

**MINUTES OF THE PARKS, PLAYGROUNDS AND RECREATION  
COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY OF  
COLUMBIA, ILLINOIS HELD MONDAY, JANUARY 9, 2017 IN THE COUNCIL  
ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Niemietz called the Parks, Playgrounds and Recreation Committee Meeting of the City of Columbia, Illinois to order at 7:00 P.M.

Upon Roll Call, the following members were:

Present: Chairman Niemietz and Aldermen Ebersohl, Agne and Martens.

Absent: None.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Roessler, Huch, Reis and Holtkamp.

Those in attendance recited the Pledge of Allegiance.

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

Guests Present: Mr. Jason Glover, Ms. Tara Luhr, Mr. Mike Luhr, and Mr. Joe Koppeis representing the St. Louis Steamers Soccer Club.

Chairman Niemietz stated the meeting was called to discuss: (1) St. Louis Steamers Soccer Park Proposal.

**II. ST. LOUIS STEAMERS SOCCER PARK PROPOSAL**

Parks Chairman Mary Ellen Niemietz initiated the conversation about the St. Louis Steamers Soccer Park Proposal and introduced the St. Louis Steamers Soccer Park representatives, Mr. Jason Glover, Ms. Tara Luhr, Mr. Mike Luhr and Mr. Joe Koppeis.

Director of Community Development Emily Fultz briefly reviewed the proposed development and explained the Admiral Trost Master Plan from 2012. Ms. Fultz said the soccer park proposal is a slight variation from that Master Plan.

Mr. Glover addressed the committee and discussed what had transpired in the past and where they are headed for the future. Mr. Glover thanked Mr. Mike Luhr and Mr. Joe Koppeis for their support. He said he has met with the Columbia Blue Jay Football members, members of the Play Commission and members of City Government over the last 16 months of which approximately ten meetings have occurred. Mr. Glover said they have a meeting tomorrow with the Columbia High School (CHS) Athletic Director and plan to meet with the Columbia School Board as well. Mr. Glover understands that the Tax Increment Financing (TIF) money has eligibility for certain aspects of the project and wants to explore every opportunity. Their plan is to provide as much information and research for what works best for the city, the community and as well as their soccer club. Mr. Glover added the community and the school district could benefit from this project. He stated the two turf fields would have other uses and is within walking distance of CHS and Columbia Middle School (CMS). Mr. Koppeis said Columbia School District Superintendent, Dr. Gina Segobiano, is excited about the project and supports it 100%. Mr. Koppeis added they have not met formally with the school board, but will be doing so, but is 100% certain they will have 100% of their support. Mr. Glover said SLYSA (St. Louis Youth Soccer Association) and the St. Louis Scott Gallagher Soccer Club have committed to tournaments at the proposed park. Mr. Glover reviewed the financial resources from Luhr Brothers, Electrico and ATG Sports which totaled roughly \$400,000 to start the park. Mr. Koppeis went over the project costs and he is in support of the proposal from the Steamers. Mr. Glover discussed the benefits of the proposed soccer park. Mr. Glover said the Steamers are committed to 26 weeks per year; 13 weeks in the fall and 13 weeks in the spring. The summer would be open and suggested the Songs4Soldiers organization could have their benefit at that location or it could be used for baseball, softball or band practice. Mr. Koppeis added the proposed soccer park could be used by Columbia High School for soccer camps or by the St. Louis Steamers soccer camps, for the senior citizens to walk and would like the complex to be for the entire community. According to the St. Louis Steamers Soccer Club printed power point, \$60,000 of the annual maintenance costs for the proposed park would be paid by their club. Mr. Glover said Luhr Brothers would be able to get the proposed soccer fields out of the flood plain with excavations. He also added if there would be a flood and the turf is 20 or 30 years old, then it would be ruined, but if the turf was only one to five years old during a flood, the turf would be okay. Mr. Glover also said the area for the soccer fields is perfect for tournaments since there is a hotel and restaurant within walking distance and reported the city will be getting additional tax revenue generated by the tournaments through restaurant sales, hotel sales, downtown shopping sales, etc. during the tournament weekend. He added that the SLYSA would be willing to come to a committee meeting if need be. Mr. Glover said SWT Design made the two soccer fields fit on the map of the area plus did other work for them. This is the same company the city used for the area.

According to the printed power point from the St. Louis Steamers Soccer Club, the total project cost would be \$1,970,300. Of this amount, in-kind contributions from Luhr Brothers of \$150,000 (Mr. Mike Luhr) and Electrico \$94,000; lights/poles provided by

ATG Sports of \$156,000; came to a total project cost of \$1,570,300. According to the soccer club with the proposed TIF of \$1,510,000, the shortfall is \$60,300.

Chairman Niemietz questioned what the Steamers investment will be and Mr. Koppeis stated they would need to borrow money for the fields and raise money themselves, but said the biggest issue is the TIF.

Chairman Niemietz stressed to everyone that the proposal to use TIF funding for the fields is new to the committee and this was the first time the committee has heard of it.

The committee discussed potential concerns with the proposed soccer park. They were: if the entire plan was feasible in a flood plain; the two turf fields would be in a flood plain; what would happen if the turf fields were flooded; how the money would be coming in for tournaments and how would it be divided up; number of years for the concession stand and tournaments, who would run the concession stand; concerns of the concession stand location; committing to the soccer clubs orally; long term commitment; could soccer field turf be in a flood plain or not; could a fence be placed around the turf fields since it is in a flood plain; would have to get a new permit from the Illinois Department of Natural Resources (IDNR) for the turf soccer fields; no definite answer if turf field area could be moved out of the flood plain; need to check on major points especially flooding; financing and budgeting for the proposed soccer fields; how will it be paid for; how will it affect the Columbia taxpayers; is the area big enough for two soccer fields; are two soccer fields enough; is this the right area for two soccer fields; referenced other soccer parks are much larger; (Mr. Glover of the St. Louis Steamers said they only use only a few age groups for their tournaments and that is why only two turf fields would be needed plus there is the CHS turf field and one in Waterloo for other tournaments); would a public process be needed for the proposed park or just have meetings; are public hearings needed to express opinions; not following the Admiral Trost Master Plan; and city engineer to check to see if turf fields would be feasible in a flood plain.

Chairman Niemietz asked the committee for their opinions. Alderman Martens would like to know where the money will come from. Mr. Morani reported the city received detailed costs from the Steamers and had a discussion with City Attorney Terry Bruckert about what was TIF eligible, which is approximately \$526,000 and consists of site preparation and grading work

Mayor Hutchinson addressed Mr. Glover and stated when the St. Louis Steamers Soccer Club first came to the city, it was a multi-use field, a football field, a soccer field and the city made it clear it didn't have the money to develop it. The city was looking at private entities to fund it. Now that it is being inferred as a city funded project, it needs city funds and wondered how it has changed. Mr. Glover said he did not say that and that it has not changed. He said he wanted to partner with the City. Mr. Glover said they have brought \$500,000 of in-kind labor to the table and had informed the city the Steamers do

not have money and said it has always been a partnership from the very beginning. Mayor Hutchinson fully supports the proposed soccer fields, however, Mayor Hutchinson said the partnership is the city providing the location. Mayor Hutchinson asked how this would be funded and needs to see where the money is. Mayor Hutchinson also reported the City was committed from day one for the proposed project; that only so much money could be used, and that was made clear from day one. Chairman Niemietz referenced the March 28, 2016 Committee of the Whole meeting minutes with the presentation from the St. Louis Steamers Soccer Club which said "Mayor Hutchinson reiterated to Mr. Glover that his proposal assumes a good deal of financial support. Mr. Glover said the Steamers will be working with local companies to partner with them for the needed funds or in-kind labor." Mr. Glover stated the St. Louis Steamers have never projected they would fund the total project. He said they have partnered with companies for the funds and in-kind labor. Mr. Glover said they would not get cash for the project. Mayor Hutchinson and Chairman Niemietz said the city provides the ground for the fields and buildings and the organization takes care of them. They mentioned, as an example, the Blue Jays Football Association, Columbia Khouri League and the Columbia Athletic Association all take care of their fields. The city does not pay for the development of the fields.

Mr. Koppeis added they will put their numbers in and he needs the city's numbers. Mr. Koppeis also said they need to come up with a partnership with the city to make it work and said no one is going to give the city or the soccer team \$1,000,000 or \$2,000,000.

After in-kind investments are taken into consideration, the project cost according to the Steamers is \$1,570,300. City Administrator James Morani stated that no more than \$526,000 of the remaining \$1,570,300 in project costs are potentially eligible for Tax Increment Financing, based on discussions with City Attorney Terry Bruckert. The remaining \$1,044,300 would have to be made up by some other source. The Steamers will need another investor or they will have to raise the money themselves since the City does not have General Funds allocated for this project.

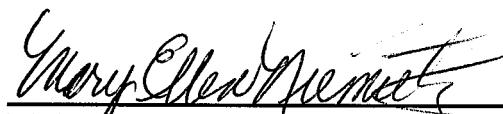
Mayor Hutchinson added the Steamers need to come back with a plan on how to get other sources of funds for the proposed project and then a decision could be made. He also added that a fence can't be placed around the proposed soccer fields because of the potential flooding. Mr. Morani said the Steamers should prepare different financing options to fund the proposed soccer fields and park depending on the level of support from the city.

It was the consensus of the Parks, Playgrounds and Recreation Committee for the St. Louis Steamers Soccer Club to put a detailed finance plan together with available TIF monies, their funding sources, and how to maintain the proposed soccer park.

III. **ADJOURNMENT**

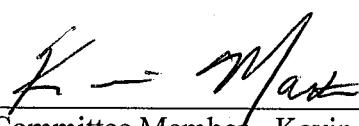
**MOTION:**

It was moved by Alderman Martens and seconded by Alderman Ebersohl to adjourn the Parks, Playgrounds and Recreation Committee Meeting of the City Council of the City of Columbia held Monday, January 9, 2017 at 7:58 P.M. Upon voice vote, Chairman Niemietz and Aldermen Ebersohl, Agne and Martens voted yea. **MOTION CARRIED.**

  
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MARY ELLEN NIEMIETZ, Chairman  
PARKS, PLAYGROUNDS AND RECREATION COMMITTEE

  
\_\_\_\_\_  
Committee Member - Gene Ebersohl

  
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Committee Member - James Agne

  
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Committee Member - Kevin Martens

Minutes taken by:

  
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DONNA MEHAFFEY, Deputy Clerk

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE  
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JANUARY 9, 2017 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 8:00 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 Terry Bruckert, City Clerk and EMA Coordinator Wes Hoeffken, Chief of Police and EMS Director Jerry Paul, Deputy Chief of Police Jason Donjon, City Engineer Chris Smith, Building Official Justin Osterhage, Interim EMS Chief Shannon Bound and Deputy Clerk Donna Mehaffey.

Guests Present: Attorney, Mr. Arlie Traughber representing the proposed Walnut Ridge Subdivision, Attorney, Mr. Mark Scoggins representing Brellinger Subdivision, Mr. Dennis Brand, Developer of Brellinger Subdivision, Mr. Mark Toepfer, representing the Brellinger Home Owners Association and Mr. Rodney Mathews, resident of Brellinger Subdivision.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of minutes from the December 12, 2016 Committee of the Whole committee meeting; (2) Admiral Parkway, Inc. Land Transfer and Zoning; (3) Fox Run Estates Phase II - Preliminary Plat; (4) Amendment to Annexation Agreement (Pangea/Walnut Ridge); (5) Sidewalk Base Text Amendment (Subdivision Code); (6) Billing Rate for EMS Non-Emergency Calls; (7) Other items to be considered; (8) Citizen Comments; and (9) Executive Session – 5 ILCS 120/2(c).

**II. APPROVAL OF MINUTES FROM THE DECEMBER 12, 2016 COMMITTEE OF THE WHOLE COMMITTEE MEETING**

The minutes of the December 12, 2016 Committee of the Whole committee meeting were submitted for approval.

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Huch, to approve the minutes of the December 12, 2016 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, and Holtkamp voted yea. Alderman Martens abstained. **MOTION CARRIED.**

**III. ADMIRAL PARKWAY, INC. LAND TRANSFER AND ZONING**

Building Official Justin Osterhage explained to the committee the Admiral Parkway, Inc. land transfer and zoning.

There will be a land transfer of 2.00 acres from lot 37 of Fox Run Estates Phase 1 to the Columbia Sportsman Club, a land transfer of .19 acres from the Columbia Sportsman Club to lot 37 of the Fox Run Estates Phase 1, and a land transfer of .01 acres of lot 15 of the Fox Run Estates Phase 1 to lot 37 of the Fox Run Estates Phase 1.

There will be a rezoning of 2.00 acres of the Columbia Sportsman Club from R-7 Multiple-Family Dwelling District to A-1 Agricultural District. There will also be a rezoning of lot 37 of the Fox Run Estates Phase 1 from R-7 Multiple-Family Dwelling District and A-1 Agricultural District to R-5 One-Family Dwelling District.

It was the consensus of the committee to move forward on these land transfers and zoning changes and the ordinances will be ready for consideration at the next City Council meeting.

**IV. FOX RUN ESTATES PHASE 3 - PRELIMINARY PLAT**

The proposed Preliminary Subdivision Plat for Fox Run Estates Phase 3 was presented by Mr. Osterhage to the committee. There were no objections from the committee and the Preliminary Subdivision Plat for Fox Run Estates Phase 3 ordinance will be ready for consideration at the next City Council meeting.

**V. AMENDMENT TO ANNEXATION AGREEMENT (PANGEA/WALNUT RIDGE)**

Attorney, Mr. Arlie Traughber, was present for the meeting to represent the proposed Walnut Ridge Estates Subdivision. Mr. Traughber explained that Mr. William Hawn, the developer involved with the proposed Walnut Ridge Estates Subdivision, was unable to be present at

tonight's meeting. Mr. Traughber is asking for an amendment to the current annexation agreement. It was noted there was a First Amended Annexation Agreement and a Second Amended Annexation Agreement for the previous developer, Pangea Development, which involved 48 lots for the proposed subdivision. The new developer for Walnut Ridge Estates would like to have the proposed subdivision as a Community Unit Plan - Type B and would have 63 lots; 15 more from the previous developer. The area is zoned R-2 One-Family Dwelling District.

All in attendance were given the opportunity to ask questions, present comments and offer opinions. Items discussed were:

- Developer will construct a park in the development, but the Homeowner's Association would own it.
- Lot sizes are smaller than previous developer proposed.
- There are 15 additional lots for the proposed Walnut Ridge Estates. The previous developer, Pangea Development, involved 48 lots.
- Approximately 1/3 of the lots in the proposed development are less than 0.50 acres, which is the minimum lot size in the R-2 One Family Dwelling Zoning District.
- Concern of density in the subdivision.
- City prefers lower density to preserve green space. Concern about changing the zoning via a Community Unit Plan so that the developer can make more profit through the sale of additional lots.
- Park would be located in a flood plain.
- Park area is small.
- Developer is also asking for a variance to construct 30 foot wide streets instead of 36 foot wide streets.
- The City's Comprehensive Plan calls for this area to be low density and concern is expressed over deviating from this.
- Brellinger Subdivision residents voiced concerns about the proposed development and its impact on their property values.

Mr. Traughber reported the homes will be similar to homes in the Gedern Subdivision, but with smaller lots. Mr. Traughber also said many residents don't want huge lots to take care of. Mr. Traughber assured the committee it will be a nice development with three sides brick homes with side entry garages. Alderman Martens stated the Brellinger and Briar Lake Estates Subdivisions all sold larger lots and can't see adding 15 more lots to the proposed Walnut Ridge Estates Development.

It was the consensus of the committee that the number of lots for the proposed Walnut Ridge Estates Development be reduced from the current 63 lots to reflect the intent of the City's comprehensive plan.

### Brellinger Subdivision Representatives Comments

Mr. Mark Scoggins, Attorney for Brellinger Subdivision, said he objects to the type of zoning for the proposed subdivision and noted the next section to be developed in Brellinger Subdivision will have larger lots.

Mr. Mark Toepfer representing the Brellinger Subdivision Homeowner's Association wants the proposed development to stay R-2 One-Family Dwelling District.

Mr. Dennis Brand, the developer of Brellinger Subdivision stated he has followed the City's Comprehensive Plan with R-2 One-Family Dwelling District and wants the City to stand firm with the Comprehensive Plan.

Mr. Rodney Mathews, a Brellinger Subdivision resident, thought the area would stay R-2, has an investment with his home in the subdivision and is worried sick about it. Mr. Mathews also said he has walked the area of the proposed subdivision and the area where the park is to be placed is basically a drainage ditch.

### **VI. SIDEWALK BASE TEXT AMENDMENT (SUBDIVISION CODE)**

City Engineer Chris Smith presented the proposed Sidewalk Base Text Amendment proposed ordinance for the Subdivision Code to the committee. The proposed amendment has been to the Plan Commission and was approved.

It was the consensus of the committee to present the proposed ordinance for consideration at the next City Council meeting.

### **VII. BILLING RATE FOR EMS NON-EMERGENCY CALLS**

Interim EMS Director Shannon Bound presented a proposed amendment to the fee ordinance for Non-Emergency Public Assistance. Currently there is a Treatment with No Transport (Refusal) for City Residents \$0.00 and Non-Resident \$75.00. The new section is for Non-Emergency Public Assistance. City Residents would be \$0.00 and if there would be any public assistance calls in excess of three (3) within a six (6) month period, they are billed at \$75.00 per occurrence. Non-Resident is \$75.00 and does not have a call limit. Ms. Bound said the calls have been for non-medical reasons and it is their recommendation because of abuses in the system. Mr. Morani added it will be an amendment to the fee ordinance.

It was the consensus of the committee to move ahead with the proposed amendment to the fee ordinance for consideration at the next City Council meeting.

**VIII. OTHER ITEMS TO BE CONSIDERED**

There were no other items to be considered.

**IX. CITIZEN COMMENTS**

Mr. Joe Koppeis thanked everyone for attending the tour at the new Urgent Care and added they had 24 patients today. Mr. Koppeis said he is negotiating to get a steak house and he feels good about it.

**X. EXECUTIVE SESSION - 5 ILCS 120/2(C)**

There was no call for Executive Session.

**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, January 9, 2017 at 8:50 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  
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GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Donna Mehaffey  
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Donna Mehaffey, Deputy Clerk