

**MINUTES OF THE PARKS AND RECREATION COMMITTEE OF THE CITY COUNCIL
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
SEPTEMBER 25, 2017 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Niemietz called the Parks and Recreation 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: Chairman Niemietz and Committee Members - Aldermen Ebersohl, Agne, and Martens.

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

Absent: None.

Quorum Present.

Those in attendance recited the Pledge of Allegiance.

Administrative Staff Present: City Administrator James Morani, City Attorney J.D. Brandmeyer, Chief of Police and Director of EMS Jerry Paul, Deputy Chief of Police Jason Donjon, City Engineer Chris Smith, Building Official Justin Osterhage (arrived at 8:03 P.M.), Accounting Manager Linda Sharp and Deputy Clerk Donna Mehaffey.

Guests Present: Gedern Village Subdivision residents - Mr. and Mrs. Perry Riechmann, Mr. and Mrs. Jeff Kleinschmidt, Ms. Debbie Franke, Mr. and Mrs. Scot MacKenzie, Ms. Pam Murtaugh, Mr. and Mrs. Steve Sainz, Mr. Dwayne Worley and Mr. and Mrs. Robert Leingang. Also present, Mr. Joe Sander of the Columbia Play Commission and Mr. Dave Ivens, Columbia resident.

Chairman Niemietz stated the meeting was called for the purpose of discussing: (1) GM&O Heritage Trail.

II. GM&O HERITAGE TRAIL

Parks and Recreation Chairman Mary Ellen Niemietz welcomed the residents of the Gedern Village Subdivision to the Parks and Recreation Committee Meeting. Chairman Niemietz reviewed and explained the basic timeline regarding the events of the GM&O Heritage Trail as the purpose of the meeting was to re-visit the GM&O Heritage Trail. She noted that the trustees of the Gedern Village subdivision had originally contacted the City in August 2016 regarding the trail with questions regarding City maintenance and those questions were

submitted to City staff. A meeting was set up at the end of the month and it consisted of the Gedern Village subdivision trustees, (HOA trustee, Mr. Michael Arras, was unable to attend at the last minute), but Mr. Perry Riechmann and Mr. Arlin Stechmesser were in attendance. City Administrator James Morani, Alderman (and Parks and Recreation Committee Chairman) Mary Ellen Niemietz, Director of Community Development Emily Fultz, and City Engineer Chris Smith were also present to discuss and answer the questions. The questions were submitted to the Police Department, Engineering, all the different departments, etc. for the answers and the City's responses were sent to the HOA trustees in November 2016. On May 7, 2017, Mr. Morani and Alderman Niemietz attended an HOA meeting and reviewed all of the concerns, facts, and answered any questions that were presented to them. No questions were left outstanding. Chairman Niemietz said the City waited awhile and initiated a title search and started to prepare documents while waiting for an answer or any additional concerns to be presented. By July, the City was informed that the HOA had touched base with the property owners, took a vote and basically the vote was split on whether the City would take over the trail. Chairman Niemietz said the City decided to have a Parks and Recreation Committee meeting to get everyone together for discussion this evening.

Chairman Niemietz reviewed the seven questions/answers from the Gedern Village HOA that the HOA had already received in May 2017. On question two, she noted the City contracted with Midwest Streams to evaluate Palmer Creek and its tributaries to analyze erosion and stream conditions has been completed. On question four, Chairman Niemietz said the Columbia Play Commission would like to see the trail completed and added the trail from Rueck Road to the Gedern Village trail is ready to be paved.

There were also Gedern Village subdivision concerns/questions about the City taking control of the trail in their subdivision which was submitted by homeowners association trustee, Mr. Michael Arras, who could not be in attendance this evening. These were just received September 20.

Chairman Niemietz answers were as follows:

1. There are no plans to place a parking lot at the entrance to their subdivision and no reason for it. Chairman Niemietz said she hopes Metter Park, Legion Park and Creekside Park could become a trail head. They would like to make the trail a loop. There will be improvements to Ghent Road and at the intersection of Ghent Road and Main Street. Main Street will be part of the loop. She referenced the 2013 Explore Columbia Comprehensive Alternative Transportation Plan which is on the City's website and there is nothing in it about a parking lot at the entrance to their subdivision. She asked everyone to take a look at the plan.
2. There are no established hours for the trail at this time and they have not been discussed. Metter Park and Meadow Ridge Park close at dusk and Bolm-Schuhkraft Park closes at 11:00 p.m. To close the trail at dusk would be a hindrance because in the fall and winter months, residents don't get home from work until after dark.
3. Massive amount of non-local traffic

Madison County Trail System has 14% of non-local traffic, but has 130 miles of trail and those trails average 10, 15, 25, and 30 miles. There are only 2.4 miles for the GM&O Heritage Trail with only crossing four streets, those being Centerville, Cherry, Locust, and Rueck. Chairman Niemietz anticipates the trail will be a local trail. It will be a safe way to travel from the North end of the City to the South end. It was pointed out it would be much safer to travel on the trail than to travel on Main Street.

4. Data resources on property values, trail usage and non-local usage can be reviewed at the following websites:

Property Values

railstotrails.org (Covers the United States)
como.gov (Columbia, Missouri Parks and Recreation)
mobikefed.org (Missouri Bicycle and Pedestrian Federation)

Data on Usage

co.madison.il.us (Madison County Trails and Summit)

Chairman Niemietz again mentioned the 2013 Explore Columbia Comprehensive Alternative Transportation Plan for information.

5. Participation on existing trails and are more trails needed.

Chairman Niemietz doesn't know if the City has numbers, but referenced the 2013 Explore Columbia Comprehensive Alternative Transportation Plan when a survey was completed in 2012 which took two years to complete and said 86% of the participants said non-motorized transportation should be considered a priority in the City of Columbia.

6. There will be trail security and the cost for the security will be included in the City budget every year.
7. The maintenance and repair of the trail will be included in the City budget and will be handled the same way as the trail security.
8. Statistics of property values next to the trail

Chairman Niemietz referred to the data page with the websites. See number 4. Chairman Niemietz said people want to move to where the trails are located and also said the users are of the age 35 and under. The families and families with children are the ones who want to use the parks and trails within the City.

9. Bollards will be at all of the trails. They are currently on the trail at Cherry, Locust and Rueck Streets. There are also bollards at the Admiral Parkway-TIF Area Park

trail. Pet refuse stations are already in place on the trails. The rules of the trail will be posted as soon as the trail is completely established.

10. The City is not interested in a shared partnership of the trail.

Chairman Niemietz opened the meeting up for resident comments.

Mr. Dwayne Worley said the full circle trail for the City is a great idea. However, he has concerns of property values, maintenance, and security. Mr. Worley said regarding property values, he said a lot of the studies will talk about the trail at a distance of 100 yards, .25 mile or a .50 mile. He said what about studies on property values when the trail is closer at 50 feet or 75 feet. He said there are a couple of homes in the subdivision that are that close to the trail. For the record, there was a letter in opposition to the trail from Mr. and Mrs. Jim Huck of the Gedern Village subdivision. Their home is right on the trail, the whole left side of the house is the trail, there is no blockage or barrier from the trail, the driveway is 15 or 20 feet off the trail and that resident has been overlooked. He said as a whole, everyone else is further away. Mr. Worley said the trail goes through the center of the subdivision and is not on the outside of it, it crosses cul-de-sacs, and is inviting for the people on the trail to come into their subdivision. He said their subdivision is a different type of property than those further down the trail where there is a larger distance between the home and the trail.

Mr. Worley said obviously security is a concern. He said he has lived in the subdivision for 18 years and has only seen police patrol in the neighborhood about 10 times and said that is a good thing because it is not needed. The residents do not want the police driving through the neighborhood because it is safe and they have no issues. But he said if there is traffic coming through the subdivision due to the opening of the trail, that would cause a problem and cause more attention from police. Mr. Worley said the subdivision residents are not in agreement with the City, things have started and not everyone is on the same page. Mr. Worley said there is a question of who owns the trail. It was the intent that the trail ownership go to the Gedern Village HOA. The plat says the trail goes to the Gedern Village subdivision HOA, but the deed was never executed and needs to be addressed. It was submitted for record as a private trail. His concern was that it was a private trail, was the way properties were sold, and now the City wants it to be a public trail.

Mr. Joe Sander, Chairman of the Play Commission, said he is a lifelong Columbia resident. He has been a proponent of the rails for trails in Columbia ever since the railroad abandoned the right-of-way in Columbia. He understands the concerns of the Gedern Village subdivision residents, but feels the City made a mistake when they deeded the old railroad right-of-way to Mr. Paul Frierdich of H.J. Frierdich Construction for basically nothing when the subdivision was developed. Mr. Sander said he uses the trails in Madison County. In Edwardsville, Mr. Sander said there is a trail that goes directly through a subdivision that has some of the highest priced homes in Edwardsville. He said they are nicer than the homes in Gedern or Brellinger subdivisions. He added those homes have their backyards up against the trail. Mr. Sander said for the few homes in Gedern Village that are right by the trail, the City should address these homes with landscaping to provide a protective natural barrier. Mr. Sander said it would be a good thing for the Gedern Village subdivision residents to do

something for the good of the City of Columbia. The trail would be a great asset to the City. Mr. Sander said he does not see the property values being affected negatively by a trail. Right now there is no police protection on the trail because it is a private trail. Mr. Sander said the residents will have the opportunity for police protection and maintenance of the trail. He said he will personally assure the residents if the trail is turned over to the City and the City takes control, as long as the City buys the lumber, he will fix the bridges and handrails on the trail himself. He said he is committed to making this work. He added residents are using the trail right now and are not causing any disruption. He added the type of people that use the trail are not the type of people to ransack their homes, ask for a drink of water, and ask to use their bathroom. Mr. Sander asked the residents to have a heart and do something for the common good of the community with very little sacrifice on their part.

Mr. Bob Leingang and his wife Rosemary understand what Mr. Sander is saying, but he said he purchased the property for privacy. He added there are other ways to complete the trail, but it will cost more. He doesn't agree with all of the facts that Mr. Sander stated as there are people cutting through the subdivision, motorized vehicles on the trail, and that is only going to increase if the trail becomes public. He said the City should respect what was originally intended and keep the trail private for their subdivision.

Mr. Sander said there are 46 properties in the Gedern Village subdivision and noted there were only 14 or 15 property owners at the meeting. Mr. Sander said obviously the other property owners did not care enough to attend or are not against the trail. Another resident said that maybe they could not be at the meeting. Mr. Sander added that motorized vehicles are not allowed on the trail.

Mrs. Rosemary Leingang said she has seen motorized vehicles on the trail, but has never seen police patrol on the trail.

Chief of Police Jerry Paul informed the residents to call the police if there is a motorized vehicle on the trail and they will respond. He added there has not been a large demand for police calls on the public trails.

Ms. Debbie Franke said there used to be Police ATVs on the trail, but haven't seen any lately. Chief Paul said the Police ATV just wore out and was never replaced. Chief Paul said he would like to revitalize the park program and hire two part-time police officers for the parks only and that is currently being discussed.

An unidentified resident had concerns of safety on the trail. She mentioned her children when they were young used the trail and went into the wooded area by their home without a worry since it was private. She said she is a regular user of the trail walking her small dog and has encountered large dogs on the trail sometimes without leashes. She said she has encountered more people using the trail (Non-residents of the subdivision) on bicycles, strollers, etc. and has changed her expectation of personal safety on the trail

Chairman Niemietz said that non-Gedern Village subdivision residents are using their trail. She added there is a group that would like to complete the signage, mile markers, station

signs, and a foot print for the old railroad depot which could serve as a comfort station and rest area at no charge to the City. Chairman Niemietz said with the addition of the rules posted on the trail, mile markers, maintenance, bollards, receptacles, police patrol, etc., everyone should feel safer. She feels strongly the trail in Gedern Village subdivision will not be a detriment to the citizens of the subdivision.

Mr. Jeff Kleinschmidt said his entire property is along the trail, he purchased the property knowing it was a private trail and wants to keep the trail private. He also said there were motor vehicles on the private trail two weeks ago when the City removed the bollards and used the trail. Someone mentioned motorized vehicles were on the trail last week because it was being worked on. Chairman Niemietz said she is aware of the location of Mr. Kleinschmidt's property along the trail and said she knows of the four properties in the subdivision that have the most exposure to the trail. Chairman Niemietz said she would like to work with Mr. Kleinschmidt and the City for a solution that would be acceptable.

Mr. Leingang said everyone could be here all night. He said nothing has been done to keep people out of their subdivision on the trail and wants it to remain private. He said he will place signs that say it is a private trail with bollards, but knows it will not keep everyone out. He again said he is not in favor of their trail becoming public.

Mr. Scot MacKenzie said he is also right on the trail and lives on the cul-de-sac by the bridge. He has concerns of security and privacy. He said he thinks about the unintended consequences of what was described as this wonderful trail loop and what may grow from it. He said to think about it from the residents perspective. He added city councils change and there may very well be a parking lot and increased traffic over time. He said as traffic increases, there is more likelihood of something happening. He said he sees all kinds of interesting vehicles parked on their cul-de-sac right by the small bridge. He said he wonders about what transactions are taking place on the bridge on the trail and said the risk is in their own back yard.

Chairman Niemietz reminded the residents if they see unfamiliar vehicles parked on the cul-de-sac or streets to contact the police department immediately. She added if there is any suspicious activity to call the police and said all laws can be enforced.

Ms. Pam Murtaugh said she doesn't want to have to address any issues or call the police department. She said they brought the property with certain expectations and now you are asking them to make a sacrifice for the City. She said their expectations have to be respected and wondered how everyone else would feel if this was going through their backyard. She also said she has no use for the extended trail.

Mrs. Kathy Sainz said she understands what the City wants to do, but said they purchased their property because of the private trail and it makes their subdivision unique. She said if the City wanted to make the Lakefield subdivision lake a public City lake or the Meadow Ridge Pool a public City pool, those subdivision residents would not approve of that either. She added the City is trying to make their private trail a public one. Mr. Sainz said he was

under the impression the HOA owned the trail. He said it is really unclear to him if they own the trail or not and feels like the residents were misled.

From a question in the audience, Chairman Niemietz said the City will be paving the unpaved portion of the trail from the Gedern Village subdivision to Rueck Road. She added that a railroad right-of-way in the City is worth gold. She said the City maintains it and once completed, the City could get grants for improvements. There would be a greater likelihood of obtaining grants if the City had the entire trail. Chairman Niemietz also gave a history of the Gedern Village subdivision trail.

Chairman Niemietz said she received at least over a half a dozen calls from residents that would not attend tonight because they were not going to attend with everyone that was against the trail and said she guesses everyone in this room is against it. She added several residents won't speak up, won't say anything, and will just see what happens.

There was a short discussion about Mr. Sid Trexler of the subdivision who was for the trail and is now against it. There is also a retired fireman who is against the trail as well and could not be at the meeting tonight. Chairman Niemietz said the vote of the HOA was split at one time.

Mr. Dave Ivens (non-resident of Gedern Village subdivision) said he has lived in Columbia 30 plus years, loves the trail for fitness, has been using it for 10 years and said he guesses he should not have been using it. He said when he goes through it he actually picks up trash along the trail and will continue to do it. He said once the trail is paved, more residents will use it. He said he would like to see it extended all the way to Waterloo and will keep using the trail. He said it would be a huge benefit to the City of Columbia.

Mr. Heath Wilson was in attendance for another meeting and lives between Columbia and Waterloo. He said he has built new homes in Edwardsville and all of the property owners want to live on or near by the trails in Edwardsville. He said he has never had anyone not want to build a home in a subdivision with a trail and said the homes sell much easier with the trails in Edwardsville.

Alderman Roessler said he gets the impression that the City is taking something or forcing something on the residents. He said he understands the City was the one approached about the repairs to the trail from the Gedern Village HOA. He said the City did their due diligence to find out information about the trail. He thought the City was getting a little ahead of itself to answer their questions and concerns. He said the first step is going to be amongst themselves to determine if they want to go ahead with their whole subdivision with regard to the trail. He said the City doesn't want to take that from them and the City doesn't want to do anything with the property because it is not in our name. He said he understands that it came up as the City's effort to see how the property was titled. He said then it was determined the trail was not transferred over to the Gedern Village HOA and now there are other parties involved. He said the property is not going to be taken away and nothing is going to be forced upon the property owners of the subdivision. He understands their privacy, but he cannot give them any assurances that their privacy will not be as it was. There is no way the

City can grow trees overnight to place a wall of trees along the whole trail and that won't happen. He said the City was going to take over the trail because the City understood there was some maintenance needed on the trail that the subdivision did not want to keep maintaining. The City would then pick up the maintenance and then place it in our budget and start taking care of the trail for the subdivision. He said the Committee is here to listen and understand, but said their subdivision residents' opinions need to be expressed and a consensus determined within their subdivision before the City does anything. He said their HOA meetings need to be conducted next. He added he gets the impression that the City is trying to make a one-sided move. He said if the subdivision residents want the trail to stay private and place a fence at each end of the trail, then do it. He said some years ago, someone threw some large trees on the trail and that kept people off of their trail. Chairman Niemietz agreed that it can be fenced and said the City could barricade the trail at both ends to prevent other City residents from using it. Chairman Niemietz said the trail goes beyond their subdivision as well as before their subdivision.

Mr. Perry Riechmann was against a fence on the trail as neighbors still want to get on the portion of the trail to Rueck Road with bicycles.

City Administrator James Morani commented that some of the concerns from the residents is that there is an ownership issue. Mr. Morani said when he met with Mr. Riechmann and Mr. Stechmesser, it was discussed what the City would be doing if the trail was conveyed to the City. It turned out the trail is in limbo and that is some of the concern of the residents. Mr. Morani said the residents have seen the City performing some prep work on the trail. It is the City's intent to improve their trails and have applied for grants and that will continue. There is also money in the City's budget for trail improvements.

Mayor Hutchinson wanted to reiterate what Alderman Roessler stated. The City is not going to take anything. He said the Gedern Village HOA approached the City of Columbia and said the City is just trying to make it all work together. He said the first HOA vote was a majority in favor of City ownership and the second vote after a lot of campaigning was a tie vote or a very close vote. The HOA will let the City know where to go from here. The trail will be paved all the way to the entrance of the private trail. Mayor Hutchinson made the point that once a private trail would become a public trail, the police department would have the ability to patrol it. The police department could not patrol a private trail. However, Chief Paul said the police can only go on a private trail if a citizen makes a phone call for police.

Alderman Agne stated that he has ridden his bicycle on the private trail and is patrolling the Gedern Village homes because he has his cell phone with him. If he sees any suspicious activity, he can contact the police department.

For the record, Chairman Niemietz read a letter from Mrs. Sheila Kiplinger, who works as an engineering consultant for Thouvenot, Wade & Moerchen, Inc., regarding trails in the City of Columbia. Ms. Kiplinger is a resident of the Lakefield Place subdivision. The letter was in support of the walking trails in Columbia.

No action was taken. It was the consensus of the Committee to wait until the City has an official notice from the Gedern Village Homeowners Association regarding their trail. Chairman Niemietz thanked the residents for their attendance and time at the meeting.

III. ADJOURNMENT

MOTION:

It was moved by Alderman Ebersohl and seconded by Alderman Martens to adjourn the Parks and Recreation committee meeting of the City Council of the City of Columbia, Illinois held Monday, September 25, 2017 at 8:15 P.M. Upon voice vote, Chairman Niemietz and Aldermen Ebersohl, Agne, and Martens voted yea. **MOTION CARRIED.**

Mary Ellen Niemietz
MARY EILEN NIEMIETZ, Chairman
PARK AND RECREATION COMMITTEE

Gene Ebersohl
Alderman Gene Ebersohl, Committee Member

James Agne
Alderman James Agne, Committee Member

E. Martens
Alderman Kevin Martens, Committee Member

Minutes taken by:

Donna Mehaffey
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,
SEPTEMBER 25, 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 8:16 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 J.D. Brandmeyer, City Engineer Chris Smith, Accounting Manager Linda Sharp, Director of Community Development Emily Fultz, Building Official Justin Osterhage, Chief of Police and Director of EMS Jerry Paul, Deputy Chief of Police Jason Donjon, and Deputy Clerk Donna Mehaffey.

Guests: Mr. Joe Koppeis and Mr. William Wilson representing the Water Tower Villas Community Unit Plan, Fr. Carl Scherrer of Immaculate Conception Church and Mr. John Whitworth representing Immaculate Conception Catholic Education and Activity Center (CEAC) school.

Chairman Ebersohl stated the meeting was called for the purpose of discussing: (1) Approval of Minutes from the August 28, 2017 Committee of the Whole Meeting; (2) Approval of Executive Session Minutes from the August 28, 2017 Committee of the Whole Meeting; (3) Water Tower Villas Community Unit Plan; (4) Immaculate Conception School; (5) Western Egyptian E.O.C./Columbia Senior Center; (6) Restricted Parking at Bolm-Schuhkraft Memorial Park; (7) Subdivision Code; (8) Other Items to be Considered; (9) Citizen Comments; and (10) Executive Session – 5 ILCS 120/2(c)

II. APPROVAL OF MINUTES FROM THE AUGUST 28, 2017 COMMITTEE OF THE WHOLE MEETING

The minutes from the August 28, 2017 Committee of the Whole committee meeting were submitted for approval.

MOTION:

It was moved by Alderman Reis and seconded by Alderman Holtkamp, to approve the minutes from the August 28, 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. APPROVAL OF EXECUTIVE SESSION MINUTES FROM THE AUGUST 28, 2017 COMMITTEE OF THE WHOLE MEETING

The Executive Session minutes from the August 28, 2017 Committee of the Whole committee meeting were submitted for approval.

MOTION:

It was moved by Alderman Reis and seconded by Alderman Martens, to approve the Executive Session minutes from the August 28, 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.**

IV. WATER TOWER VILLAS COMMUNITY UNIT PLAN

Building Official Justin Osterhage reported to the Committee that Mr. Joe Koppeis of Admiral Parkway, Inc. is proposing a Community Unit Plan (CUP) for the water tower parcel as part of the 41-acre revitalization/development agreement he has with the City of Columbia. Mr. Koppeis is proposing a Type A CUP for any parcel over five acres. Mr. Osterhage said they are required to have a greenspace recreational area of 250 square feet per dwelling unit. Mr. Koppeis has proposed up to 22 or 24 units which was approved at the Plan Commission level. Mr. Osterhage said this would require Mr. Koppeis to have at least 5,500 square feet of greenspace or recreational area on the CUP plan. He has designated greenspace and recreational area of 29,000 square feet plus so this requirement is being met. Mr. Osterhage said the major difference from the proposed concept plan and the revitalization/development agreement is the shift of the roadway from the east side of the water tower to the west side in between the water tower and Interstate 255 and old State Route 3. Mr. Osterhage said the original concept proposal was up to 24 units consisting of duplex units. The proposal was changed and is now for up to 22 or 24 units consisting of anywhere from one, two and three-unit structures consisting of one-three unit structure, single family, and duplex structures. Mr. Osterhage has provided to the Committee the most recent CUP given to the City dated September 1, 2017, a schematic drawing layout that was given to the Plan Commission, and also the preliminary plans that were dated August 17, 2017. Mr. Osterhage said the reason he did this was because there was a little bit of a difference, but it was not caught prior to giving it to the Plan Commission. He said the original plan submitted to the City showed a 20 foot building set back. This provided adequate driveway space for a full length vehicle. Mr. Osterhage also said staff originally wanted to have a preliminary and a final CUP but because the Code does not specify a phased approval process, staff decided to handle the approval process through a single

submittal phase. Mr. Osterhage said when he asked the developer for a condensed version of the CUP, changing it from a preliminary to a final CUP, the building line was removed from the plan. Mr. Osterhage said now there is not an established building line off the street; the City only has the building areas A, B, C and D. Mr. Osterhage said the building lines need to be addressed.

Mr. Osterhage also said Mr. Koppeis and Admiral Parkway, Inc. are requesting to utilize some of the City's property at the water tower to create a recreational area with a possible gazebo, park benches and landscaping. They are proposing to maintain this area including everything up to the fence.

Mr. Koppeis referenced page 7 of the Alder Ridge Luxury Villas booklet showing all of the units. There is one three-unit building and the rest are all single or duplex homes. Mr. Koppeis said with the terrain and the elevations of the property, he wanted the villas to all look different and separate. There are some with side entry garages/driveways. He said there is one lot that does not have a 20-foot setback and it is shown as "Unit A" shown in green at the top of the diagram with the side entry garage/driveway. Mr. Koppeis said they are not proposing to have any units that would not be able to have two vehicles on their driveway without being on the street. Mr. Koppeis said the reason the building setback was removed is that it is not required in the City Code. He said when his engineer reviewed it, he took it off. But Mr. Koppeis said if the Committee wants it back on, he doesn't really care. Mr. Koppeis said he is trying to have two parking spaces on each unit and will have those without being on the roadway. He also pointed out there are a few extra parking spaces that will be built at the end of the cul-de-sac. Mr. Koppeis said the only issue is that there are two units less than what was approved before. He added the road is much better. He said initially the agreement with the City allowed the use of the oil and chip road for access to the development. Now they are installing their own road and it will be new and much nicer. Mr. Koppeis said along the water tower, there is a green area and are proposing to landscape two or three sides of the water tower. The condo association would maintain the area, mow and pay for it. He added they will landscape around the fence at the water tower as well. They also want to place some park benches around the water tower and are asking for an easement for the area. Mr. Koppeis said regarding the easement, the City would have the right to terminate it at any time for any reason. He said one of the issues that came up during the Plan Commission review was if someone gets hurt on the City's property. Mr. Koppeis said the homeowners association could name the City of Columbia as an additional insured on their policy. Mr. Koppeis said from the original concept plan, the villas will be much nicer and more expensive than what was originally planned. They will cost approximately \$300,000 and up per unit.

Discussion:

- Alderman Roessler questioned that it looked like a portion of the new road was on the City's property. The developer will have to get an easement from the City for their new road to go across the City's property.

- Alderman Agne asked about storm water detention for the proposed development. Mr. Koppeis said the storm water detention is designed to be underground. He said it has all been designed, submitted, and is contained on the development site with the exception of where the entrance road begins.
- Mayor Hutchinson asked the Committee if anyone had any issues with the development. There were no issues so everything would be ready to go for consideration at the next City Council meeting on October 2.
- Mr. Koppeis said another unit that may not have the 20-foot setback is the very first unit C shown in pink, but it will definitely have enough room to park two full size vehicles on the driveway.
- Alderman Holtkamp had a concern about the benches and the gazebo from a standpoint of if there is any precedence for private entities using City property in other locations and also will it set a standard for going for other developments. He said essentially, the City is giving property to the HOA even though it will be maintained by the HOA, and asked if it had been done before or will this be a problem going forward. Mr. Koppeis said it hasn't been done anywhere in the city limits that he is aware of. He said that is why if it becomes a problem, the easement could be terminated and there is no obligation on the City's part.
- Alderman Holtkamp added that with security and terrorism, etc., there may have to be more of a security parameter around the water tower. Mr. Koppeis said all the City would need to do is submit a 30-day notice to terminate the easement and it would go away.
- Alderman Niemietz asked what the alternate is for fulfilling the common ground. Mr. Koppeis said they already have it and this area is an add-on.
- Alderman Niemietz asked about the public use of the benches and gazebo by the water tower that the HOA will maintain. Mr. Koppeis said it is a private road and will only be for use by the condo residents, but if someone came to use it, there shouldn't be a problem.
- Alderman Reis said on Woodhaven Court there is a circle area that is being maintained by the residents and said there is already a precedence. Alderman Roessler said their subdivision has the same situation in their subdivision and is maintained by the residents.
- Mayor Hutchinson asked when the building permits are applied for the lots with less than a 20-feet setback, if they will be required to get a variance for those lots. He added that he does not want surprises and wants to make sure everyone is comfortable with what is being approved. Mr. Koppeis said he will have the building lines put back on the plans as soon as possible. Mr. Morani said since the CUP is not a subdivision and there are not individual parcels, if no building set back line was included on the plan, they would not need a variance.

- Alderman Niemietz questioned the road width and if there will be sidewalks. Per Mr. Koppeis, the road width is 26 feet and there will not be sidewalks because there is no room. Mr. Osterhage felt sidewalks were not needed for the development. It was noted since the road is private, the sidewalk is not required.
- Mr. Morani said he was not sure if the development approval would be ready for the October 2 City Council meeting since he has to confer with City Attorney Terry Bruckert in regard to the easements, etc.
- Mayor Hutchinson said he wanted to make sure no one has any issues with the development. He understands there is some technical paperwork to be completed. He added he would like the permitting paperwork to be signed so the development can start moving forward and they can get the water and sewer lines installed before it freezes. Mr. Morani indicated the concept of the development is agreeable to the Committee.
- Mr. Morani requested clarification on the gazebo and the two benches for the easement. Mr. Koppeis said there will be two benches and one gazebo and one issue that was brought to his attention is what would happen to the gazebo once located there and then the easement was terminated. Mr. Koppeis is planning to set up a reserve for the condos from day one that will be funded \$5,000 per unit and they will continue to contribute to that fund. Mr. Koppeis said if the easement has to be terminated for any reason, it would be the condo association's cost to remove the gazebo and get it back into raw ground.

It was the consensus of the Committee to move forward with the Water Tower Villas CUP (Alder Ridge Luxury Villas) for consideration.

V. IMMACULATE CONCEPTION SCHOOL

Fr. Carl Scherrer, pastor of the Immaculate Conception Church parish, addressed the Committee and are planning to build a Catholic Education and Activity Center School. He introduced a member of their parish who is also a member of their building committee, Mr. John Whitworth, to make a request regarding the proposed school. Mr. Whitworth requested as a non-for-profit organization for the City of Columbia to waive all water and sewer tap fees for the proposed Catholic Education and Activity Center. Mr. Whitworth said they would like all fees waived as they have already received a grant from the Oerter Foundation for school playground equipment which will be available to the whole community to use during non-school hours. City Engineer Chris Smith said the cost for the tap fees would be approximately \$19,000 for sewer and \$2,500 for water. The sewer tap is based on the size of the water meter.

Alderman Roessler asked how this was handled in the past with the other schools. Mr. Morani said there were a couple of churches where the tap fees were waived. The last one was the First Baptist Church and there was no recorded motion in the City Council minutes for the waiving of the tap fees, however, they were waived. The annexation agreement for

the new Immaculate Conception Church had the tap fees waived in the agreement. Previously, there were a couple of additions to the public schools and those tap fees were waived. Mr. Morani said there has been a history of waiving tap fees for churches and schools; there just haven't been that many instances because there haven't been that many new churches and schools. Mr. Morani said the new Columbia High School concession stand was handled internally because they were just replacing the existing line and was not a new service so the school was not charged for a new service connection. The Columbia Middle School and the Parkview School addition water taps were waived based on staff's research. Mr. Morani reminded the Committee that building permits from the City are not needed for a public school and is processed through the State of Illinois, but they do have to pay for tap fees unless the City waives them.

Mayor Hutchinson asked if the Committee was okay with the waiving of the tap fees. All were in agreement. Mayor Hutchinson stated that it is wonderful that the City continues to partner with schools and churches that are an asset to the community and to help out where the City can on those facilities.

City Engineer Chris Smith added that utility easements are needed for the water and sewer mains on the Immaculate Conception Church property. He said this item needs to be cleaned up.

It was the consensus of the Committee to waive all water and sewer tap fees for the new Immaculate Conception Catholic Education and Activity Center School contingent upon receipt of utility easements due to the City. This item will be considered at the next City Council meeting on October 2.

VI.

WESTERN EGYPTIAN E.O.C./COLUMBIA SENIOR CENTER

Mr. Morani understood Mrs. Pat Stumpf, Columbia Senior Center Coordinator, would be present for the meeting. He reported he did receive information from Western Egyptian E.O.C./Columbia Senior Center, which was e-mailed to the Committee. He said he was assured they would be out of City Hall on October 1 and are working on a new location.

Mayor Hutchinson said the City has tried to work with them to find a new location. The City Hall location was only to be temporary. He added attendance has dwindled down and he gets aggravated when some are claiming the City is kicking them out and no one is working with them. Mr. Morani reiterated the problems the Building and Zoning Department has had with taking care of the seniors when their staff is not at City Hall. Alderman Niemietz added the City has been providing the space and paying the utilities for only two or three seniors that attend. Mr. Morani said the Monroe County YMCA has been eager to work with the Columbia seniors and added the number of meals are not eaten at the site; they are eaten off-site. No action was taken.

VII. RESTRICTED PARKING AT BOLM-SCHUHKRAFT MEMORIAL PARK

For informational purposes, Mr. Morani referenced the existing Columbia Municipal Code, Section 12.32.040 on restricted parking in Bolm-Schuhkraft Memorial Park. Since the Columbia Community Unit School District No. 4 - Columbia High School has built another parking lot for the students and parking is no longer needed in the park, the last portion of the paragraph can be removed: "or except by agreement with the City". Chairman Ebersohl indicated the existing signage at the park should be removed.

It was the consensus of the Committee to move forward with the ordinance to be considered at the next City Council meeting on October 2.

VIII. SUBDIVISION CODE

Director of Community Development Emily Fultz had two policy related questions for the Committee. She said work continues on the Subdivision Code and have had working meetings with developers. She said there will be one next week and another one in mid-October. She has two policy questions that she will be bringing up to the working group of developers at the meetings.

Policy Question 1:

If the developer posts a performance bond, should the City accept a final plat prior to infrastructure being installed?

Ms. Fultz said presently, the developer submits a performance bond and then submits a final plat once the performance bond has been posted with the City. This is to make sure the improvements will be installed per the plans. Per the City's consultant in discussion, it has come up if the City wants to continue that practice. Ms. Fultz said it works well for the City of Columbia, but other communities have had issues where something has happened to the developer where they have walked away from the project and then the City has to use the performance bond to install the infrastructure and basically act as the developer. Ms. Fultz said this could happen, but didn't see it as being frequent.

Alderman Agne questioned if the cost would include the City's time for the installation of the infrastructure and Ms. Fultz said it would not. Ms. Fultz added the City is limited per state statute to a performance bond of 110% of the estimated cost of the remaining infrastructure to be installed.

Mr. Morani said the reason Ms. Fultz is asking about this is because of how this is presently done. Currently, the City lets the developer install the improvements before the final plat is approved as long as they have their performance bond. Ms. Fultz added the City has the option to do both in our City Code. Ms. Fultz said the developer can either install the improvements and then submit the final plat or post the performance bond and then submit

the final plat. Mr. Morani said it can be kept the way it is, but questioned what would happen if a development would go under. If that happened, the City would take over the installation of public improvements in the development. Mr. Morani added part of the issue is that the developer would like to sell lots to fund the development even though they are not to do since the lots have not been platted and can't be deeded. Mr. Morani wanted to bring this to the attention of the committee in case some lots are sold, the development goes under, and the City would have to finish the project. Mr. Osterhage and Ms. Fultz said with the performance bond, the developer would be able to sell lots if the final plat is recorded.

Ms. Fultz said most cities require a performance bond and then a final plat which is quite common. Ms. Fultz said there was one City that does not do this and said it is because they had the situation with the development going under and didn't want to get burdened with installing the infrastructure for the development.

Mayor Hutchinson commented that it should be either / or and give the developer the option to move forward with the performance bond, but he thought the language should be changed from performance bond or irrevocable letter of credit. Ms. Fultz said she has been using the term performance bond because there is specific language in the state statutes that has to be used. Mr. Morani said they would actually prefer to use the irrevocable letter of credit term, but Mr. Morani said the City has to make sure the City is consistent with what is in state statute. It was pointed out the irrevocable letter of credit is easier for the City and also the developer.

It was the consensus of the Committee to go with the either / or option; the developer can post the performance bond and then submit the final plat or install the improvements and then submit the final plat.

Policy Question 2:

Should the City require a note on the Final Plat stating the required minimum elevation for foundation openings and suitability of each lot for walkout basements?

Ms. Fultz said when she researched other communities, they require notes on the final plats for minimum elevations where there would be an opening in the foundation because as developments are graded, the whole drainage system is designed to function as a whole. When lots are purchased, individual home builders come in and dirt can get shifted around. Then the grading and the drainage system that was designed for the subdivision as a whole isn't necessarily working in concert with the rest of the subdivision. There are some communities that require surveys at the point of building permits for homes just to verify the building elevation. There are also some communities that require a note on the final plat stating whether or not each particular lot is permitted to have a walkout basement and what that elevation has to be. Ms. Fultz said an additional cost would be added to each lot to do this but may make the site drainage function better.

Discussion items:

- Alderman Niemietz reported she has had calls for 20 years in regard to the drainage in her ward and with not having an elevation in place, there has been substantial flooding in basements with a walkout basement and it has been a huge problem. She felt her ward was the only ward with these problems. Alderman Niemietz said their subdivision was the big problem since it was developed in the late 1980's and early 1990's and thinks there were not a lot of good policies in place. She did not think there were any other complaints in the City besides her ward.
- Chairman Ebersohl said Joyview Acres has had some drainage problems.
- Building Official Justin Osterhage said he receives quite a few calls about drainage issues. He said he has had some for in-ground and walkout basements. He also said owners tend to change the drainage areas. Mr. Osterhage suggested a surveyor sign off on a grading plan for the lot, but added this will add an additional cost. Mr. Osterhage thought there was not much of a problem with the elevations of the in-ground or walkout basements, but more of a problem with the obstruction of the drainage easements with fences, etc.
- City Engineer Chris Smith reported that in certain areas he has asked for a certificate of elevation. Mr. Smith explained the drainage issues in Joyview Acres. Mr. Smith said that a common problem with a drainage issue is that the property owner will say the City approved the plans for the building permit. He added that he is running into this scenario more and more often. He added the problems are with all the different builders in the subdivision with the drainage issues, when speaking with the developer about the issues, and the developer doesn't think they have anything to do with it since the lots have been sold.
- Mayor Hutchinson said if the City is concerned about the national flood insurance program language and mapping for flood elevation, the City could use their language for base floor elevations to bring the base floor and the elevation above for special flood hazards.
- Mr. Smith said the internal lots in the subdivision may not be affected by the hazard insurance and went on to say that a home in Joyview was flooded in the basement from heavy rains from water entering through a window well. He thought the home should have been built up a little higher. Mr. Smith asked what is the City's responsibility on this issue.
- Alderman Roessler wondered if having the elevations on paper would actually fix anything or would the builder even follow it. He mentioned poor practices by the builders. Alderman Roessler asked if the City should be inspecting and checking elevations of the new homes. It was noted the City does not do this.

- Mr. Smith spoke of the drainage issues all over the City. He said the internal drainage is the responsibility of the HOA or the individual homeowners and is not the City's responsibility. He said it is just a big circle from the property owner concerned after a big rain, then to the builder, the developer, and then the City, since it approved the building permit. Mr. Smith suggested some kind of language that could be placed on the plat to cover these drainage issues.
- Ms. Fultz said she is waiting for answers from planners in other cities about what they are using for statements on their plats.
- Mr. Morani said the City may be able to place some kind of language on the plat based on what Mr. Smith said.
- Chairman Ebersohl asked about a maximum height for a foundation. Mr. Osterhage said they will have a maximum slope for driveways but there is no maximum height for a foundation.
- Alderman Roessler suggested to have a disclosure about flooding when the home is built.

No action was taken.

IX. OTHER ITEMS TO BE CONSIDERED

A. Truck for DOPW Sewer Department

City Engineer Chris Smith announced he would like to obtain a new truck for the Sewer Department through the State of Illinois bid process and the cost has been reduced by \$10,000. He would like to order the new truck at a cost of \$32,000. It was the consensus of the Committee that the truck is already in the budget for the year and no official action would be needed for the purchase as it will be included in the upcoming vouchers to be approved.

X. CITIZEN COMMENTS

There were no citizen comments.

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

Chairman Ebersohl asked if there was a need to go into Executive Session. There was none.

XII. ADJOURNMENT

MOTION:

Committee of the Whole Meeting –September 25, 2017
 Water Tower Villas Community Unit Plan - 15 pages
 Western Egyptian E.O.C./Columbia Senior Center - 18 pages
 Restricted Parking at Bolm-Schuhkraft Memorial Park
 Subdivision Code - 2 pages

It was moved by Alderman Niemietz and seconded by Alderman Martens to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Monday, September 25, 2017 at 9:30 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

Chairman Gene Ebersohl
Committee of the Whole

Donna Mehaffey

Donna Mehaffey, Deputy Clerk

**MINUTES OF THE FINANCE COMMITTEE OF THE CITY COUNCIL OF THE CITY
OF COLUMBIA, ILLINOIS HELD MONDAY,
SEPTEMBER 25, 2017 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Roessler called the Finance Committee meeting of the City Council of the City of Columbia, Illinois to order at 9:31 P.M.

Upon Roll Call, the following members were:

Present: Chairman Roessler and Committee Members - Aldermen Agne, Huch, and Holtkamp.

Absent: None.

Quorum Present.

Others Present: Aldermen Ebersohl, Niemietz, Reis and Martens. Mayor Hutchinson was also present.

Administrative Staff Present: City Administrator James Morani, City Attorney J.D. Brandmeyer, Chief of Police and Director of EMS Jerry Paul, Deputy Chief of Police Jason Donjon, City Engineer Chris Smith, Director of Community Development Emily Fultz, Building Official Justin Osterhage, Accounting Manager Linda Sharp and Deputy Clerk Donna Mehaffey.

Guests Present: None.

Chairman Roessler stated the meeting was called for the purpose of discussing: (1) FY 2016-2017 Annual Financial Report.

II. FY 2016-2017 ANNUAL FINANCIAL REPORT

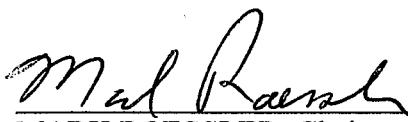
Accounting Manager Linda Sharp reported that the FY 2016-2017 Annual Financial Report draft copies were received late today and consists of 66 pages. Mr. James Schmersahl of Schorb & Schmersahl, will be in attendance at the next City Council meeting on October 2 to present the report. Ms. Sharp added the report is giving the City of Columbia a clean opinion and the City's cash position has been increasing. She also pointed out Mr. Schmersahl will state the City did better this year than last year. Lastly, Ms. Sharp said she is still reviewing the financial report.

There being no questions of the committee, Chairman Roessler asked for a motion to adjourn the Finance Committee meeting.

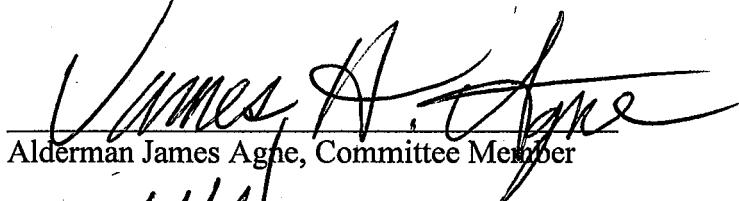
III. **ADJOURNMENT**

MOTION:

It was moved by Alderman Huch and seconded by Alderman Agne to adjourn the Finance Committee meeting of the City Council of the City of Columbia, Illinois held Monday, September 25, 2017 at 9:35 P.M. Upon voice vote, Chairman Roessler and Aldermen Agne, Huch, and Holtkamp voted yea. **MOTION CARRIED.**



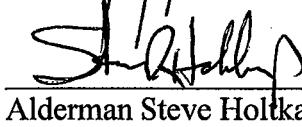
MARK ROESSLER, Chairman
FINANCE COMMITTEE



Alderman James Agne, Committee Member

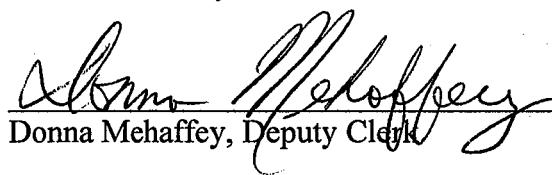


Alderman Jeff Huch, Committee Member



Alderman Steve Holtkamp, Committee Member

Minutes taken by:



Donna Mehaffey, Deputy Clerk