

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
MAY 9, 2011 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Ebersohl called the Committee of the Whole 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: Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis and Mayor Hutchinson.

Absent: None.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, City Attorney Terry Bruckert and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Attorney Arlie Traughber, Craig Brauer, an engineer with the firm of Thouvenot, Wade & Moerchen, Inc., Andrea Biske, Chair of the Immaculate Conception Catholic Church Building Committee, Father Carl Scherrer, Joe Koppeis and Yvette Hoeffken, all representing Immaculate Conception Catholic Church.

Chairman Ebersohl stated the purpose of the meeting was to review and discuss (1) Immaculate Conception Church property annexation; and (2) any other items to be considered.

**II. IMMACULATE CONCEPTION CHURCH PROPERTY ANNEXATION
PRESENTATION/DISCUSSION**

Chairman Ebersohl called upon City Engineer Ron Williams, as well as any of the individuals representing Immaculate Conception Catholic Church ("ICC"), to address the Committee Members on this issue. Ron began by utilizing his laptop to project the property site and a site layout showing the proposed improvements – Craig Brauer then identified the specific area of the proposed site improvements and indicated that much of the proposed site property will remain undeveloped at this time. Williams then reviewed the proposed Annexation Agreement (provided to the city by ICC), section by section, with his comments and recommendations – he indicated that several of the items included in the proposed Annexation Agreement require review and action by various boards/commissions/committees (e.g., Zoning Board of Appeals, Plan Commission) prior to final action by the City Council. During Ron's review of the proposed Annexation Agreement, a general discussion took place in which all in attendance were given the

opportunity to express their opinions, ask questions and clarify (i) provisions of the agreement; and (ii) the steps to be taken prior to adoption of the final Annexation Agreement, which general discussion included: (a) the A-1 zoning designation requested appeared to be the appropriate designation, but the request would have to be submitted to the Plan Commission and Zoning Board of Appeals for their recommendation; (b) the development of the property site would have to conform to the proper state and city code requirements; (c) a waiver of compliance with subdivision requirements is not normally given – annexation petitioners normally are required to specifically list the requirements to be waived, which are presented to the proper advisory groups prior to action by the council; (d) the requested oil and chip private drive does not comply with city subdivision standards, and therefore one or more variance(s) will be required – quite a bit of discussion was held on this subject wherein suggestions were made to (i) obtain an easement of no less than fifty (50) feet from Norman Schaefer and Edward Schaefer (the owners of property crossed by the private drive) to allow the option for roadway and sidewalk widths to comply with subdivision standards in the future; and (ii) incorporate nonbinding language stating that ICC and the city will make a good faith effort to resolve and alleviate any traffic concerns that may be presented as a result of the current proposed or future development of the property site; (e) the requested oil and chip parking lot would also require a variance – discussion revolved around whether provisions should be included to require that the parking lot materials meet the city's zoning code (i.e., be constructed with concrete or asphalt) in the future, and if so, the time frame for such compliance. ICC representatives indicated they planned to properly maintain the parking lot and felt such proper maintenance should mitigate the need for meeting said zoning code requirements; (f) the proposed storm water control detention pond must meet city standards (as contained in the Building Code and Subdivision Code); (g) if any variances to the city's signage requirements are needed, they would have to be presented to the Street Graphics Advisory Committee for recommendation to the City Council; (h) waivers have been given (from time to time) to annexation petitioners in the past for sewer and water connection fees, but not for recoupment fees, which ICC has acknowledged (in the proposed Annexation Agreement language) it would have the responsibility of paying; and (i) the city has waived the reimbursement requirement for legal and engineering (review) expenses, but not for advisory group meeting fees or Annexation Plat fees since out-of-pocket costs are associated with those fees (e.g., publication fees, legal reporter fees).

During the agreement review City Attorney Bruckert stated that a public hearing is required on the proposed property annexation, and he gave a brief summary of the steps to be taken for final annexation approval. The Mayor then summarized the items discussed during the section by section agreement review. Additional discussion then took place on whether or not items contained in the final agreement would set a precedent for future annexations – the general feeling was that each annexation agreement is unique and any variances granted should be based upon the requests submitted by each petitioner and the city-determined needs of each specific site development.

Attorneys Bruckert and Traughber indicated they would work together to finalize the language of the proposed Annexation Agreement so the public hearing could be held.

Attorney Traughber also indicated he would complete and submit the filings for the variance hearings to be held. Father Carl then thanked the City Officials for their time spent reviewing and discussing the proposed Annexation Agreement, and their guidance on the steps to be taken to finalize the annexation of ICC's property into the city.

III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

IV. ADJOURNMENT

MOTION:

It was moved by Alderman Roessler and seconded by Alderman Agne to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, May 9, 2011 at 8:40 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea.

MOTION CARRIED.

Gene Ebersohl
GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE

Minutes taken by:

Sandra Garner
SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE EXECUTIVE AND RULES COMMITTEE MEETING OF
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD
MONDAY, MAY 9, 2011 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Ebersohl called the Executive and Rules Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:45 p.m.

Upon Roll Call, the following members were:

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

Absent: None

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Huch, Mathews, Piazza and Reis.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, City Attorney Terry Bruckert and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: None.

Chairman Ebersohl stated the purpose of the meeting was to discuss (1) Committee appointments; and (2) any other items to be considered.

II. COMMITTEE APPOINTMENTS DISCUSSION

Chairman Ebersohl opened the meeting and gave the opportunity to each of the FY 2010 - 2011 committee chairpersons to state whether or not they would like to continue in their role (as committee chair). A general discussion then took place wherein the chairpersons of the remaining committees were selected based upon the field of expertise of the various council members or on a voluntary basis. Once the chairpersons were identified, the composition of each of the remaining (three) committee members was discussed with FY 2010 – 2011 committee members given the opportunity to continue serving on their respective committees; committee members for the unfilled spots were then selected based upon the field of expertise of the various council members or on a voluntary basis.

MOTION:

It was moved by Alderman Agne and seconded by Alderman Roessler to recommend to the City Council the FY 2011 – 2012 City of Columbia Aldermanic Committees, as discussed and determined in Committee. Chairman Ebersohl and Aldermen Agne, Niemietz and Roessler voted yea. **MOTION CARRIED.**

III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

IV. ADJOURNMENT

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Agne to adjourn the Executive and Rules Committee Meeting held Monday, May 9, 2011 at 9:13 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz and Roessler voted yea. **MOTION CARRIED.**

Gene Ebersohl

GENE EBERSOHL, Chairman
EXECUTIVE AND RULES COMMITTEE

Minutes taken by:

Sandra Garner

SANDRA GARMER, Accounting/Clerical Assistant