

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF  
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JUNE 11, 2018 IN THE COUNCIL ROOM OF CITY HALL**

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**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 6:35 P.M.

Upon Roll Call, the following members were:

Present: Committee Members - Chairman Ebersohl and Aldermen Agne, Roessler, Holtkamp and Martens. Mayor Hutchinson was also present.

Absent: Aldermen Niemietz, Huch and Reis.

Quorum Present.

Administrative Staff Present: City Administrator James Morani, City Attorney Terry Bruckert, City Clerk and Director of EMA Wes Hoeffken, Building Official Justin Osterhage (Arrived at 7:20 P.M.), Police Chief Jerry Paul, Deputy Chief of Police Jason Donjon, EMS Chief Kim Lamprecht, and Deputy Clerk Donna Mehaffey.

Guests: Director of Community Development applicant - Mr. Scott Dunakey, AICP (American Institute of Certified Planners) and Mr. Bill Hawn - Walnut Ridge Estates Developer.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Executive Session - 5 ILCS 120/2(c)(1) (2) Approval of Minutes from the May 14, 2018 Committee of the Whole Meeting; (3) Approval of Executive Session Minutes from the May 14, 2018 Committee of the Whole Meeting; (4) Walnut Ridge Estates Preliminary Plat; (5) Park Patrol; (6) Fire Protection District Intergovernmental Agreement; (7) Other Items to be Considered; (8) Citizen Comments; and (9) Executive Session – 5 ILCS 120/2(c)(1).

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

Chairman Ebersohl informed the Committee of the Whole that he would entertain a motion to go into Executive Session to discuss Personnel as permitted under 5 ILCS 120/2(c)(1).

**MOTION:**

It was moved by Alderman Martens and seconded by Alderman Holtkamp, to direct Chairman Ebersohl to go into Executive Session at 6:36 P.M. to discuss Personnel as permitted under 5 ILCS 120/2(c)(1). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Roessler, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Holtkamp, to return to the Regular Session of the Committee of the Whole at 7:01 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Roessler, Holtkamp and Martens voted yea. **MOTION CARRIED.**

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

No action was taken as a result of Executive Session.

**III. APPROVAL OF MINUTES FROM THE MAY 14, 2018 COMMITTEE OF THE WHOLE MEETING**

The minutes from the May 14, 2018 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Martens, to approve the minutes from the May 14, 2018 Committee of the Whole committee meeting. Upon Roll Call vote, Aldermen Agne, Roessler, Holtkamp and Martens voted yea. Chairman Ebersohl abstained. **MOTION CARRIED.**

**IV. APPROVAL OF EXECUTIVE SESSION MINUTES FROM THE MAY 14, 2018 COMMITTEE OF THE WHOLE MEETING**

The Executive Session minutes from the May 14, 2018 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Martens, to approve the Executive Session minutes from the May 14, 2018 Committee of the Whole committee meeting. Upon Roll Call vote, Aldermen Agne, Roessler, Holtkamp and Martens voted yea. Chairman Ebersohl abstained. **MOTION CARRIED.**

**V. PARK PATROL**

Chief of Police Jerry Paul updated the Committee on the park patrol. Mr. Andrew Krump was hired as a part-time police officer for park patrol, but has not been able to get

into a firearms class until the second week of July. Therefore, he has not been able to patrol the parks. Chief Paul said the regular police patrol has been picking up the park duties. Chief Paul reported there is a licensing issue for either an ATV (All-Terrain Vehicle) or UTV (Utility Task Vehicle). They can't be licensed with regular license plates and can't do anything to make them legal to drive on the street. He is considering a UTV with a trailer to travel between the Columbia parks locations. Chief Paul noted there are low-speed vehicles, but these are not allowed to be driven on streets in the City of Columbia. He added he is trying to research the situation and see how to handle it. Chief Paul noted Mr. Krump has a regular full-time day job and will be a part-time police officer in the evening for the parks.

**VI. FIRE PROTECTION DISTRICT INTERGOVERNMENTAL AGREEMENT**

City Administrator James Morani explained to the Committee that he and City Attorney Terry Bruckert are working with the attorney for the Columbia Fire Protection District on an intergovernmental agreement for the Columbia EMS Tax Levy. It would have to be finalized by August to be ready for the November General Election ballot. Mr. Morani added he will be discussing this in more detail at a future committee meeting.

**VII. WALNUT RIDGE ESTATES PRELIMINARY PLAT**

Building Official Justin Osterhage reported to the Committee on the proposed Walnut Ridge Estates Preliminary Plat application as reviewed by the Plan Commission. Topics discussed by the Plan Commission and highlighted were: 1. Location of fire hydrant in temporary cul-de-sac needs to be relocated; 2. Drainage Statement should list the developers and not the subdivision; 3. Plat does not have a record of engineer's seal; 4. Questioned if the Development Company listed on the owner's certificate is correct; 5. Questioned the Illinois land surveyor identified on the land surveyor's statement is correct; 6. Title block does not illustrate the licensed surveyor, licensed engineer, and the sub-divider; 7. Identified minor typographical errors on the preliminary plat; 8. Public sidewalk located along Rueck Road will be installed full length of Phase I and will be incorporated into the municipal infrastructure capital improvements prior to final platting; 9. Proposed sidewalk along Rueck Road that connects to the existing box culvert on Palmer Creek will be designated during the improvement plan stage of the development; and 10. There will be a recorded temporary easement for the temporary cul-de-sac in conjunction with the final plat.

At the May 29, 2018 Plan Commission meeting, the Plan Commission voted to recommend approval to the City Council by unanimous vote pending the correction of typographical errors.

City Staff offered the following highlighted comment: 1. Lot bearings are not correct. Other staff comments were: 2. The proposed Sophia Court cul-de-sac design is well suited for the dimension and topography of the property and will provide good access and

design to the undeveloped parcels to the west. The proposed cul-de-sac is approximately 575 feet long and "Section 16.4.3 Street Design Requirements" permits a cul-de-sac to exceed 500 feet if topography indicates a need for a greater length. The cul-de-sac follows the conceptual plan within the amended annexation agreement. 3. Prior to the improvement plan approval, the preliminary plat will receive concurrence from regulatory agencies (IDNR No Permit Required Letter). 4. Annexation agreement for the seven acre tract will require an amendment to the legal description prior to the final plat acceptance. The proposed preliminary plat will not utilize the entire annexed tract of land. This will provide clean corporate and zoning boundary lines. 5. All future development to the west of Walnut Ridge Phase I would require an additional access via Quarry Road. This will provide adequate access to the developed area based on the number of developed lots and provide a good traffic circulation design.

Mr. Osterhage said City staff recommends the highlighted items be addressed/accurate prior to the approval of the preliminary plat. He added that he and Mr. Hawn reviewed the highlighted list this morning and all were in agreement with the list.

Aldermen concerns were raised about the lot elevations, soil study, sidewalks, street widths, cul-de-sac, and expansion joints. It was noted that expansion joints for new streets are included in the pending revised Subdivision Code to attempt to mitigate street creep.

It was the consensus of the Committee to move forward with the Walnut Ridge Estates Preliminary Plat for consideration at the next City Council meeting if all highlighted portions of the review have been addressed.

## **VIII. OTHER ITEMS TO BE CONSIDERED**

### **A. Outdoor Warning Sirens Update**

Director of EMA Wes Hoeffken provided to the Committee an update on the chimes and warning sirens. Mr. Hoeffken will be working with Mr. Paul Tipton to solve current issues and will shortly begin testing the new sirens with the old sirens. Mr. Hoeffken pointed out the new tornado warning siren will sound for 60 seconds.

## **IX. CITIZEN COMMENTS**

There were no citizen comments.

## **X. EXECUTIVE SESSION - 5 ILCS 120/2(c)(1)**

Chairman Ebersohl informed the Committee of the Whole that he would entertain a motion to go into Executive Session to discuss the Personnel as permitted under 5 ILCS 120/2/(c)(1).

**MOTION:**

It was moved by Alderman Martens and seconded by Alderman Roessler, to direct Chairman Ebersohl to go into Executive Session at 7:31 P.M. to discuss Personnel as permitted under 5 ILCS 120/2(c)(1). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Roessler, Holtkamp and Martens voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Holtkamp, to return to the Regular Session of the Committee of the Whole at 8:10 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Roessler, Holtkamp and Martens voted yea. **MOTION CARRIED.**

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

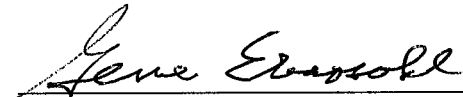
No action was taken as a result of Executive Session.

**XI. ADJOURNMENT**

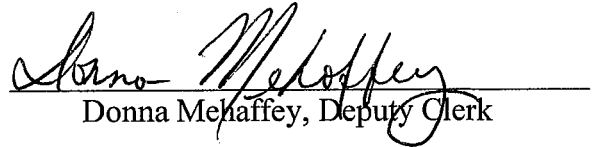
**MOTION:**

It was moved by Alderman Agne and seconded by Alderman Holtkamp to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, June 11, 2018 at 8:11 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Roessler, Holtkamp and Martens voted yea. **MOTION CARRIED.**

Minutes taken by:



Chairman Gene Ebersohl  
Committee of the Whole



Donna Mehaffey, Deputy Clerk