

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA,  
ILLINOIS HELD MONDAY, NOVEMBER 6, 2006 IN THE COUNCIL ROOM OF CITY HALL

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**I. CALL TO ORDER**

Mayor Hutchinson called the City Council of Columbia, Illinois to order at 7:02 PM.

Upon Roll Call, the following members were:

Present: Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, and Huch.

Absent: Alderman Koesterer.

Quorum Present.

Administrative Staff Present: City Clerk Wes Hoeffken, City Attorney Tom Adams, City Administrator Anthony Traxler, Building Inspector Al Holden, Assistant to City Engineer/Director of Public Works Larry Kremmel, and Director of Community and Economic Development Mike Hemmer.

The Council recited the Pledge of Allegiance.

**II. APPROVAL OF MINUTES**

The minutes of the Regular Meeting of the City Council held Monday, October 16, 2006 were submitted for approval.

Corrections were forwarded to Mr. Hoeffken.

MOTION:

It was moved by Alderman Agne, and seconded by Alderman Row, to approve the minutes of the Regular Meeting of the City Council held Monday, October 16, 2006, as amended and on file at City Hall. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, and Huch voted yea. Motion Carried.

**III. DELEGATIONS**

There were no delegations present.

**IV. REPORT OF OFFICERS**

**A. Plan Commission**

The report of the Plan Commission was presented to the Council.

MOTION:

It was moved by Alderman Agne, and seconded by Alderman Unnerstall, to accept the report of the Plan Commission as presented. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

**B. Administration Department**

An Ordinance was presented to appoint Kathleen Habermehl as the Friends of the Library representative for the Library Board.

**1. Ordinance No. 2507 - Library Board Appointment**

MOTION:

It was moved by Alderman Unnerstall, and seconded by Alderman Niemietz, to pass Ordinance No. 2507, an ordinance amending Ordinance No. 2461 which provided for the appointment of members of certain boards and commissions of the City of Columbia, Illinois for the fiscal year of the City commencing May 1, 2006 and ending April 30,

2007. Upon Voice vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, Huch, and Mayor Hutchinson voted yea. Motion Carried.

C. Building and Zoning

The monthly report of the Building Department was presented to the Council.

MOTION:

It was moved by Alderman Agne, and seconded by Alderman Row, to accept the report of the Building Department as presented. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

D. City Attorney

1. Ordinance No. 2508 - Authority of Chief of Police

MOTION:

It was moved by Alderman Niemietz, and seconded by Alderman Ebersohl, to pass Ordinance No. 2508, an ordinance amending Section 2.22.040 (Principal Duties and Responsibilities) of Chapter 2.22 (Chief of Police) of Title 2 (Administration and Personnel) of the City of Columbia, Illinois Municipal Code to expressly include among the duties of the Chief of Police of the Police Department of the City of Columbia, Illinois the authority to take disciplinary action against commissioned Police Officers of the Police Department of the City. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, Huch, and Mayor Hutchinson voted yea. Motion Carried.

2. Ratify Ordinance No. 2503

MOTION:

It was moved by Alderman Agne, and seconded by Alderman Conrad, to ratify Ordinance No. 2503, an ordinance conditionally approving the Final Subdivision Plat for the Admiral Trost Development Subdivision in the City of Columbia, Illinois. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Row, Huch, and Mayor Hutchinson voted yea. Alderman Unnerstall voted nay. Motion Carried.

3. Crime Free Residential Property Ordinance

Mr. Adams informed the Council that this ordinance will not be required and will be replaced with the Chronic Nuisance Property ordinance.

4. Ordinance No. 2509 - First Baptist Church Variance

MOTION:

It was moved by Alderman Agne, and seconded by Alderman Unnerstall, to pass Ordinance No. 2509, an ordinance granting a Zoning Code Use Variance to the First Baptist Church of Columbia, Illinois for the Church to allow the Bethany Christian Services Not-For-Profit Organization to use and occupy one of two dwelling units in a residential duplex building belonging to the First Baptist Church and located at 724 Bottom Avenue in the City for a professional administrative office for the Bethany Christian Services Southern Illinois Out-Reach Program. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, Huch, and Mayor Hutchinson voted yea. Motion Carried.

5. Chronic Nuisance Property Ordinance

Mr. Adams informed the Council that Chief Edwards has requested more time to review this ordinance before presenting it to the Council.

6. Order of the City Council - ConocoPhillips

MOTION:

It was moved by Alderman Conrad, and seconded by Alderman Ebersohl, to issue an Order of the City Council authorizing Mayor Hutchinson to send a Letter of Commitment to the ConocoPhillips Corporation advising that the City will pay or reimburse ConocoPhillips for all costs and expenses that the company incurs in locating their two (2) gas lines the City will be required to go under or over with its waterline a safe distance utilizing a probe procedure, at a cost not to exceed \$9,000.00. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, Huch, and Mayor Hutchinson voted yea. Motion Carried.

MOTION:

It was moved by Alderman Agne, and seconded by Alderman Ebersohl, to accept the report of the City Attorney as presented. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

E. Community and Economic Development

The report of the Director of Community and Economic Development was presented to the Council.

1. School District Batting Cage Request

MOTION:

It was moved by Alderman Unnerstall, and seconded by Alderman Ebersohl, to approve the request of the Columbia Community Unit District No. 4 to reconstruct the batting cages within the Bolm-Schuhkraft Park and restore the grass in the area of the previous cage area and clean-up the area around the shed. Upon Voice vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, and Huch voted yea. Motion Carried.

2. Ordinance No. 2510 - Amend Ordinance No. 2505

MOTION:

It was moved by Alderman Unnerstall, and seconded by Alderman Huch, to pass Ordinance No. 2510, an ordinance amending Ordinance No. 2505 which provided for the employment of Hoelscher Engineering, P.C. of Fairview Heights, Illinois to render Professional Services to the City of Columbia, Illinois in connection with the Creekside Subdivision Park and Lake Project. Upon Voice vote, Aldermen Conrad, Agne, Niemietz, Unnerstall, Row, Huch, and Mayor Hutchinson voted yea. Alderman Ebersohl voted nay. Motion Carried.

MOTION:

It was moved by Alderman Niemietz, and seconded by Alderman Ebersohl, to accept the report of the Director of Community and Economic Development as presented. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

F. Mayor's Report

Mayor Hutchinson presented his report to the Council.

V. EXECUTIVE SESSION

Mayor Hutchinson inquired if the Council had any reason to go into Executive Session. There was none.

**VI. CLAIMS & ACCOUNTS**

**A. Vouchers**

**MOTION:**

It was moved by Alderman Huch, and seconded by Alderman Ebersohl, to authorize the payment of vouchers received through October 27, 2006; the total amount of the vouchers to be paid is four hundred seventy-seven thousand, four hundred twenty-nine dollars, and sixty-five cents (\$477,429.65). Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, and Huch voted yea. Motion Carried.

**VII. OLD BUSINESS**

**A. Columbia Crossing Development**

Mayor Hutchinson informed the Council that Exhibit 'H' is almost complete as a result of the most recent meeting with the developer. Mayor Hutchinson then stated that he would like the Council to direct John Brancaglione to proceed with researching the TIF Act and Special Business District for the Columbia Crossing development. Mayor Hutchinson then explained that this is not approving a TIF District, but just initializing the research to identify if it would qualify per the TIF Act. Alderman Agne stated that this is the appropriate time to begin the search and that the review could occur in tandem with finalizing Exhibit 'H'. Alderman Unnerstall stated that this research should not begin until the City has conducted a projected business study. Alderman Agne stated that part of the research conducted by Mr. Brancaglione will be a projected business study. Alderman Unnerstall then stated that the Council needs some sort of a framework and that he was cynical that this study is really just a justification for a TIF district. He also expressed concern that this development will turn Columbia into "South County - East". Mayor Hutchinson then explained that the cost of this research will be financed by the developer and that the Master Development Agreement has a condition in it that requires this research to be conducted. Alderman Niemietz inquired about the Duke issue. Mr. Terry Grewe explained that they had originally partnered with Duke, but subsequently decided it was in the best interest of everyone to adopt a nation wide marketing approach which would allow multiple brokers to market different parcels. Mr. Grewe then stated that this would capitalize on the strengths of many brokers, versus being dependent on just one. Mr. Grewe also apologized for not communicating that issue to the Council earlier.

**MOTION:**

It was moved by Alderman Agne, and seconded by Alderman Huch, to authorize John Brancaglione to proceed with Work Orders 2 and 3 which authorizes the research of the TIF Act and Special Business District for the Columbia Crossing subdivision. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, and Huch voted yea. Alderman Unnerstall and Row voted nay. Motion Carried.

**VIII. NEW BUSINESS**

**A. Ordinance No. 2511 - I.M.L.R.M.A Min/Max Contribution Agreement**

**MOTION:**

It was moved by Alderman Conrad, and seconded by Alderman Row, to pass Ordinance No. 2511, an ordinance authorizing the execution of the I.M.L.R.M.A Minimum/Maximum Contribution Agreement. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, Huch, and Mayor Hutchinson voted yea. Motion Carried.

**IX. REPORT OF STANDING COMMITTEES**

A. Ambulance, Radio Communication, and Dispatch Committee & Fire Department  
Minutes of the joint meeting of the Ambulance, Radio Communication, and Dispatch Committee and the Fire Department Committee held Monday, October 23, 2006 were presented to the Council for approval.

Corrections were forwarded to the City Administrator.

1. Full-time Fire Chief And/Or Personnel

MOTION:

It was moved by Alderman Ebersohl, and seconded by Alderman Conrad, to accept the recommendation of the Ambulance, Radio Communication, and Dispatch Committee and the Fire Department Committee and proceed with investigating the possibility of hiring a full-time Fire Chief and/or other fire personnel and retaining the volunteer fire personnel to accommodate any new department expansion. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, and Huch voted yea. Motion Carried.

2. Land For Future Ambulance and Fire Department Expansion

MOTION:

It was moved by Alderman Ebersohl, and seconded by Alderman Conrad, to accept the recommendation of the Ambulance, Radio Communication, and Dispatch Committee and the Fire Department Committee and proceed with investigating the availability of land for the expansion of the Ambulance and Fire Departments. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, and Huch voted yea. Motion Carried.

MOTION:

It was moved by Alderman Ebersohl, and seconded by Alderman Conrad, to approve the minutes of the joint meeting of the Ambulance, Radio Communication, and Dispatch Committee and the Fire Department Committee held Monday, October 23, 2006 as amended and on file at City Hall. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

B. Municipal Buildings, Property, Capital Improvements

Minutes of the Municipal Buildings, Property, and Capital Improvements Committee meeting held Monday, October 23, 2006 were presented to the Council for approval.

Corrections were forwarded to the City Administrator.

MOTION:

It was moved by Alderman Conrad, and seconded by Alderman Agne, to approve the minutes of the Municipal Buildings, Property, and Capital Improvements Committee meeting held Monday, October 23, 2006 as amended and on file at City Hall. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

C. Streets, Sidewalks, Drainage, and Public Utilities

Minutes of the Streets, Sidewalks, Drainage, and Public Utilities Committee meeting held Monday, October 23, 2006 were presented to the Council for approval.

Corrections were forwarded to the City Administrator.

1. Rename Ramsey Road

MOTION:

It was moved by Alderman Ebersohl, and seconded by Alderman Agne, to accept the recommendation of the Streets, Sidewalks, Drainage, and Public Utilities Committee and rename the stretch of Ramsey Road mentioned in the discussion to Columbia Crossing for planned purposes when and if the time comes for the Illinois Department of Transportation to order the signage for the interchange. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Row, and Huch voted yea. Motion Carried.

MOTION:

It was moved by Alderman Ebersohl, and seconded by Alderman Agne, to approve the minutes of the Streets, Sidewalks, Drainage, and Public Utilities Committee meeting held Monday, October 23, 2006 as amended and on file at City Hall. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

**X. CALL FOR COMMITTEE MEETINGS**

There were no Committee meetings scheduled.

**XI. ADJOURNMENT**

MOTION:

It was moved by Alderman Agne, and seconded by Alderman Row, to adjourn the Regular City Council Meeting held Monday, November 6, 2006 at 8:15 PM. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

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Wesley J. Hoeffken, City Clerk

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Mayor Kevin B. Hutchinson