

**PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, AUGUST 28, 2017 IN THE COUNCIL ROOM OF CITY HALL
RELATING TO THE ANNEXATION AND ZONING OF PROPERTY - TRACT 1**

I. Call To Order

Alderman Gene Ebersohl as Mayor Pro Tem opened the Public Hearing at 6:30 P.M. relating to the annexation and zoning of property - Tract 1 described as 19.62 acres of property with parcel numbers 04-05-300-001-000, 04-05-100-003-000, 04-05-100-006-000, 04-05-300-007-000, and 04-05-300-008-000. Addresses associated with this tract of land are: 334 BB Road, 2530 Quint Lane, 2536 Quint Lane and 2554 Quint Lane.

The following Alderman were:

Ebersohl	Present	Agne	Present
Niemietz	Present	Roessler	Present
Huch	Absent	Reis	Present
Holtkamp	Present	Martens	Present

Administrative Staff present:

Deputy Clerk Donna Mehaffey
City Attorney Doug Gruenke
City Engineer Chris Smith
Accounting Manager Linda Sharp

City Administrator James Morani
Deputy Chief of Police Jason Donjon
Dir. of Community Dev. Emily Fultz

II. Public Comments

Alderman Ebersohl inquired if there were any comments from the public.

Barbara Quint of 2530 Quint Lane said that she maintains and pays the taxes on the property and only she should have the say if she should be in the City of Columbia. She said she dislikes the taken over business. She also said she is a widow, she is watching her finances and doesn't want to pay more taxes. She said that if she is annexed to the City, the City would then run water and sewer lines out to her property and would then force her to pay to hook up to the services. She also said she doesn't know what she would get being annexed to the City.

Rhonda Quint of 2554 Quint Lane expressed concerns about her property tax in the City versus not in the City. Mrs. Quint would like to know what they would be getting if they annex into the City. One concern is that they have no fire hydrants since they do not have water. She said there are two sets of railroad tracks that they have to travel over to get to their home and once you are there, there are no fire hydrants, but they are being taxed for fire protection. She said it seems they would be paying the same amount on their property taxes for fire protection, the school district, and the college as someone that is in the City. She also wanted to know what she would be getting for being annexed into the City other than paying more tax money to the City.

City Administrator James Morani pointed out on the tax bill that if they are annexed into the City, the Road District tax comes off of their property tax bill and the City of Columbia tax will get added. Mr. Morani invited Mrs. Quint to go over her tax figures with Ms. Fultz and himself after the meeting.

One of the property owners from a different tract noted that if annexed, property owners would also be paying City utility tax on their utility bills, gas, electric, phone, etc.

Mr. Patrick Quint of 2554 Quint Lane said he paid a \$50.00 deposit 31 years ago to Fountain Water Supply and doesn't know what happened to it. Alderman Ebersohl informed Mr. Quint the City does not have anything to do with Fountain Water District.

Mr. Morani stated that there is no requirement that if you are in the City that you have to have City water. He said there may be some properties in the City that have wells, but said the only way they could get sewer was if there was a City sewer line within 250 feet of their property, then they would be required to tap in to the sewer. He added that if there is no City sewer line within 250 feet of their property, they would not be required to tap in to the sewer.

Alderman Roessler commented that the whole issue is the properties are surrounded and the City wants to clear up property lines and the City Limits. He added this has been going on for a few years and the City is not targeting anyone in particular. Mr. Morani said the state allows the City to annex properties that are less than 60 acres that are completely surrounded by the municipality.

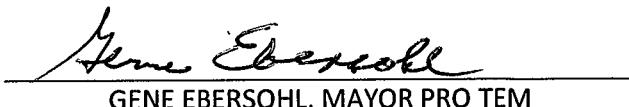
Mr. Morani said they checked the taxes on all of the properties being discussed and one of the property's taxes would increase \$16.00. He said you would be taking \$10.00 off and adding \$26.00 which comes to a net increase of \$16.00 per year. Mr. Morani added the City maintains BB Road which includes the plowing of snow and said the property owners in this area have been receiving a service. Mr. Morani just wanted to make a point that their neighbors inside the City have been paying for the maintenance of BB Road while the residents outside the City have been using BB Road and not paying for the maintenance of it.

III. Close Public Hearing

There being no more comments, Alderman Ebersohl closed the Public Hearing at 6:45 P.M.



DONNA MEHAFFEY, DEPUTY CLERK



GENE EBERSOHL, MAYOR PRO TEM

**PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, AUGUST 28, 2017 IN THE COUNCIL ROOM OF CITY HALL
RELATING TO THE ANNEXATION AND ZONING OF PROPERTY - TRACT 2**

I. Call To Order

Alderman Gene Ebersohl as Mayor Pro Tem opened the Public Hearing at 6:45 P.M. relating to the annexation and zoning of property - Tract 2 described as 55.64 acres of property with parcel numbers 04-05-200-016-000, 04-05-200-017-000, and 04-05-200-014-000. Addresses associated with this tract of land are: 124 BB Road.

The following Alderman were:

Ebersohl	Present	Agne	Present
Niemietz	Present	Roessler	Present
Huch	Absent	Reis	Present
Holtkamp	Present	Martens	Present

Administrative Staff present:

Deputy Clerk Donna Mehaffey
City Attorney Doug Gruenke
City Engineer Chris Smith
Accounting Manager Linda Sharp

City Administrator James Morani
Deputy Chief of Police Jason Donjon
Dir. of Community Dev. Emily Fultz

II. Public Comments

Alderman Ebersohl inquired if there were any comments from the public. There were none.

Alderman Ebersohl inquired if there were any comments from the Aldermen or City staff.

III. Close Public Hearing

There being no more comments, Alderman Ebersohl closed the Public Hearing at 6:46 P.M.



DONNA MEHAFFEY, DEPUTY CLERK



GENE EBERSOHL, MAYOR PRO TEM

**PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, AUGUST 28, 2017 IN THE COUNCIL ROOM OF CITY HALL
RELATING TO THE ANNEXATION AND ZONING OF PROPERTY - TRACT 3**

I. Call To Order

Alderman Gene Ebersohl as Mayor Pro Tem opened the Public Hearing at 6:50 P.M. relating to the annexation and zoning of property - Tract 3 described as 10.41 acres of property with parcel numbers 04-22-201-006-000, 04-22-201-007-000, 04-22-201-008-000, 04-22-201-009-000, and 04-22-201-010-000. Addresses associated with this tract of land are: 200 Maple Hill Lane, 150 Maryhill Place, and 130 Maryhill Place.

The following Alderman were:

Ebersohl	Present	Agne	Present
Niemietz	Present	Roessler	Present
Huch	Absent	Reis	Present
Holtkamp	Present	Martens	Present

Administrative Staff present:

Deputy Clerk Donna Mehaffey
City Attorney Doug Gruenke
City Engineer Chris Smith
Accounting Manager Linda Sharp

City Administrator James Morani
Deputy Chief of Police Jason Donjon
Dir. of Community Dev. Emily Fultz

II. Public Comments

Alderman Ebersohl inquired if there were any comments from the public.

Mr. Ernest Everett of 200 Maple Hill Lane wants his property to stay as is and currently has a private road. He added they have no water and sewer. Mr. Everett said they are getting absolutely no benefit from being annexed into the City and would like the property to stay as is.

Mr. and Mrs. Reynold (Marian) Ledbetter of 150 Maryhill Place addressed the City Council. They have a private road that they maintain including snow removal and have no water or sewer. Mrs. Ledbetter said the closest fire hydrant is 850 feet from their home. They said they will get nothing out of it if annexed into the City. She stated there is a 55-acre tract adjacent to their property owned by Mr. Thomas Rollins of Land of Lincoln and the developer has talked about developing this property for 20 plus years. This property is located inside the City Limits of Columbia. The Ledbetters contend there is no development that has been done on the property and the developer has had at least five farmers try to farm the property, which is not suitable for farming due to drainage problems. Mrs. Ledbetter said she has lived at this property since 1949 and there was never a drainage problem in the past. She said when they built their home in 1975, there was a drainage ditch behind their home that was two feet wide and two feet deep. She said now the drainage ditch is 10 feet wide and 10 feet deep as a result of changes made by farmers to the adjacent property. Because these topography and drainage changes affect their property, they have

called the City DOPW several times to have this drainage problem corrected, but nothing has been done.

She said there have major flooding problems on their property. She said it runs through their front yard and is making a large ditch in their front yard because the front yard is lower than the home. The water comes from five different areas across their property. She said the 55-acre field is basically ruined because it can't be farmed and no profit could be made from it. She said there used to be flood retention areas on the 55 acre field, but it has since been plowed open and the water just rushes through the woods behind their home. Mrs. Ledbetter also said trees have been removed and the ground leveled. She said the water comes down between their home and the Everett's home, floods their road and the Everett's road, and floods the front, back and side yards of their home. Mrs. and Mrs. Ledbetter said no one does anything about these issues related to the Land of Lincoln property which is inside the City. Mrs. Ledbetter acknowledges the City can force them into the City, but said they will get absolutely nothing because the road is a private road and it will never be maintained by the City. She added the railroad right-of-way is in front of their property and is owned by the City. She said that road gets used by all of the utility companies; the power company, HTC, Charter and even the City for access to the old railroad right-of-way. They also stated there is no benefit for them to be annexed into the City but for higher taxes. Mrs. Ledbetter said that if they are annexed into the City, the City may listen to their drainage problem. She also said when she called the Public Works Department regarding their drainage issue, they said they were located outside the City of Columbia and nothing could be done.

Aldermen Niemietz said she has been an Alderman with the City 20 years and this was the first time she has heard of this drainage issue. The rest of the Aldermen stated this was the first time they had heard of it, too. Mrs. Ledbetter said different members of the Public Works Department have seen their drainage problem and are aware of it and calling the Public Works Department was the most logical place to call for a drainage problem. Alderman Niemietz said the Public Works Department employees don't call the shots at that department without a Department Head being involved. Alderman Niemietz said that in some situations it is best to go start with the aldermen and work down, otherwise, the Aldermen don't hear about these issues. She added if it is dealt with at the lower levels, the Aldermen don't know anything about it, and in turn, can't help address it.

Mrs. Ledbetter stressed they did not have a drainage issue before the land was purchased by the developer. She also said their home is lower in elevation than the developer's property; the developer's property is above them. Mrs. Ledbetter said the Everettts have the same type of drainage issue. She said their drainage issue is worse, but the Everettts have the whole road with a drainage issue. Mr. Everett explained his drainage issues on his part of the road.

Mr. Ledbetter explained that an undersized culvert was installed by the City years ago, which was intended to release water from building up on the Ledbetter property. However, Mr. Ledbetter said the 20 inch culvert can't handle a 10 feet by 10 feet ditch and said it still floods. He said he informed the City employee that installed it that it was too small in size.

Alderman Agne asked if the State could do anything to protect the property owner. City Attorney Doug Gruenke said there are only certain things you can do and said this is usually a civil matter. Mr. Smith said it is hard to figure out with certainty how the land previously looked and who modified it.

Alderman Agne also asked how much it costs Mr. and Mrs. Ledbetter to maintain the road. They indicated they do everything themselves.

The Ledbetters also explained all of the issues they had when the Dollar General store was built below them on Main Street. They also said the City Engineer at the time never showed up for anything when they were having issues. Mrs. Ledbetter said they had to install their own guard rail on their road because of the Dollar General store. She added they had to get an attorney as well.

Alderman Roessler said he has never heard of this problem before and asked Mr. Smith about it. Alderman Roessler asked Mr. Smith to report back to the committee on this issue what could be done to remedy the situation.

Mrs. Ledbetter mentioned the railroad right-of-way by their property has been surveyed and that survey should be on file at the Monroe County Courthouse. Mr. Smith said he needs to get an actual plat or map with property lines to show where the Land of Lincoln property actually is located. Mr. Smith said that the Ledbetters have an access easement over the railroad right-of-way and he wants to make sure they still have the proper access to go across the railroad right-of-way. Alderman Niemietz said it would be for their benefit.

Mr. Brad Everett, of 200 Maple Hill Lane, said there is zero advantage to being annexed into the City of Columbia. He said there won't be any water, sewer, trash, snow plowing or street lights. He said in his opinion, they are at a disadvantage and no one can tell them one thing they will gain. Mr. Everett commented that if you are annexed into the City, you would not be able to do certain things. He said fire and hunting restrictions would be different and they would be losing and not gaining anything. Mr. Everett said it really hits home when the City says they just want to clean up their maps.

Mr. Morani asked Deputy Chief of Police Jason Donjon if there would be a 911 call at one of the proposed annexed properties, which police entity would be the first one to respond. Deputy Chief Donjon said the Columbia Police Department would be the first jurisdiction to respond for an emergency even though the properties are technically outside the City Limits of Columbia. Mr. Morani explained that he was pointing out that everyone around this property is paying for these City services, but the ones outside the City are not, yet all property owners were benefitting from these services.

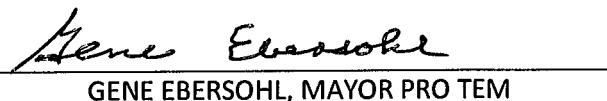
Mrs. Ledbetter asked if their drainage problem would be looked into. Alderman Niemietz asked the City Engineer to take a look at the situation. Mr. Smith said he can look into it and can approach the owner of the 55-acre tract and inform them that they are impacting the properties downstream, but he said he can't force the property owner to do something. Mr. Morani and Mr. Smith said it becomes a civil matter. City Attorney Doug Gruenke said there are only certain things that can be done. He said if the City's code has erosion control, like adding straw, the developer can be made to do those things. But if the developer is changing drainage courses, that is usually a civil matter.

III. Close Public Hearing

There being no more comments, Alderman Ebersohl closed the Public Hearing at 7:10 P.M.



DONNA MEHAFFEY, DEPUTY CLERK



GENE EBERSOHL, MAYOR PRO TEM

**PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, AUGUST 28, 2017 IN THE COUNCIL ROOM OF CITY HALL
RELATING TO THE ANNEXATION AND ZONING OF PROPERTY - TRACT 4**

I. Call To Order

Alderman Gene Ebersohl as Mayor Pro Tem opened the Public Hearing at 7:11 P.M. relating to the annexation and zoning of property - Tract 4 described as 14.34 acres of property with parcel numbers 04-09-100-002-000 and 04-09-100-003-000. Addresses associated with this tract of land are: 401 Palmer Road and 405 Palmer Road.

The following Alderman were:

Ebersohl	Present	Agne	Present
Niemietz	Present	Roessler	Present
Huch	Absent	Reis	Present
Holtkamp	Present	Martens	Present

Administrative Staff present:

Deputy Clerk Donna Mehaffey
City Attorney Doug Gruenke
City Engineer Chris Smith
Accounting Manager Linda Sharp

City Administrator James Morani
Deputy Chief of Police Jason Donjon
Dir. of Community Dev. Emily Fultz

II. Public Comments

Mayor Pro Tem Ebersohl inquired if there were any comments from the public.

Mr. Gregg Crawford of 401 Palmer Road addressed the City Council. He said he understands what City Administrator Morani is saying when you drive down Main Street. You get to enjoy Columbia as a City. Mr. Crawford said he loves the Columbia and has a lot of investments in it. He said when there is a private road involved, you will never get water, sewer, and street lights. He understands that his home won't be a priority for Police Department response when other matters arise in the City. He added he purchased the property because it was not in the City. He said he works in the City and invests in it. He said he is not in favor of his property being annexed into the City and will see no benefit from it. Mr. Crawford said the problem is that everyone is on private roads and these will not become City streets.

Mr. Tom Jones of 405 Palmer Road said all he had to say had pretty much been said several times. He said the only benefit the City discusses is cleaning up City maps. Mr. Jones said that cleaning up the maps doesn't matter to them; it only matters to the City. He does not see an advantage. He said someone had asked about getting water and sewer to their property at an earlier hearing and was told it could not be answered at that time since the distance to water and sewer were unknown at that time. He provided an example of an advantage to property owners would be running water and sewer to their properties. He added they are being dragged into something they don't want because the City has holes in their maps.

He said they feel helpless and the City doesn't have to do this. He said the law doesn't force the City to do it; it just allows the opportunity to do it. He added the City is not making any friends. He also said they, as property owners, are not trying to be belligerent or troublesome, but feels like the City is. Mr. Jones asked for a good reason why it should be done.

City Attorney Doug Gruenke explained to the property owners that his law firm represents a lot of cities and the annexations such as these are done quite frequently. Mr. Gruenke stated the reason the State allows the City to annex these properties when they are less than 60 acres is so the City does not have holes throughout the City because what happens is when emergency services are called, they don't look and say we have to go around this block or can't use this one or we are not going to provide service there. He said in reality, even if it is mutual aid, and even if you pay into another district and that district is responsible for responding by mutual aid, if they can't get there in time, it is the City that is responding. Mr. Gruenke said it may be that they don't have water or sewer, but those services may come later on. He further explained that with annexation they could also enjoy things like police protection and library service. He also said that, in essence, if you are surrounded by other City properties, you are in the City, explaining that unincorporated property owners are just taking advantage of many of the things everyone else in the City has been paying for. Mr. Gruenke said it is not uncommon for this to be done. He added it is done most frequently when cities are expanding and developing and the City comes back and looks at their maps and sees the developments that are going on all over and didn't realize these pieces were not in the City.

Chairman Ebersohl thanked Mr. Gruenke for clarifying this issue.

Mr. Jones said he has lived at his home for 25 years and has not called the police and has never been to the Columbia Library. He has also never used our park system and offered to pay a fee if he would use it.

Mr. Morani said they are trying to make the point that everyone who is in the City that has been paying property taxes are getting all the benefits. Mr. Morani also added that almost everyone that has water and sewer in the City more than likely paid for it themselves, whether directly or indirectly as incorporated into the purchase price of a lot or home. Mr. Morani explained the development of his subdivision and how the developer paid to install the water and sewer lines in his subdivision, but he had to pay for water and sewer taps plus a recoupment fee when he built his home. He said that when properties get annexed into the City, it doesn't necessarily mean they will automatically get water and sewer.

Mr. Jones asked if anything they said tonight will make a difference. Alderman Niemietz responded this is why the City is having these public hearings – to hear comments which she said are very much appreciated.

III. Close Public Hearing

There being no more comments, Mayor Pro Tem Ebersohl closed the Public Hearing at 7:24 P.M.



DONNA MEHAFFEY, DEPUTY CLERK



GENE EBERSOHL, MAYOR PRO TEM

**PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, AUGUST 28, 2017 IN THE COUNCIL ROOM OF CITY HALL
RELATING TO THE ANNEXATION AND ZONING OF PROPERTY - TRACT 5**

I. Call To Order

Alderman Gene Ebersohl as Mayor Pro Tem opened the Public Hearing at 7:25 P.M. relating to the annexation and zoning of property - Tract 5 described as 1.17 acres of property with parcel number 04-08-400-018-000 with an address of 217 West Sandbank Road.

The following Alderman were:

Ebersohl	Present	Agne	Present
Niemietz	Present	Roessler	Present
Huch	Absent	Reis	Present
Holtkamp	Present	Martens	Present

Administrative Staff present:

Deputy Clerk Donna Mehaffey
City Attorney Doug Gruenke
City Engineer Chris Smith
Accounting Manager Linda Sharp

City Administrator James Morani
Deputy Chief of Police Jason Donjon
Dir. of Community Dev. Emily Fultz

II. Public Comments

Alderman Ebersohl inquired if there were any comments from the public. There were none.

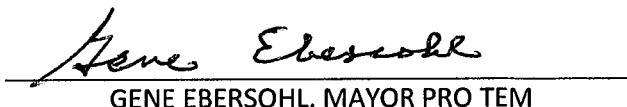
Alderman Ebersohl inquired if there were any comments from the Aldermen or City staff.

III. Close Public Hearing

There being no more comments, Alderman Ebersohl closed the Public Hearing at 7:26 P.M.



DONNA MEHAFFEY, DEPUTY CLERK



GENE EBERSOHL, MAYOR PRO TEM