

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA,  
ILLINOIS HELD MONDAY, DECEMBER 4, 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 7:00 PM.

Upon Roll Call, the following members were:

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

Absent: None.

Quorum Present.

Administrative Staff Present: City Clerk Wes Hoeffken, City Attorney Tom Adams, City Administrator Anthony Traxler, City Engineer Ron Williams, Building Inspector Al Holden, and Director of Community and Economic Development Mike Hemmer.

Mr. John Brancaglionne was also present.

The Council recited the Pledge of Allegiance.

**II. APPROVAL OF MINUTES**

The minutes of the Executive Session of the City Council held Monday, November 20, 2006 were submitted for approval.

MOTION:

It was moved by Alderman Niemietz, and seconded by Alderman Unnerstall, to approve the minutes of the Executive Session of the City Council held Monday, November 20, 2006, as on file at City Hall. Upon Roll Call vote, Aldermen Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, and Huch voted yea. Aldermen Conrad and Row abstained since they were not present for this meeting. Motion Carried.

The minutes of the Regular Meeting of the City Council held Monday, November 20, 2006 were submitted for approval.

MOTION:

It was moved by Alderman Niemietz, and seconded by Alderman Koesterer, to approve the minutes of the Regular Meeting of the City Council held Monday, November 20, 2006, as on file at City Hall. Upon Roll Call vote, Aldermen Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, and Huch voted yea. Aldermen Conrad and Row abstained since they were not present for the meeting. Motion Carried.

**III. DELEGATIONS**

A. Columbia Crossing Update

Mr. Grewe introduced members of his team and then updated the Council regarding the Columbia Crossing development.

**IV. REPORT OF OFFICERS**

A. Community and Economic Development

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

1. Columbia Crossing Request For Proposal

MOTION:

It was moved by Alderman Huch, and seconded by Alderman Agne, to authorize Mr. Hemmer to proceed with the advertising for a Request For Development Proposals for a proposed Highway TIF District for the Columbia Crossing development with responses due December 29, 2006. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Koesterer, and Huch voted yea. Aldermen Unnerstall and Row voted nay. Motion Carried.

B. Plan Commission

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

MOTION:

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

C. Street Graphics Advisory Committee

The monthly report of the Street Graphics Advisory Committee was presented to the Council.

1. Commerce Bank Sign Variance Request

Mr. Hemmer explained that the Street Graphics Advisory Committee has reviewed the variance request submitted by Commerce Bank and had recommended approval of the request. Alderman Agne then explained the history of the sign and expressed concern about the height of the sign and the overall square footage. Mr. Koppeis explained that the sign has been non-conforming for the past 18-years when K & F Development and Trammel Crowe began the development. Mr. Koppeis also explained that every time a new tenant is added to the sign, it requires a variance. Alderman Unnerstall stated that he did not object to the owner being able to swap out skins when a new business is added but did have issues about the non-compliance with City ordinances. Alderman Conrad stated that he did not want the electronic message board on the sign. Alderman Niemietz stated that she thinks the City can regulate electronic message boards and did not have a problem with the existing sign, except that the top of the sign should contain the name of the development and not a tenant.

MOTION:

It was moved by Alderman Koesterer, and seconded by Alderman Niemietz, to accept the recommendation of the Street Graphics Advisory Committee and grant a sign variance for the height and square footage for the Columbia Center sign and allow Commerce Bank to be listed in the tenant position of the sign only, to move the Columbia Center signage to the top of the sign, to remove the electronic message board, and to allow individual tenant skins to be changed by sign permit only. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Niemietz, Koesterer, Row, and Huch voted yea. Aldermen Agne and Unnerstall voted nay. Motion Carried.

MOTION:

It was moved by Alderman Ebersohl, and seconded by Alderman Niemietz, to accept the report of the Street Graphics Advisory Committee as presented. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

D. Building and Zoning

The monthly report of the Zoning Administrator was presented to the Council.

1. Architectural Review Board - Electro Door Request

MOTION:

It was moved by Alderman Row, and seconded by Alderman Unnerstall, to accept the recommendation of the Street Graphics Architectural Review Board and approve the use of Hardie-Board as an exterior surface material for the Electro Door building. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, Row, and Huch voted yea. Motion Carried.

MOTION:

It was moved by Alderman Huch, and seconded by Alderman Niemietz, to accept the report of the Zoning Administrator as presented. Upon Voice vote, all Aldermen present voted yea. Motion Carried.

E. Administration Department

Mr. Traxler informed the Council that the annual audit has been distributed for review.

F. Public Works/City Engineer

The report of the City Engineer was presented to the Council.

1. Sidewalk Grant Work Order

MOTION:

It was moved by Alderman Ebersohl, and seconded by Alderman Unnerstall, to approve a Work Order in the amount of \$1,000.00 for the work already begun by Heneghan & Associates for the survey work to locate property corners and right-of-way for the sidewalk grant proposed routes. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, Row, and Huch voted yea. Motion Carried.

MOTION:

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

G. City Attorney

Mr. Adams stated that the only business he had needed to be discussed in Executive Session.

V. EXECUTIVE SESSION

Mayor Hutchinson informed the Council that he would entertain a motion to go into Executive Session for the purpose of discussing litigation.

MOTION:

It was moved by Alderman Row, and seconded by Alderman Agne, to direct the Mayor to go into Executive Session at 8:36 PM for the purpose of discussing litigation. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, Row, and Huch voted yea. Motion Carried.

MOTION:

It was moved by Alderman Row, and seconded by Alderman Huch, to return to Regular Session of the City Council at 8:50 PM. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, Row, and Huch voted yea. Motion Carried.

Upon return to Regular Session, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, Row, Huch and Mayor Hutchinson were present.

Mayor Hutchinson inquired if there was any business to be brought before the Council as a result of the Executive Session. There was none.

A. City Attorney

MOTION:

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

B. Fort Piggott

Alderman Unnerstall stated that he agreed with Mr. Adams' comments in his memo regarding the Model Railroad Club lease and directed Mr. Adams to proceed with removing that condition from the agreement.

**VI. CLAIMS & ACCOUNTS**

A. Vouchers

MOTION:

It was moved by Alderman Huch, and seconded by Alderman Koesterer, to authorize the payment of vouchers received through November 30, 2006; the total amount of the vouchers to be paid is two hundred thirty-five thousand, nine hundred twenty-one dollars, and ninety-two cents (\$235,921.92). Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, Row, and Huch voted yea. Motion Carried.

**VII. OLD BUSINESS**

There was no Old Business brought before the Council.

**VIII. NEW BUSINESS**

A. Park Land Dedication Ordinance

Alderman Unnerstall stated that he had summarized previous discussions, along with his thought about a proposed park land dedication ordinance. The Council then reviewed each bullet point included in Alderman Unnerstall's handout.

MOTION:

It was moved by Alderman Unnerstall, and seconded by Alderman Koesterer, to direct Mr. Traxler, Mr. Hemmer, and Mr. Williams to proceed with drafting a Park Land Dedication Ordinance based on the discussion by the Council. Upon Roll Call vote, Aldermen Conrad, Ebersohl, Agne, Niemietz, Unnerstall, Koesterer, Row, and Huch voted yea. Motion Carried.

**IX. REPORT OF STANDING COMMITTEES**

There were no Standing Committee reports.

**X. CALL FOR COMMITTEE MEETINGS**

There was no Call for Committee meetings.

**XI. ADJOURNMENT**

MOTION:

It was moved by Alderman Conrad, and seconded by Alderman Ebersohl, to adjourn the Regular City Council Meeting held Monday, December 4, 2006 at 9:25 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