alderman Huch to go into Executive Session at 8:03 P.M. to discuss collective bargaining as permitted under 5 ILCS 120/2(c)(2). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

XV. REGULAR SESSION

MOTION:

It was moved by Alderman Martens and seconded by Alderman Reis to return to the regular session of the Committee of the Whole committee meeting at 9:17 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, and Martens.

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.

CHIEF OF POLICE JERRY PAUL

Chief Paul complimented the DOPW for increasing the berms at the firing range. He also said he would like to provide a demonstration video of the police officers handling their firearms at the range at a future meeting of the committee.


XVI. ADJOURNMENT

MOTION:

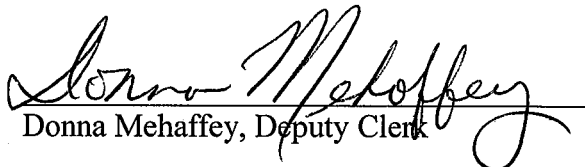
It was moved by Alderman Reis and seconded by Alderman Roessler to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, June 13, 2016 at 9:20 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

MOTION CARRIED.

Minutes taken by:



GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE



Donna Mehaffey, Deputy Clerk