

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF THE
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JUNE 12, 2017 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: 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 Terry Bruckert, City Engineer Chris Smith, Accounting Manager Linda Sharp, Building Official Justin Osterhage, Chief of Police and EMS Director Jerry Paul, Deputy Chief of Police Jason Donjon, and Deputy Clerk Donna Mehaffey.

Guests: Mrs. Alberta Spradling, Chairman of St. Paul's Lutheran Historic Church and Mr. Kevin Koenigstein, President of St. Paul's Lutheran Church, Mr. Joe Koppeis, developer of Fox Run Estates, and Mr. Dan Vogel of Cunningham, Vogel & Rost, P.C.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of Minutes from the May 8, 2017 Committee of the Whole Meeting; (2) Fox Run Estates Phase III - Final Plat; (3) St. Paul's Lutheran Church Variance Request (108 West Liberty Street); (4) Executive Session - 5 ILCS 120/2(c)(6) and (11); (5) Reflections at Garden Place (710 South Main Street) Easement; (6) South Main Street Resurfacing; (7) Fire Protection District Dispatching Services Agreement; (8) Part-Time Police Officers; (9) Temporary Electronic Message Boards; (10) City Council Standing Committees; (11) Other Items to be Considered; (12) Citizen Comments; and (13) Executive Session - 5 ILCS 120/2(c)(5).

**II. APPROVAL OF MINUTES FROM THE MAY 8, 2017 COMMITTEE OF THE
WHOLE MEETING**

The minutes from the May 8, 2017 Committee of the Whole committee meeting were submitted for approval.

Committee of the Whole Meeting - June 12, 2017

Fox Run Estates Phase III - Final Plat - 3 pages

St. Paul's Lutheran Church Variance Request (108 West Liberty Street) - 5 pages

Reflections at Garden Place (710 South Main Street) Easement - 9 pages

South Main Street Resurfacing

Fire Protection District Dispatching Services Agreement - 3 pages

City Council Standing Committees - 2 pages

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MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Reis, to approve the minutes from the May 8, 2017 Committee of the Whole committee meeting. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

III. FOX RUN ESTATES PHASE III - FINAL PLAT

Building Official Justin Osterhage presented the Fox Run Estates Phase III - Final Plat and the easement vacation plat of part of lot 37 of Fox Run Estates Phase I to the committee. Mr. Osterhage reported the final plat of Fox Run Estates Phase III includes eight single family lots zoned R-5, One-Family Dwelling District.

It was the consensus of the committee to move forward with the Fox Run Estates Phase III - Final Plat and easement vacation plat of part of lot 37 of Fox Run Estates Phase I which will be considered by ordinances at the next City Council meeting.

Alderman Niemietz commented to the developer of Fox Run Estates, Mr. Joe Koppeis, that she appreciates the work he has done on the development and it has worked out well.

IV. ST. PAUL'S LUTHERAN CHURCH VARIANCE REQUEST (108 WEST LIBERTY STREET)

Mr. Osterhage presented the St. Paul's Lutheran Church Variance Request to the committee. The church is requesting a variance from Section 17.44.040 #27 "Schedule of off-street parking requirements" of the Columbia Municipal Code. They wish to occupy the rehabilitated historic church and school structures located on the property at 108 W. Liberty and is located in a C-2 (General Business) Zoning District. The Zoning Board of Appeals voted 5 to 0 to accept at their meeting on May 24, 2017. The Zoning Board of Appeals is requesting City Council recommendation.

Mrs. Alberta Spradling, Chairman of St. Paul's Lutheran Historic Church and Mr. Kevin Koenigstein, President of St. Paul's Lutheran Church gave a brief overview of the events that will be held at the rehabilitated historic church and school structure. They noted that money raised will be put in a pool to maintain the historic church and school. There are five on-street parking spaces in front of the church and school. There are 13 parking spaces needed. The property owner across from the church and school gave permission to use two parking spaces on the side of their property (Liberty Street) and one space in front of their property (Rapp Street). Mrs. Spradling said that there would certainly be five off-street parking spots available in the area. Mrs. Spradling said she will inform the guests to carpool to the events to cut down on the parking in the area. There would also be the possibility of shuttling the guests to the event from the main church, St. Paul Lutheran Church parking lot off Good Haven Street.

MOTION:

It was moved by Alderman Hutch and seconded by Alderman Agne, to approve the St. Paul's Lutheran Church Variance Request with an addendum in the ordinance to tie the variance to the ownership instead of the parcel for off-street parking requirements at 108 W. Liberty. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Hutch, and Holtkamp voted yea. Alderman Reis voted nay. Alderman Martens abstained.

MOTION CARRIED.

V. EXECUTIVE SESSION - 5 ILCS 120/2(c)(6) and (11)

Chairman Ebersohl informed the Committee of the Whole that he would entertain a motion to go into Executive Session to discuss the sale or lease of real estate and probable litigation as permitted under 5 ILCS 120/2(c)(6) and (11).

MOTION:

It was moved by Alderman Agne and seconded by Alderman Reis, to direct Chairman Ebersohl to go into Executive Session at 7:18 P.M. to discuss the sale or lease of real estate and probable litigation as permitted under 5 ILCS 120/2(c)(6) and (11). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Hutch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

MOTION:

It was moved by Alderman Reis and seconded by Alderman Niemietz, to return to Regular Session of the Committee of the Whole at 7:59 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Hutch, Reis, Holtkamp and Martens voted yea. **MOTION CARRIED.**

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

No action was taken as a result of the Executive Session.

VI. REFLECTIONS AT GARDEN PLACE (710 SOUTH MAIN STREET) EASEMENT

Mr. Osterhage reported that because of new ownership of the Reflections at Garden Place located at 710 South Main Street, an easement agreement from the City is needed for a small shed, fence and concrete pad which slightly encroach upon public property which the new owners request the small shed, fence and concrete pad to stay.

It was the consensus of the committee to move forward with the easement agreement and ordinance from the City with the new owners of 710 South Main Street for consideration at the next City Council meeting.

VII. SOUTH MAIN STREET RESURFACING

City Engineer Chris Smith reported he had two options for the committee to consider and that no answer was needed tonight regarding the South Main Street Resurfacing.

The first option to consider is to complete the bump outs only with the South Main Street resurfacing. The second option to consider is to complete the bump outs, replace curb and gutter and sidewalks on the south/west side of Main Street from Cherry Street to Madison Street with the South Main Street resurfacing.

All in attendance were given the opportunity to make comments and ask questions.

After a brief discussion, it was the consensus of the committee to move forward with the second option to complete the bump outs, replace curb and gutter and sidewalks on the south/west side of Main Street from Cherry Street to Madison Street with the South Main Street resurfacing.

VIII. FIRE PROTECTION DISTRICT DISPATCHING SERVICES AGREEMENT

City Administrator James Morani addressed the committee on the (three year) Fire Protection District Dispatching Services Agreement. Mr. Morani said this has been the same form for the last five or six years and there are no changes. Mr. Morani wanted to show the agreement to the committee prior to consideration.

Since there were no objections from the committee, the ordinance and agreement will be ready for consideration at the next City Council meeting.

IX. PART-TIME POLICE OFFICERS

Chief of Police Jerry Paul informed the committee there have been several incidents with middle school age children at the parks. He said groups of kids are congregating at the parks and cursing loudly. Residents walking the park trail have been intimidated. There is also more park area to cover with the American Legion Park and the trails. Chief Paul would like to reinstate the program of part-time police officers at the parks and didn't really know why the City stopped the program. He added he has applied for a grant to obtain a UTV (Utility Task Vehicle) for the parks and there is an extra patrol car if the UTV grant doesn't work out. Chief Paul added there may be a salary of \$2,500 to \$5,000 for the remaining part of the summer and more can be done next year with planning. He would like to get a part-time officer (already trained) ready to go in mid or at the end of July. He added if needed, there would be \$8,500 in training costs with a cost of \$2,000 for uniforms. Chief Paul said the money could come from the new police officer's salary in the budget that was to be hired as of May 1 but has not yet been hired since the candidate screening process has not been completed. Chief Paul said Deputy Chief of Police Jason Donjon contacted larger

communities; O'Fallon and Fairview Heights, Illinois and they have Community Service Officers patrolling their parks, but are not armed. Chief Paul said he is more comfortable with part-time police officers.

Alderman Reis thought the part-time police officers the City had at one time just resigned and doesn't recall anything negative about the program. He thought it had worked out well.

Alderman Niemietz said the old ATV got locked up and could not be used anymore. Mr. Morani added that it was his understanding the lack of availability of the part-time officers for training caused the program to stop. The amount of hours was also a problem. Chief Paul added at one time there were some grandfathered part-time police officers.

Mr. Morani noted a previous ordinance establishing hiring standards for part-time police officers.

Alderman Roessler mentioned as an alternative to explore the use of community service officers in the parks. If there is a problem, the community service officer could make a call and the patrol officer would respond in two or three minutes. Chief Paul said he will research this alternative.

It was the consensus of the committee for Chief of Police Jerry Paul to move forward with the part-time police officers for patrolling Columbia's parks and to research the possible use of community service officers.

X. TEMPORARY ELECTRONIC MESSAGE BOARDS

Mr. Morani informed the committee he has been approached by Mr. Andy Hrdlicka to have the City allow temporary electronic message boards and possibly have them at certain special events. Mr. Morani and Ms. Fultz have informed Mr. Hrdlicka to apply for an amendment to the Sign Code. Mr. Morani said Mr. Hrdlicka wanted to place a temporary electronic message board in front of the new 11 South building this week for a CROWN event. The sign would be on this Thursday night, would only be done once and no permit would be needed for it if the council had no objections. Mr. Morani invited the committee and will invite the Street Graphics Committee to take a look at the temporary electronic message board for educational purposes prior to considering a proposed amendment to the Sign Code. Mr. Morani also said the lumens on the sign can be adjusted for during the day and night time use.

Alderman Reis noted that after a previous event concluded that used the temporary electronic message board, the sign which is on a trailer, was left on a City street, which is a problem.

Alderman Roessler was comfortable with having the test this Thursday. Alderman Niemietz stated the City has a lot more important issues going on right now.

Mr. Morani said he doesn't know for sure if Mr. Hrdlicka will place the temporary electronic message board. Mr. Morani said more time may be used by staff if a message board is placed, the business gets fined and/or the City has to send them a letter. He thought this instance could be used as educational purposes in preparation of Sign Code discussions.

Mayor Hutchinson suggested for Mr. Morani to have everything in writing, have the committee and the Street Graphics committee look at the temporary electronic message board, have the lumens in writing and view the message board to get a better sense of it.

It was the consensus of the committee to view the one-time test of the temporary electronic message board at the 11 South building for this instance.

XI. CITY COUNCIL STANDING COMMITTEES

Mr. Morani referred to the memorandum and City Council Standing Committee Restructuring Proposal to the committee. Mr. Morani said the restructuring was not urgent and wanted to get their final thoughts on the issue.

It was the consensus of the committee to discuss the new committee appointments at a future meeting of the Executive and Rules Committee.

XII. OTHER ITEMS TO BE CONSIDERED

A. Burger King Access Location

Mr. Morani discussed with the committee easement matters for the proposed Burger King restaurant including planters that could be removed in the future which pointed out the access to the restaurant behind the three-unit office building owned by Mr. Joe Koppeis. Mr. Morani said staff has made continual requests to Burger King for the easements required by the conditional special use permit, but Burger King has been unable to acquire (from Faith Lutheran Church) an access easement for the entire area as well as the maintenance conditions requested by the council per the ordinance. It was noted that Burger King customers could potentially drive through the church parking lot and not use the correct access to the restaurant. It was also determined the church pastor and church representatives did not previously raise any issues with the customers potentially using their parking lot as a shortcut to the restaurant.

After a brief discussion with all present having the opportunity to ask questions and offer comments, it was the consensus of the committee not to hold up the development because of the potential easement problems and to amend the Special Use Ordinance to modify the required access easement with maintenance conditions but to state that all easement areas are to be of hard surfaces.

XIII. CITIZEN COMMENTS

There were no citizen comments.

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

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

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Huch, to direct Chairman Ebersohl to go into Executive Session at 9:10 P.M. to discuss the purchase or lease of real estate as permitted under 5 ILCS 120/2(c)(5). Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens voted yea.

MOTION CARRIED.

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Holtkamp to return to Regular Session of the Committee of the Whole at 9:19 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 Regular Session, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, Martens, and Mayor Hutchinson were present.

No action was taken as a result of the Executive Session.

XV. ADJOURNMENT

MOTION:

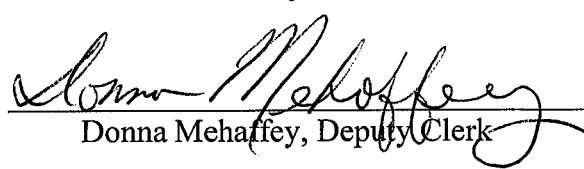
It was moved by Alderman Niemietz and seconded by Alderman Reis to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, June 12, 2017 at 9:20 P.M. Upon voice vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens voted yea.

MOTION CARRIED.

Minutes taken by:



Chairman Gene Ebersohl
Committee of the Whole



Donna Mehaffey, Deputy Clerk