

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF  
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JUNE 25, 2018 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 7:02 P.M.

Upon Roll Call, the following members were:

Present: Committee Members - Chairman Ebersohl and 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 J.D. Brandmeyer, City Engineer Chris Smith, Building Official Justin Osterhage, Police Chief Jerry Paul, and Deputy Clerk Donna Mehaffey.

Guests: Mr. Paul Friedrich, developer for the former Adler Ridge Community Unit Plan Condo Development; Dave and Mary Haase, Mrs. Kristin Butler, Diann and Gary Boyer, Mrs. Cathy Huels, Donna and Christopher Videmschek, and Mrs. Nancy Long of the Gedern Estates Subdivision; Ms. Deanna Douglass of the Gedern Estates Subdivision HOA, and other residents of the Gedern Estates Subdivision and Brellinger Subdivision; and Mrs. Shirley Harres for the proposed water main extensions to the Bluffside, Stemler, and Triple Lakes Roads area.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of Minutes from the June 11, 2018 Committee of the Whole Meeting; (2) Approval of Executive Session Minutes from the June 11, 2018 Committee of the Whole Meeting; (3) Quarry Road Improvements; (4) Petition for Annexation - 125 Ryan Drive; (5) Variance Request - 1339 Palmer Creek Drive; (6) Water Main Extensions; (7) Other Items to be Considered; (8) Public Comments; and (9) Executive Session – 5 ILCS 120/2(c).

**II. APPROVAL OF MINUTES FROM THE JUNE 11, 2018 COMMITTEE OF THE WHOLE MEETING**

The minutes from the June 11, 2018 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Martens and seconded by Alderman Roessler, to approve the minutes from the June 11, 2018 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Roessler, Huch, Holtkamp and Martens voted yea. Aldermen Niemietz and Reis abstained. **MOTION CARRIED.**

**III. APPROVAL OF EXECUTIVE SESSION MINUTES FROM THE JUNE 11, 2018 COMMITTEE OF THE WHOLE MEETING**

The Executive Session minutes from the June 11, 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 June 11, 2018 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Roessler, Huch, Holtkamp and Martens voted yea. Aldermen Niemietz and Reis abstained. **MOTION CARRIED.**

**\*\*NOTE: ORDER OF AGENDA WAS CHANGED FOR PUBLIC COMMENTS TO BE THE NEXT ITEM.**

**IV. PUBLIC COMMENTS**

Mr. Paul Frierdich, developer for the former Adler Ridge Community Unit Plan (CUP) Condo Development to be located next to the Columbia Water Tower by the Columbia Lakes Subdivision, addressed the Committee about the street in the development to be concrete (which the Committee recently stated it was to be concrete and not asphalt) versus asphalt.

Mr. Frierdich provided examples of asphalt parking lots with businesses and addresses in Columbia. Mr. Frierdich also said asphalt is less expensive and is also less expensive to re-seal. Once the asphalt is re-sealed, it looks like new again. Mr. Frierdich said he will be using three sides brick for the condo development and they will be located 20 feet back from the street. Mr. Frierdich explained the condo development will be a private lot and street. He also said the City's new subdivision code will allow asphalt streets in it as well.

Alderman Huch questioned Mr. Friedrich about the number of Community Unit Plans he has developed in Columbia and Mr. Friedrich has done none. Alderman Huch also said the project was presented one way and now it has changed a lot. Alderman Ebersohl asked if there would be a concrete apron and Mr. Friedrich said there would be a concrete apron with an asphalt street. Alderman Roessler explained the asphalt street history in Columbia.

There was a discussion if the original plans for the condo development presented by Mr. Joe Koppeis showed concrete streets and why were concrete streets brought up initially.

Mayor Hutchinson advised staff to research what the City has in writing and make a conclusion. Alderman Niemietz agreed the City needs to check all documentation and come up with a resolution.

## V. QUARRY ROAD IMPROVEMENTS

Chairman Ebersohl informed the Gedern Estates Subdivision delegation that the meeting tonight was for discussion only and there would be no formal action.

City Engineer Chris Smith explained the new Immaculate Conception school is scheduled to open on January 7, 2019. He referenced the comment forms completed from the Public Information Meeting held on May 31 from the Gedern Estates Subdivision residents. He also referenced the Specific Guidance for Multiway Stop Applications and the Manual on Uniform Traffic Control Devices which lists nine warrants for evaluating traffic signals. Mr. Smith said the question is when to do the traffic study for the area and said in order to get an accurate study, you would have to wait until the school opened on January 7. He said currently there are 125 children that ride the bus to school, there is a latchkey program for the students after school, and the enrollment and other numbers could very well change. Mr. Smith explained a federal grant application has been submitted for a roundabout at the intersection, but said there is already \$3.2 million of \$5 million already submitted for other projects that are certain to be funded based on project criteria. He said there were more grants submitted this time than usual.

### Discussion:

- Alderman Roessler said that per the comments submitted, the residents want something in place on January 7 when school opens.
- Mr. Smith advised to wait until after the opening of the school for the study, give it some time, and then perform a study. If a traffic study is completed now, it will not be accurate.

- Making the intersection a four-way stop intersection does not take long to do and could be done by January 7.
- Mr. Smith said you do not use stop signs to slow down traffic and no one will obey the speed limit if changed from 40 mph to 20 mph. Mr. Smith again said you have to perform a study to show what traffic control is warranted at the intersection.
- Police Chief Jerry Paul informed the Gedern Estates residents the Columbia Police Department has a directed patrol in the morning for one hour before school begins and one hour after school lets out. During these times, all police officers on duty are instructed to patrol around all of the schools. Chief Paul assured the police department will be watching on the first day of the school and report back to Mr. Smith about their observations. He also added he is always in contact with the administrators of all the schools.
- Mr. Gary Boyer said he looked at the O'Fallon, Illinois roundabout and is not sure how it will help them get out of their subdivision and explained how it works.
- Mrs. Cathy Huels has one child attending IC school. She said there are several children that want to ride their bikes to school and wondered how walking or bicycling across Quarry Road would work.
- Mrs. Donna Videmschek was wondering how her children will get to school as she understood they could not take the bus if they lived within 1<sup>1/2</sup> miles from school.
- Mr. Dave Haase was concerned about the proposed roundabout. He said since the Rueck Road speed limit was 30 mph, couldn't the Quarry Road speed limit be 30 mph as well? Could the proposed roundabout be installed instead at the intersection of Ghent Road, Quarry Road, and Old Route 3 since that intersection is very dangerous and has had many accidents? He added to consider turn lanes on Quarry Road and said there are no sidewalks or shoulders on Quarry Road. He also said to consider a four-way stop at Gedern Estates and Gedern Village subdivisions. He also said you can't compare roundabouts in O'Fallon to Columbia as O'Fallon is a much bigger community than Columbia. Mr. Haase was also questioning the zoning of the area and was informed there are other subdivision developments that have been approved which will increase traffic in the future. Mr. Haase suggested a stop light may be needed.

- City Administrator James Morani pointed out there are roundabouts in Waterloo and Highland which are comparable to Columbia's population. He added that the City can't arbitrarily reduce the speed limit on Quarry Road. A study is needed to change it and Mr. Smith added if you don't have a study completed, any violation for speed can be thrown out in court. Mr. Smith also said for a school zone speed limit of 20 mph to be implemented, there has to be a lot of pedestrian traffic plus there are other factors.
- Mrs. Kristin Butler said her children will be attending the new school and said she has concern for her children with the proposed roundabout. She suggested having a cross walk placed on Quarry Road with a school crossing guard with a small shelter for protection from the weather with stop signs that can be turned sideways when school is not in session.
- Mrs. Nancy Long is a member of Immaculate Conception Church. She doesn't want to see an accident happen in order for safety measures to be put in place. She suggested a flashing traffic light during school hours to avoid accidents. She also suggested to move the church intersection to a different location.
- Alderman Roessler suggested to make Palmer Road a one-way road to help with the situation.
- Mr. Smith stated Quarry Road is controlled by the City of Columbia but a portion of Palmer Road is under the jurisdiction of Monroe County. He also reported there have not been any traffic accidents on Quarry Road at the intersection of Gedern Estates. However, there have been some at the intersection of Ghent Road, Quarry Road, and Old Route 3.

Chairman Ebersohl and the Committee thanked the delegation for their suggestions and input and they will keep them informed of any future meetings and new information.

## **VI. PETITION FOR ANNEXATION - 125 RYAN DRIVE**

Building Official Justin Osterhage reported to the Committee on the petition for annexation for 125 Ryan Drive by JLP Homes, LLC for 2.93 acres of property. Mr. Osterhage reported Ryan Drive is a private drive and no city street is involved. There is a public hearing scheduled for Monday, July 2, 2018 at 6:45 P.M. before the City Council regarding the annexation and zoning of the property. The proposed zoning will be R-2 One Family Dwelling District.

It was the consensus of the Committee to move forward with the public hearing for annexation and zoning for the property at 125 Ryan Drive on July 2, 2018 at 6:45 P.M. If no concerns at the public hearing, then the ordinance will be considered for approval at the same City Council meeting.

## **VII. VARIANCE REQUEST - 1339 PALMER CREEK DRIVE**

Mr. Osterhage addressed the Committee on the Variance Request for 1339 Palmer Creek Drive. Mr. Christopher Videmschek is requesting a variance from Section 17.16.050 (B) "Yard Areas" that requires a side yard on each side of not less than 15 feet. The combined total of side yards for corner lots shall not be less than 45 feet. Mr. Videmschek is requesting a side yard of 10 feet to construct a garage addition to their single family residence. The property is located in a R-3 (One Family Dwelling) Zoning District. The Zoning Board of Appeals at their meeting on June 6, 2018 voted unanimously 5 to 0 to deny and requested City Council recommendation to deny the variance.

The property owners, Donna and Christopher Videmschek, were in attendance. They stated they moved to their home in June 2017 and they were not sure why the variance was denied and were surprised that it was. Mr. Videmschek said if the HOA of their subdivision did not like it, they should have gone to the HOA first, instead of going through the variance process. Mrs. Videmschek said this is the first time they have been in an HOA. They also said the Zoning Board of Appeals had a hard time going against an HOA, but noted a neighbor, the Huels family, submitted a letter of support of the variance. There was only one subdivision resident that attended the ZBA public hearing.

Ms. Deanna Douglass of the HOA was present for the meeting and said the HOA's concern was that, if approved, it would set a precedent for future considerations.

It was also noted that the side yard setback was changed in the subdivision from 10 feet to 15 feet in 2005 and that some of the aldermen would like to read the transcript of the ZBA meeting first before making a decision.

Mayor Hutchinson explained the variance application process to Mr. and Mrs. Videmschek. Alderman Niemietz added the City Council has been careful with variance applications. For the hardship reason, Alderman Reis added that Item 7, "What hardship prevents your property from being used for the planned development or construction" on their Variance Application was left blank.

The variance will be brought before the City Council at their next meeting for consideration.

## **VIII. WATER MAIN EXTENSIONS**

Mr. Smith reported to the Committee that Mrs. Shirley Harres has been inquiring about water main extensions to the Bluffside Road, Stemler Road, and Triple Lakes Road area for approximately 120 properties. Mr. Smith said the number of properties may change as there will have to be annexation agreements. Mr. Smith referenced the information provided by Curry and Associates Engineers, Inc. He explained loans or a partial grant through USDA would not work for that area due to the average-income levels and it was recommended to do a USDA Loan Program with the City of Columbia working with a local bank whereby USDA would guarantee the loan at a fixed rate for up to 40 years. Mr. Smith said the proposed project would be a difficult one, the area has karst topography, and some properties have to haul water.

Mayor Hutchinson suggested if at least 80 properties were interested in an annexation agreement with the water extension, that may work.

Mr. Morani recommended to first hold a meeting with the property owners and staff. He added that he has previously organized a similar meeting and the City has all of the names and addresses for the parties involved.

It was the consensus of the Committee for Mr. Smith to continue to research the proposed water main extensions to the Bluffside Road, Stemler Road, and Triple Lakes Road area. Mrs. Harres was in attendance and thanked the Committee for their consideration.

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

Mr. Smith provided to the Committee an update on the Gall Road Project as he just attended a pre-construction meeting today. Message boards will be located on Route 3 for the project and Mr. Smith distributed an informational letter that will be sent to the residents affected by the project which includes information about the detour route. Beginning the week of July 2, the City's contractor, Rooter's American Maintenance, Inc. and Electrico, Inc. will begin setting up traffic control, layout, saw cutting, and material staging. Beginning the week of July 9, Gall Road will be closed, is anticipated to be closed for six weeks, and will be re-opened by Friday, August 17.

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

Chairman Ebersohl inquired if there was a need to go into Executive Session. There was none.

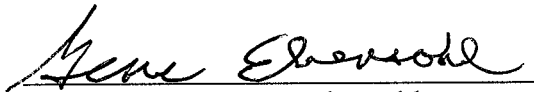
**XI. ADJOURNMENT**

**MOTION:**

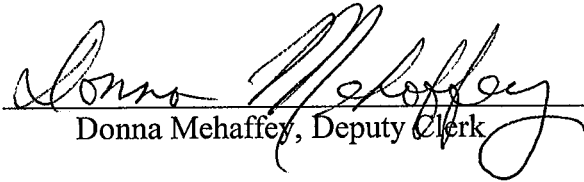
It was moved by Alderman Niemietz and seconded by Alderman Agne to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, June 25, 2018 at 8:52 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

**MOTION CARRIED.**

Minutes taken by:



Chairman Gene Ebersohl  
Committee of the Whole



Donna Mehaffey, Deputy Clerk