

**Minutes of the Regular Meeting of the City Council of the City of Columbia, Illinois  
held Monday, March 02, 2020 in the Council Room of City Hall.**

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**A. Call Meeting To Order**

Mayor Hutchinson called the City Council of Columbia, Illinois to order at 7:00 PM.

**B. Roll Call**

**Present:** Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle.

**Absent:** None.

Quorum present.

**Administrative Staff present:**

City Clerk Wes Hoeffken  
City Attorney Terry Bruckert  
City Engineer Chris Smith  
EMS Chief Kim Lamprecht  
IT Support Mgr. James Mitchell

City Administrator Douglas Brimm  
Chief of Police Jerry Paul  
Deputy Chief of Police Jason Donjon  
Dir. Of Community Dev. Scott Dunakey  
Com. Relations & Tourism Coordinator Sue Spargo

**C. Pledge of Allegiance**

Those in attendance recited the Pledge of Allegiance.

**D. Proclamations/Recognitions/Presentations**

1. Maurice Schneider 100<sup>th</sup> Birthday Celebration

Mayor Hutchinson informed the Council he is presenting Mr. Maurice Schneider a proclamation honoring his 100<sup>th</sup> birthday.

**E. Public Input**

1. City of Columbia NPDES Permit for Stormwater Discharge

Mr. Chris Smith, the City Engineer, provided an update on the City's NPDES permit, stressing there are three streams that run through the City for which the DOPW must measure inflow and outflow.

**F. Comments & Announcements - Mayor**

There were no Mayor Comments & Announcements

**G. Comments & Announcements - Aldermen**

1. Gedern Germany Granite Plaque

Alderman Niemietz informed the Council that Ingrid Soraghan, with Sister Cities, contacted her regarding a granite plaque that has been received from Gedern Germany

and would like it placed in a protected area. Alderman Niemietz stated after reviewing several areas the plaque will be placed in the planting area at City Hall.

#### **H. Comments & Announcements – Department Directors**

Wes Hoeffken informed the Council that the sirens heard earlier today were the test sirens for St. Louis County and the City sirens are functioning correctly.

#### **I. Consent Agenda**

City Clerk Hoeffken read the Consent Agenda.

1. Motion to approve minutes of the Regular City Council Meeting held Tuesday, February 18, 2020
2. Motion to approve minutes of the Closed Session of the City Council held Tuesday, February 18, 2020
3. Motion to authorize the payment of vouchers for the period from February 16, 2020 through February 29, 2020 in the amount of \$258,193.42.
4. Motion to release Infrastructure Maintenance Guarantee Irrevocable Letter of Credit #423.1 (Village of Wernings Phase IV).
5. Motion to approve a Special Event Permit Application for Monroe County Local Emergency Planning Committee Full Scale Exercise as submitted and on file at City Hall.
6. Motion to approve Resolution No. 2020-05 appropriating funding to the Quarry Road Resurfacing Project (Phase 1) and authorizing the Mayor to sign a Joint Funding Agreement.
7. Motion authorizing the Mayor to sign an Engagement Letter with Gilmore & Bell, P.C. for legal services.
8. Motion to approve Resolution No. 2020-06 designating the City of Columbia Plan Commission as the City Zoning Commission.

Mayor Hutchinson inquired if the Council wished to remove any items prior to a motion.

There were none.

#### **Motion:**

It was moved by Alderman Holtkamp, and seconded by Alderman Roessler, to approve the Consent Agenda as read.

Motion Passed.

Roll Call vote results:

8 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle

0 Nay:

0 Absent:

0 Abstain:

#### **J. Unfinished Business**

1. Ordinance No. 3502 – General Obligation Bonds

**Motion:**

It was moved by Alderman Roessler, and seconded by Alderman Martens, to pass and approve Ordinance No. 3502, an ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the City of Columbia, Monroe and St. Clair Counties, Illinois, for the purpose of financing certain Capital Projects Costs, and Related Facilities, Improvements and Costs.

**Motion Passed.**

**Roll Call vote results:**

8 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle  
0 Nay:  
0 Absent:  
0 Abstain:

**2. Ordinance No. 3503 – Community Unit Plan Type B (Country Crossings)**

Mr. Dunakey provided the following update to the Council:

- An updated Concept Site Plan had been submitted by the developer and forwarded to the Council.
- Protest Letters were received from adjacent land owners satisfying the 20% requirement forcing a 2/3 vote of the Council to approve the CUP-B request.
- The City has received copies of the Hill Castle Road access easement and the City Attorney has reviewed.

**Motion:**

It was moved by Alderman Roessler, and seconded by Alderman Martens, to pass and approve Ordinance No. 3503, an ordinance establishing a Community Unit Plan Type B (CUP-B) on parcels #04-23-318-017-000, #04-23-318-018-000, #04-23-318-019-000, and #04-23-400-001-000, generally located northeast of the State Route 3 and 158 Interchange.

Alderman Niemietz inquired if anyone had questions or if there was going to be any discussion on the request.

Alderman Huch requested any action be tabled until additional discussions are held regarding a secondary ingress/egress.

Alderman Niemietz stated she has completed a comparison of what is currently allowed with the R-3 zoning and what would be allowed with the CUP-B overlay.

Alderman Roessler stated the City does not have any additional control if the developer proceeds with the current zoning, provided he complies with the zoning and subdivision code, adding the overlay provides additional masonry on homes, an escrow account for a secondary ingress/egress, and recreational amenities. Alderman Roessler then explained the traffic and building issues do not change with the CUP overlay. Alderman Roessler then stated it is a good trade-off from strict R-3 zoning versus smaller lots with the increased amenities.

Mr. Dunakey stated the revised Concept Plat is not new, it just presents everything that has been discussed over the past several weeks in a formal plat.

Motion:

It was moved by Alderman Ebersohl, and seconded by Alderman Huch, to table action on Ordinance No. 3503 until the next meeting of the City Council scheduled for Monday, March 16, 2020.

Alderman Niemietz verified the following:

- New street widths would be 36' back of curb to back of curb, versus the current 26', resulting in 38% more pavement.
- 50% of the homes would be 3-sided of masonry & 50% would be 1-sided masonry.
- The amount of common ground increases, along with recreation amenities.
- Lot widths changed from 80' width to 90' width resulting in a 12,600 sq. ft. lot minimum.
- The major concern is a secondary ingress/egress.

Alderman Roessler provided the following:

- A secondary ingress/egress and increased traffic issues on Gilmore Lake Road or Route 158 can be addressed when the next annexation occurs, as there is no legal way for the City to currently address.
- Subdivision traffic does not change.
- Country Crossings is a unique development and was built out above R-3 standards.

Alderman Martens stated he, and Aldermen Ebersohl and Huch met with some of the homeowners several weeks ago and thought there was a mutual agreement but later on it appeared as if the meeting never occurred.

Alderman Ebersohl inquired as to how many fewer lots would be available if the developer had to adhere to the current R-3 zoning. Mr. Dunakey stated the current zoning would technically allow for 190 lots at the minimum lot size.

Alderman Agne stated that twenty years ago when the City was discussing zoning it was agreed to reduce density as development occurred further away from the center of the city.

Alderman Niemietz stated there will be more than 350,000 sq. ft. of common ground in the proposed overlay and there isn't any in the existing development. (Common Ground 1 area = 94,214 sq. ft. & Common Ground 2 area = 252,052 sq.ft.)

Mayor Hutchinson then opened the floor for public input.

Mr. Mike Mitchell inquired about collector streets in the existing subdivision, implying collectors streets are required every 1000'. Mr. Dunakey stated there is nothing in the code requiring collector streets and none of the streets in Country Crossings are considered collector streets. Mr. Smith stated the City defers to IDOT ADT for the definition of collector streets, which only requires a street width of 10'. Mr. Smith added the City regulates street widths based on zoning.

Mr. Brian Thompson inquired if R-3 requires 100' wide lots. Mr. Dunakey stated the lot must be 100' at the building line. Mr. Thompson then stated that if the City holds to the original R-3 zoning there will be fewer lots.

Mr. Bernie Toenjes stated the residents along Hill Castle Road have not seen the access easement Mr. Hubbard claims to have and stressed that part of that road is not open to public access. Mayor Hutchinson stated that Mr. Dunakey already addressed this issue with the City Attorney.

Mr. Ray Farley questioned the correctness of the Hill Castle Road easement document submitted to Mr. Dunakey would like to discuss possible errors in the easement.

Mr. H.C. Abbott inquired as to when the traffic study would be conducted and inquired if that should be done before the overlay request is approved. Mayor Hutchinson stated this would be conducted once adjacent parcels request annexation to the City subsequently providing access for the secondary ingress/egress. Alderman Agne stated the City cannot control construction traffic on public roads.

Mayor Hutchinson called for the vote.

Motion Passed.

Roll Call vote results:

8 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle

0 Nay:

0 Absent:

0 Abstain:

**K. New Business**

**1. Establishment of a Local Tourism Grant Program**

Ms. Sue Spargo provided the following overview of the proposed Local Tourism Grant Program:

- Local non-profit organizations, hotels, motels, and venues will be able to use available funds.
- The existing hotel rebate for the Hampton Inn has expired.
- Currently there is no formal process for reviewing and accepting grant requests.
- Non-profit organizations can submit requests twice a year.
- Hotels, motels, and venues can submit request throughout the year with a maximum award of \$2,500.00 and a cap of three awards each year.
- The Program will require reporting of the use of funds.
- The City's accounting manager will be responsible for validating funds are available, making recommendations to the Council, and managing the distribution of funds.

**L. Closed Session**

There was no business addressed in Closed Session.

**1. Response to Resolution No. 2020-06**

Mr. Bruce Freeland expressed concern about Mr. Peter Ingold, a member of the Plan Commission, excusing himself from any actions regarding rezoning requests that might be brought before the Plan Commission.

**M. Announcements**

**1. Call For Committee Meetings - Monday, March 09, 2020**  
Finance, Claims, Bonds & Interest

**N. Adjournment**

**Motion:**

It was moved by Alderman Niemietz, and seconded by Alderman Agne, to adjourn the Regular City Council meeting held Monday, March 02, 2020 at 7:52 PM.

Motion Passed.

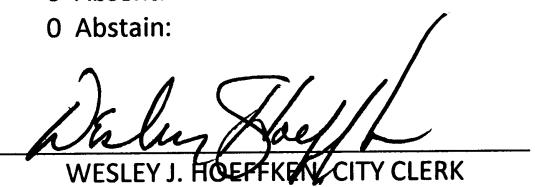
Roll Call vote results:

8 Aye: Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle

0 Nay:

0 Absent:

0 Abstain:



WESLEY J. HOEFFKEN, CITY CLERK



Kevin B. Hutchinson  
MAYOR KEVIN B. HUTCHINSON