

**MINUTES OF THE STREETS, SIDEWALKS, DRAINAGE AND PUBLIC UTILITIES COMMITTEE MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY, AUGUST 8, 2011 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Gene Ebersohl called the Streets, Sidewalks, Drainage and Public Utilities Committee 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 and Mathews.

Absent: None.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Agne, Huch, Piazza and Reis.

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

Guests Present: None.

Chairman Ebersohl stated the purpose of the meeting was to discuss and review (i) Locust Street traffic issues; and (ii) any other items to be considered.

**II. LOCUST STREET TRAFFIC ISSUES DISCUSSION**

Chairman Ebersohl made opening remarks and asked if anyone from the Locust Street area was present to address the Committee/Council Members. Several residents living on or near Locust Street addressed the Committee/Council Members pertaining to traffic on Locust Street, including: (i) constantly speeding cars; (ii) several calls/contacts with Police Department personnel, city staff and elected officials pertaining to the traffic issues on Locust Street (speeding and failure of vehicles to make complete stops at Stop signs); (iii) the constant speeding and failure to make complete stops jeopardizes the safety of the children who play in the area, as well as the residents using the sidewalks; (iv) they have seen police cars in the area occasionally, but they feel more police presence is necessary (especially in the mornings and evenings when traffic is heaviest) – they expressed concern and frustration that the area does not have a greater police presence. Police Chief Edwards indicated that the Columbia Police Department prides itself on its commitment to the entire community and thanked the residents for expressing their concerns to the Committee/Council Members. He stated that there are normally two (2) officers on duty and that they are responsible for covering the entire city; he also

stated that the intersection of Locust and Metter was monitored quite frequently in April and they did not find any Stop sign violators or vehicles speeding (but that may have been due to the police presence); he also indicated that all police cars are equipped with a GPS system that monitors where they travel, and he gave examples of how many times a police car was in the area of Metter and Locust on several days in April (from a low of 24 times in a day to a high of 64 times in a day), which he felt displayed omnipresence by police department personnel in that area at those times. Edwards also informed the residents that the speed trailer, which displays a vehicle's speed as it passes (and registers it) is currently not in working order and that consideration has been given to replacing it. He indicated the police will continue to patrol (have a presence) on Locust Street in an effort to increase the safety of the residents in that area – he also stated that the police appreciate any help the residents can provide in identifying individuals speeding or not completing their stops. Additional comments were made by the residents of the area and Police Chief Edwards indicated that the police personnel will try to do all they can to help alleviate the traffic issues described by the residents voicing their concerns.

**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

None.

**IV. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Mathews to adjourn the Streets, Sidewalks, Drainage and Public Utilities Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, August 8, 2011 at 7:44 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Niemietz, Roessler and Mathews voted yea.

**MOTION CARRIED.**



GENE EBERSOHL, Chairman

STREETS, SIDEWALKS, DRAINAGE AND PUBLIC UTILITIES COMMITTEE

Minutes taken by:



SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 8, 2011 IN THE COUNCIL ROOM OF CITY HALL**

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**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 7:44 p.m.

Upon Roll Call, the following members were:

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

Absent: None.

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, Accounting Manager Linda Sharp and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Immaculate Conception Church representatives: (i)Arlie E. Traughber, attorney with the firm of Traughber & Morris, LTD.; (ii)Andrea Biske, Chair of the Immaculate Conception Catholic Church Building Committee; and (iii) Joe Koppies; Columbia Lakes Community Unit Plan (North & South) representatives: Joe Hardin and Jim Vogt (representing David Levinson/Clayton Forsyth Realty); and Ron Langhans, member of the Columbia School Board.

Chairman Ebersohl stated the meeting was called for the purpose of (1) the Immaculate Conception Church proposed Annexation Agreement discussion; (2) Columbia Lakes Community Unit Plan (North & South) discussion; and (3) any other items to be considered or discussed.

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

Chairman Ebersohl opened the meeting and called upon City Engineer Ron Williams to address the Committee Members on this issue. Ron (i) reviewed Arlie Traughber's letter of July 28<sup>th</sup> to City Attorney Terry Bruckert wherein he (Traughber) included several comments/proposed changes pertaining to the language in the proposed ICC Annexation Agreement (which documents had previously been distributed to the Committee Members); and (ii) made various comments and remarks pertaining to same. A general discussion was held wherein all in attendance were given the opportunity to ask questions/make comments on the proposed Annexation Agreement. Since it appeared that the Annexation Agreement terms and provisions were just about finalized, it was the

general consensus of the Committee/Council Members that Arlie Traughber and Terry Bruckert negotiate the necessary language changes and present the proposed final Annexation Agreement to the City Council in the near future.

### **III. COLUMBIA LAKES COMMUNITY UNIT PLAN (“CUP”) (NORTH & SOUTH) DISCUSSION**

(Note: In addition to the individuals listed hereon in I., approximately twenty (20) members of the public were in attendance.)

Chairman Ebersohl asked Joe Hardin if he had any additional information pertaining to the proposed CUP developments to present – Mr. Hardin indicated he had no additional information to present, but he once again summarized the proposed developments and indicated that he was in attendance to answer any questions on the proposed developments. A general discussion then took place in which all in attendance (including members of the public) were given the opportunity to ask questions, make comments and express their opinions, which included: (a) comments on the CUP site plans in general and the lack of dimensions (including distances between buildings) shown thereon – a comment was made that each step taken to show additional information on the site plans increases the costs of the conceptual plans; (b) that a CUP modifies normal zoning requirements (including in these R-7 zoned areas); (c) whether the development of both areas (North and South) have to be CUPs or whether one can be a CUP and the other can be developed pursuant to its R-7 zoning requirements – properties can be developed pursuant to development options allowed by the Municipal Code and the developer has submitted the necessary documentation to develop these areas as CUPs; (d) that development of these R-7 areas may create a burden on the school system and whether or not any impact fund set asides had been considered to relieve some of that burden; (e) that the total number of units allowable pursuant to R-7 zoning regulations could result in more units being built than currently shown in the proposed CUP developments; additionally, this may lead to a reduction in the green space and amenities proposed for the developments; (f) whether a restriction should be placed on one of the proposed CUPs to make all units owner occupied; (g) comments were made pertaining to the proposed construction (including design/outward appearance) of the units and the estimated rents to be charged; (h) the approximate total project costs (estimated by Hardin to be \$30 million) and the tradesmen to be employed to work on the proposed developments; (i) whether the proposed CUPs promote public health, safety, morals and general welfare, as required in the Municipal Code; (j) whether the proposed CUP developments are a better option for developing the sites as opposed to the R-7 zoning requirements; (k) whether the Committee can recommend to the City Council that one area be developed pursuant to the R-7 zoning requirements and the other area be developed pursuant to the proposed CUP – per attorney Bruckert, the Committee/Council can only vote on the proposal presented by the developer; (l) whether some of the units may be federally subsidized – that is always a possibility and is in compliance with federal laws; (m) whether additional site development plans in compliance with R-7 zoning requirements should be requested – adds additional costs to the proposed project; and (n) the developer may decide not to pursue his plans on the proposed developments if the CUPs, as presented, are not approved. Discussion then took place among the Committee/Council Members whether or not the conceptual CUPs, as submitted, should be voted upon.

**MOTION(S) ON CUPs**

No motion was made to approve/move forward with the CUPs as submitted. Alderman Huch made a motion to recommend to the City Council that the CUPs, as submitted, not be approved – that motion died for lack of a second. Therefore, no action was taken at this meeting on the Columbia Lakes Community Unit Plans (North and South), as submitted.

**IV. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

None.

**V. ADJOURNMENT****MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Niemietz to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, August 8, 2011 at 9:10 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Reis voted yea.

**MOTION CARRIED.**

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GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Minutes taken by:



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SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE WATER AND SEWER COMMITTEE MEETING OF THE  
CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 8, 2011 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman John Piazza called the Water and Sewer Committee Meeting of the City Council of the City of Columbia, Illinois to order at 9:11 p.m.

Upon Roll Call, the following members were:

Present: Chairman Piazza and Aldermen Agne, Mathews and Reis.

Absent: None

Quorum Present.

Others Present: Mayor Hutchinson and Alderman Ebersohl, Niemietz, Roessler and Huch.

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

Guests Present: None.

Chairman Piazza stated the purpose of the meeting was to discuss (1) the St. Paul United Church of Christ water meter request; and (2) any other items to be considered.

**II. ST. PAUL UNITED CHURCH OF CHRIST WATER METER REQUEST  
DISCUSSION**

Chairman Piazza referenced a note received from Paul Straub, representative of the St. Paul United Church of Christ re: St. Paul UCC water meter request (that had previously been distributed to the Committee/Council Members) – in his note Mr. Straub inquired if the billing for a meter proposed to be located across the street from the church (for watering) could be combined with the church's current water meter to avoid paying the minimum monthly charge for water useage (for watering), since he doesn't anticipate that the minimum monthly water useage total will be met (the current minimum monthly charge for water useage is \$14.44). Chairman Piazza informed the Committee/Council Members that City Engineer Ron Williams, Accounting Manager Linda Sharp and he met with Mr. Straub on Friday, August 5<sup>th</sup> to discuss this issue, and that in preparing for that meeting a document entitled "City of Columbia Policy Water Service – Lawn Care and Sprinkling" (passed and approved at the City Council Meeting held on August 3, 1998) was found and reviewed at the meeting. Said policy detailed the steps to be taken and the

fees to be charged to install a separate meter for watering purposes only. City Engineer Williams stated that said policy was not approved by ordinance, but was apparently adopted as guidance on how situations such as this one should be handled – he also described a scenario whereby water useage for watering is deducted from total water useage by some governmental entities by utilizing a “deduct meter”. A discussion was held, and it was the general consensus that no action was needed pertaining to Mr. Straub’s request on behalf of the church.

**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

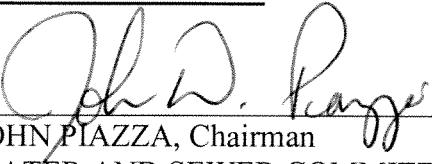
None.

**IV. ADJOURNMENT**

**MOTION:**

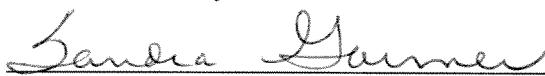
It was moved by Alderman Agne and seconded by Alderman Reis to adjourn the Water and Sewer Committee Meeting held Monday, August 8, 2011 at 9:20 p.m. Upon Roll Call vote, Chairman Piazza and Aldermen Agne, Mathews and Reis voted yea.

**MOTION CARRIED.**



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JOHN PIAZZA, Chairman  
WATER AND SEWER COMMITTEE

Minutes taken by:



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SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE PERSONNEL COMMITTEE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 8, 2011 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Jeff Huch called the Personnel Committee Meeting of the City Council of the City of Columbia, Illinois to order at 9:21 p.m.

Upon Roll Call, the following members were:

Present: Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler.

Absent: None.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Agne, Mathews, Piazza and Reis.

Administrative Staff Present: City Administrator Al Hudzik, City Attorney Terry Bruckert, City Engineer Ron Williams (left meeting at 9:30 p.m.), Chief of Police and EMS Director Joe Edwards, Accounting Manager Linda Sharp (left meeting at 9:40 p.m.) and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Levi Ottwell, Treasurer of the Library Board (left meeting at 9:40 p.m.).

**II. EXECUTIVE SESSION**

Chairman Huch entertained a motion to go into Executive Session to discuss (a) the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee for the public body to determine its validity; and (b) employee salaries/wages for one or more classes of employees.

**MOTION – EXECUTIVE SESSION**

It was moved by Alderman Niemietz and seconded by Alderman Ebersohl to go into Executive Session at 9:22 p.m. to discuss three (3) personnel issues pertaining to (a) the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee for the public body to determine its validity; and (b) employee salaries/wages for one or more classes of employees.

Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION – REGULAR SESSION**

It was moved by Alderman Niemietz and seconded by Alderman Ebersohl to return to the Regular Session of the Personnel Committee Meeting at 10:55 p.m. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

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

Chairman Huch asked if there was any action to be taken as a result of the Executive Session of the Personnel Committee Meeting.

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Niemietz to recommend to the City Council that City Engineer Ron Williams be authorized to appoint the DOPW Leadman as discussed in Executive Session. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Ebersohl to recommend to the City Council approval of the Library employee salary and wage increases as approved by the Library Board, and as discussed and detailed in Executive Session. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Roessler and seconded by Alderman Ebersohl to recommend to the City Council that city staff be authorized to consult with Mark W. Weisman, attorney with the firm of Gallop, Johnson & Neuman, on the performance/discipline of specific employee issues as discussed in Executive Session, and to ratify any prior actions taken to that extent. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Ebersohl to recommend to the City Council the employment of Kate L. Nash, attorney with the firm of Tueth, Keeney, Cooper, Mohan & Jackstadt, P.C., to conduct an investigation into working condition allegations as discussed in Executive Session. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Ebersohl and seconded by Alderman Roessler to recommend to the City Council that the resignations of the EMS employees Shirelle Parks and Heather Middleton be accepted (effective July 28, 2011) as submitted. Upon Roll Call

vote, Chairman Hutch and Aldermen Ebersohl, Niemietz and Roessler voted yea.  
**MOTION CARRIED.**

**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

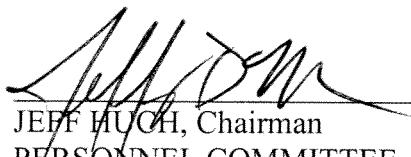
Alderman Roessler asked Chief Edwards if there were any current employment opportunities and he explained at this time the Police Department is in the process of selecting and hiring a Police Officer and a Dispatcher.

**IV. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Ebersohl and seconded by Alderman Niemietz to adjourn the Personnel Committee Meeting held Monday, August 8, 2011 at 11:05 p.m. Upon Roll Call Vote, Chairman Hutch and Aldermen Ebersohl, Niemietz and Roessler voted yea.

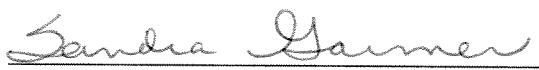
**MOTION CARRIED.**



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JEFF HUCH, Chairman  
PERSONNEL COMMITTEE

Minutes Taken by:



Sandra Garner  
SANDRA GARMER, Accounting/Clerical Assistant