

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JUNE 27, 2011 IN THE COUNCIL ROOM OF CITY HALL**

I. CALL TO ORDER

Chairman Gene Ebersohl called the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois to order at 7:02 p.m.

Upon Roll Call, the following members were:

Present: Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Piazza and Reis and Mayor Hutchinson.

Absent: Alderman Agne.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, City Attorney Terry Bruckert, Chief of Police and EMS Director Joe Edwards and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Craig Brauer, an engineer with the firm of Thouvenot, Wade & Moerchen, Inc., Andrea Biske, Chair of the Immaculate Conception Catholic Church Building Committee, Father Carl Scherrer, Pastor of Immaculate Conception Catholic Church, Joe Hardin and Jim Vogt representing David Levinson/Clayton Forsyth Realty and Plan Commission Member Wes Hoeffken.

Chairman Ebersohl stated the meeting was called for the purpose of (1) the Immaculate Conception Church proposed Annexation Agreement presentation/discussion; (2) Columbia Lakes Community Unit Plan (North & South) presentation/discussion; (3) Monroe County-Columbia Precinct Realignment/City Ward Redistricting review/discussion; (4) holding an Executive Session to discuss various qualifying topics; and (5) any other items to be considered.

**II. IMMACULATE CONCEPTION CHURCH (ICC) PROPOSED ANNEXATION
AGREEMENT PRESENTATION/DISCUSSION**

Chairman Ebersohl opened the meeting and called upon City Engineer Ron Williams to address the Committee Members on this issue. Ron reviewed various changes he recommended to the proposed Annexation Agreement provided by counsel for ICC (and which had previously been distributed to the Committee Members), including changes requiring ICC to adhere to various codes and regulations of the City. During Ron's presentation all in attendance were given the opportunity to participate in the discussion and express their opinions on the provisions of the proposed Annexation Agreement and Ron's recommended changes, which included: (i) ICC should follow all applicable codes,

procedures and regulations of the City, including applying for applicable variances, if needed; (ii) the surface of the private road containing the left-turn lane (approximately 130 ft.) should contain a hard surface rather than the proposed oil and chip construction; additionally, in case of future development of the annexed property, a traffic study should be performed and any traffic issues identified by the study should be addressed; and (iii) who is responsible for paying for the study and addressing any traffic issues identified – Ron Williams stated the developer is normally responsible for these costs. City staff and the City Attorney are to revise the proposed Annexation Agreement pursuant to the discussion and recommendations made at this meeting and forward those revisions to counsel for ICC. City Engineer Williams reminded everyone that a Public Hearing on the proposed annexation will be held at 6:45 PM prior to the City Council Meeting on Tuesday, July 5, 2011.

III. COLUMBIA LAKES COMMUNITY UNIT PLAN (NORTH & SOUTH) PRESENTATION/DISCUSSION

City Engineer Ron Williams addressed the Committee Members and summarized the issues and processes involved in forming a Community Unit Plan (CUP) and the city's approval process. This proposal contains two (2) CUPs – North and South – and requests rezoning of some of the tracts involved; the city's masonry standards are being met and no variances are being requested; Ron recommended that any CUP approval be contingent upon the sale of the property involved as well as the submittal of final plans, drawings and other necessary documentation. Ron also stated that the CUP designation is beneficial to the city since the developer would need approval from the council on any deviation from the final plans submitted due to deed restrictions required to be placed on the CUP property. During Ron's presentation all in attendance, including Joe Hardin and Jim Vogt (representing the developer), were given the opportunity to make comments, ask questions and express their opinions, which included: (a) the density reflected on the CUP (South) and the limited spacing between some of the buildings may not meet the city's requirements; (b) depending on the interpretation of the provisions of the city's CUP development requirements, the density reflected may meet the regulations; (c) the recreation area shown (walking path and the area surrounded by the path) are located on the extreme west side of the development site on property (due to its topography) that does not necessarily allow easy access or convenient use of that property for recreational purposes; (d) the site layout may need to be changed to address some of the issues raised during the discussion that was held. It was the consensus of the Committee Members that the developer reconfigure the CUP (South) site to reduce the density of the layout (possibly reducing the size or the number of buildings on the site), as well as reviewing the quality of the proposed recreational area, and resubmit the reconfigured site plan to the Committee at a future meeting.

IV. MONROE COUNTY-COLUMBIA PRECINCT REALIGNMENT/CITY WARD REDISTRICTING REVIEW/DISCUSSION

Mayor Hutchinson addressed the Committee Members re: the City of Columbia – Precinct Realignment documentation that had previously been distributed to the Committee Members for their review – he said the documents were produced by Monroe County Clerk Dennis Knobloch as proposed precinct realignment/ward redistricting

options for the City. The Mayor also asked the Committee Members for any comments they may have pertaining to the documents and informed them that City Administrator Hudzik and City Attorney Bruckert would be verifying the figures shown on the documents with Mr. Knobloch.

V. EXECUTIVE SESSION

Chairman Ebersohl entertained a motion to go into Executive Session to discuss (1) consideration on acquiring a specific parcel of real estate; (2) Litigation (STS Custom Homes, Inc. vs. City of Columbia); and (3) employee wages and benefits for one or more classes of employees.

MOTION – EXECUTIVE SESSION

It was moved by Alderman Niemietz and seconded by Alderman Roessler to go into Executive Session at 9:35 p.m. to discuss (1) consideration on acquiring a specific parcel of real estate; (2) Litigation (STS Custom Homes, Inc. vs. City of Columbia); and (3) employee wages and benefits for one or more classes of employees. Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea.

MOTION CARRIED.

MOTION – REGULAR SESSION

It was moved by Alderman Niemietz and seconded by Alderman Huch to return to the Regular Session of the Committee of the Whole at 11:09 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea. **MOTION CARRIED.**

Upon return to the Regular Session of the Committee of the Whole Meeting, Mayor Hutchinson and the following Committee Members were present: Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Piazza and Reis.

Chairman Ebersohl asked if there was any action to be taken as a result of the Executive Session of the Committee of the Whole Meeting. There was none.

VI. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED

None.

VII. ADJOURNMENT

MOTION:

It was moved by Alderman Niemietz and seconded by Alderman Roessler to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, June 27, 2011 at 11:10 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea. **MOTION CARRIED.**

Gene Ebersohl

GENE EBERSOHL, Chairman
COMMITTEE OF THE WHOLE

Minutes taken by:

Sandra Garmer

SANDRA GARMER, Accounting/Clerical Assistant