

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JULY11, 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, Reis, Holtkamp and Martens. Mayor Hutchinson was also present.

Absent: Alderman Huch.

Quorum Present.

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

Guests Present: Mr. Marty Hubbard and Mr. Tony Fuller of ATG Trust Company representing Columbia Bluffs Apartments and Kim and Laura Feltz of the Columbia Lakes Subdivision.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of minutes from the June 27, 2016 Committee of the Whole committee meeting; (2) Columbia Bluffs Apartments Variance (Dwelling Units); (3) Columbia Bluffs Apartments Zoning Map Amendment; (4) Columbia Bluff Apartments Architectural Review; (5) Rainbow International Revolving Loan application; (6) GIS Proposals from Horner and Shifrin Engineers; (7) Violence Prevention Center Funding; (8) Other items to be considered; (9) Citizen Comments; and (10) Executive Session – 5 ILCS 120/2(c).

**II. APPROVAL OF MINUTES FROM THE JUNE 27, 2016 COMMITTEE OF THE
WHOLE COMMITTEE MEETING**

The minutes of the June 27, 2016 Committee of the Whole committee meeting were submitted for approval.

Committee of the Whole Meeting – July 11, 2016
Columbia Bluffs Apartments Variance (Dwelling Units) - 9 pages
Columbia Bluffs Apartments Zoning Map Amendment - 13 pages
Columbia Bluffs Apartment Architectural Review - 28 pages
Rainbow International Revolving Loan Application
GIS Proposals, Facts and Information Pack from Horner and Shifrin Engineers - 33 pages

Page 1 of 7

MOTION:

It was moved by Alderman Reis and seconded by Alderman Holtkamp, to approve the minutes of the June 27, 2016 Committee of the Whole committee meeting. Upon Roll Call vote, Aldermen Ebersohl, Agne, Niemietz, Roessler, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

III. COLUMBIA BLUFFS APARTMENTS VARIANCE (DWELLING UNITS)

****NOTE: All three agenda items - III. - Dwelling Units Variance Request, IV. - Zoning Map Amendment Request and V. - Architectural Review (Brick and Vinyl) were discussed as one item.**

Building Official Justin Osterhage explained the dwelling units variance request for the Columbia Bluffs Apartments. They are requesting 10 to 24 units per structure. Mayor Hutchinson reminded the committee the three items requested for the Columbia Bluffs Apartments are one item, not three different ones and was part of a negotiation from many years ago. Mr. Osterhage distributed Ordinance 3160 approved January 20, 2015 - the revitalization/development agreement for the project area.

Alderman Agne stated he had no problem with the Zoning Map Amendment request, but has issues with the size of the buildings in the development and the materials reduction on the buildings. He stated he will be voting no on those two items. Alderman Agne also stated concerns with drainage and permeable surfaces.

Alderman Holtkamp inquired if the City was meeting everything in the revitalization/development agreement and Mr. Osterhage stated they were. Mr. Osterhage also said the water pressure and the brick and vinyl were acceptable per Alderman Roessler's inquiry. Mr. Osterhage added the City has not had the developer to agree to use hardie board; they are intending on using vinyl siding.

Mrs. Laura Feltz of the Columbia Lakes Subdivision brought up her concerns. They are: no sidewalk along Columbia Lakes Drive - she feels this would be a safety concern for residents of the complex; overflow parking due to congestion on Columbia Lakes Drive; would like all parking on Columbia Lakes Drive to be on one side; would like a four way stop at Columbia Lakes Drive and Kory Drive or at least a stop sign coming out of the apartment complex; not enough parking area for the pool and community building; would like to see a berm and landscaping at the parking lot to block the view on Kory Drive; there is only one trash compactor area for the whole complex; and felt residents would become lazy and not deposit their trash at one location for the whole complex. She also stated this has been the best plan she has seen overall.

Mr. Marty Hubbard of the Columbia Bluff Apartments said that one trash compactor area is much cleaner; you just throw your trash bag down the chute and it gets compacted. If you have several areas for a dumpster enclosure, those areas tend to get beat up especially on the pavement from the large trucks emptying out the trash.

After a short discussion about whether or not to have sidewalks in the complex since the complex is not considered a subdivision where sidewalks would be required, Mr. Hubbard said he will install a sidewalk on Columbia Lakes Drive.

Regarding the parking concerns from Mrs. Feltz, Mr. Osterhage said the parking for the complex meets the requirements and there will be stop signs at the top and bottom of the entrance to the complex. Mr. Osterhage also said the roads are lined up where previous pictures did not show them lined up.

Mr. Osterhage explained to the Committee the Zoning Map Amendment request which is a one half acre parcel, the zoning will change from C-3 (Highway Business District) to R-7 (Multiple Family Dwelling District) and the piece of property will become part of the parcel.

MOTION:

A motion was made by Alderman Niemietz and seconded by Alderman Reis, to recommend to the City Council to approve the variance request from the Columbia Municipal Code Section 17.24.020 (B) "Permitted Uses" that permits two-family dwellings and multiple dwellings not to exceed eight dwelling units or apartments per structure for Mr. Marty Hubbard & ATG Trust Company Trustee for the Columbia Bluffs Apartments to have a multiple family complex consisting of seven structures with 10 units to 24 units per structure at 170 Old State Route 3. Upon Roll Call vote, Aldermen Ebersohl, Niemietz, Roessler, Reis, Holtkamp and Martens voted yea. Alderman Agne voted nay. **MOTION CARRIED.**

IV. COLUMBIA BLUFFS APARTMENTS ZONING MAP AMENDMENT

MOTION:

A motion was made by Alderman Agne and seconded by Alderman Reis, to recommend to the City Council to approve the zoning map amendment request for a portion of the property index number 04-05-434-030-000 and a zoning classification of C-3 Highway Business District to be rezoned to R-7 Multiple Family Dwelling District for Mr. Tony Fuller & ATG Trust Company Trustee for the Columbia Bluffs Apartments. Upon Roll Call vote, Aldermen Ebersohl, Agne, Niemietz, Roessler, Reis, Holtkamp and Martens voted yea.

MOTION CARRIED.

V. COLUMBIA BLUFFS APARTMENTS ARCHITECTURAL REVIEW

MOTION:

A motion was made by Alderman Reis and seconded by Alderman Niemietz, to recommend to the City Council to approve the request of Mr. Marty Hubbard for the Columbia Bluffs Apartments to use a combination of brick and vinyl siding at the 120 unit apartment complex to be constructed at 170 Old State Route 3. Upon Roll Call vote, Aldermen Ebersohl, Niemietz, Roessler, Reis, Holtkamp and Martens voted yea. Alderman Agne voted nay.

MOTION CARRIED.

VI. RAINBOW INTERNATIONAL REVOLVING LOAN APPLICATION

Director of Community Development Emily Fultz explained to the Committee the Rainbow International Revolving Loan Application. The application is for a Community Development Assistance Program (CDAP) revolving business loan. The applicant is Ms. Kris Brower and is located at 716 DD Road. This is a business that will provide mitigation and mediation services for fire, water, and smoke damage plus mold remediation and carpet cleaning. This will be for both residential and commercial properties in the St. Louis and Metro East areas. Ms. Fultz said that the Business Loan Review Committee conducted their meeting regarding the application and was approved for a \$30,000.00 loan to be used for operating capital conditional upon Ms. Brower satisfying and complying with certain obligations. It was pointed out by City Attorney Terry Bruckert that Ms. Brower and her significant other have the personal guarantee for security per Alderman Roessler's inquiry. Mr. Morani added that the Business Loan Review Committee is made up of several local bankers and they review the applications thoroughly.

It was the consensus of the committee to move forward with the application. Ms. Fultz said a resolution for the Rainbow International Revolving Loan Application will be on the July 18 City Council meeting agenda for consideration.

VII. GIS PROPOSALS FROM HORNER AND SHIFRIN ENGINEERS

City Administrator James Morani referenced the Geographical Information System (GIS) frequently asked questions and advised the Committee to review them and let him know of any questions they may have. Mr. Morani said that currently, the City has three user licenses for a GIS Software Program for the Department of Public Works. It is managed by the DOPW Secretary with its data stored on a City server. The GIS is accessible by DOPW in the field, but has viewing capabilities only (not editing). Mr. Morani said there were some changes made to the proposed agreements per the City Attorney's recommendations, which were invoicing and liability changes. Mr. Morani said the proposed agreements are in proper form right now.

Committee of the Whole Meeting – July 11, 2016

Page 4 of 7

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Director of Community Development Emily Fultz addressed the Committee about the benefits of GIS and gave her opinion. Ms. Fultz said her previous employer, the City of Belleville, tried to do GIS in-house and it was very challenging. Ms. Fultz felt that the value is excellent with Horner and Shifrin and is reasonably priced.

Mr. Morani added that the Horner and Shifrin Engineers GIS will only have one license and will be for all City staff to use. There is an unlimited number of users. Currently, we have to pay per user for GIS.

It was the consensus of the Committee to move forward on the Horner and Shifrin Engineers GIS proposals for hosted services and modules. The proposals will be on the July 18 agenda for consideration.

VIII. VIOLENCE PREVENTION CENTER FUNDING

Police Chief Jerry Paul referenced the two letters addressed to the Violence Prevention Center of Southwestern Illinois. One was for losing the funding dated June 14, 2016 and the other one was for the appeal which was denied dated June 23, 2016.

Chief Paul also reported that Randolph County is looking to receive eight to ten hours per week from the Violence Protection Center in Belleville and will allow their State's Attorney's Office to absorb the rest of the cost because there are no cities in Randolph County that have the money for additional funding to the Violence Protection Center.

Chief Paul also pointed out from an e-mail received today, July 11, from Ms. Darlene Jones of the Violence Prevention Center of Southwestern Illinois, that the center served 43 Columbia clients last year and the number of indirect clients served last year was 36. Direct clients are those with opened files and are provided face to face services and indirect clients were provided information/education but were not opened as clients. This can be accomplished by face to face or by phone.

Mayor Hutchinson stated the Violence Prevention Center is a great service for the County and should keep the services local. He also said the City should be following suit with other cities in the County.

Alderman Martens asked if the City of Waterloo was helping with the funding and Mr. Morani said that based on communications with their city officials, there is no indication at this time that they will help fund the program. Mayor Hutchinson stated it is not fair for only certain cities to participate in the funding proportionately and is not fair to Columbia tax payers if Columbia participates and Waterloo does not. He added that all cities should be on the team and makes it difficult if Waterloo is not participating. Mr. Morani said the County

wants a decision from Columbia by the end of this month and he may know more in a week. Alderman Roessler asked about offering a contingency for participation or just turn it down. Mr. Morani added that he is not ready for the City to make a decision and there is more to the County plan than just the Violence Prevention Center. He just received the information today for the number of clients using the service. There is talk of hiring Ms. Liz Mudd as a County employee doing victims' rights and other responsibilities. Alderman Reis noted that the City is already paying one time for this since we are located in Monroe County. Alderman Martens stressed that he would like the backing of the other cities. Alderman Niemietz said that this is all premature and that we are talking about a position, not a person. She added that more details need to come forth and we should not commit until the City knows all of the facts.

Mayor Hutchinson agrees with everyone's comments and wants to work with Monroe County and wants to see if all cities are working to fund it. Mr. Morani said he is not even sure that if the City pledged money where it would go right now.

It was the consensus of the Committee to hold off on making a recommendation for the Violence Prevention Center Funding since more information will be available in the coming weeks.

IX. OTHER ITEMS TO BE CONSIDERED

A. Columbia Bluffs Apartments Drainage

City Engineer Chris Smith said that the drainage at the proposed Columbia Bluffs Apartments will be reviewed by IDOT and the water detention will also catch drainage from the Columbia Lakes Apartments.

B. DOPW Scrap Metal

Mr. Smith said that the DOPW has scrap metal stored on the City's property next to Crown Linen. The City used to have a dumpster to store it in, but it was not worth the cost of the dumpster since the price received for the metal was less than the cost for the dumpster. The Columbia Boy Scouts are interested in removing the scrap metal and recycling it. Per City Attorney Terry Bruckert, there is no insurance problem with the Boy Scouts removing the metal as they are considered volunteers and would be covered under the City's general insurance policy. Per Alderman Ebersohl's question, Mr. Smith said DOPW staff will supervise the removal. It was the consensus of the committee for the Boy Scouts to remove the scrap metal from City property and retain any proceeds generated from recycling.

C. REJIS

Mr. Morani updated the committee that the City has not had a contract with Rejis since May 1. Mr. Morani wanted to make sure the city officials' laptops were operating properly, received credit of approximately \$4,800.00, and made significant progress on the exchange server upgrade. Mr. Morani said the charge remains \$73.00 per hour and he will have a new contract with the effective date of May 1, 2016 for consideration at the next City Council meeting.

X. CITIZEN COMMENTS

There were no citizen comments.

XI. EXECUTIVE SESSION – 5 ILCS 120/2(c)

There was no call for Executive Session.

XII. ADJOURNMENT

MOTION:

It was moved by Alderman Roessler and seconded by Alderman Reis to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, July 11, 2016 at 7:55 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

Minutes taken by:

Gene Ebersohl
GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE

Donna Mehaffey
Donna Mehaffey, Deputy Clerk