

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 13, 2012 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman 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 Agne, Niemietz, Roessler, Huch, Mathews and Reis and Mayor Hutchinson.

Absent: Alderman Piazza.

Quorum Present.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams (left meeting at 7:45 p.m. and returned at 8:15 p.m.), City Attorney Terry Bruckert, Chief of Police & EMS Director Joe Edwards (arrived at 7:33 p.m.) and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: Dr. Gina Segobiano, Superintendant of the Columbia Unit School District (arrived at 7:33 p.m. and left meeting at 8:40 p.m. after Columbia Lakes Area CUP discussion), Attorney John P. King with Lathrop & Gage, LLP, and Jim Vogt, engineer with Heneghan & Associates, both representing CUP developers (left meeting at 8:40 p.m. after Columbia Lakes Area CUP discussion).

Chairman Ebersohl stated the meeting was called for the purpose of reviewing and discussing (1) Columbia Lakes Area Community Unit Plan (North & South) Cooperation Agreement(s); (2) City Ward Redistricting; and (3) any other items to be considered.

**II. CITY WARD REDISTRICTING REVIEW/DISCUSSION**

Chairman Ebersohl called upon City Administrator Al Hudzik to address the Committee Members on this issue. Hudzik reviewed the language of a "Draft" Ordinance, pertaining to the redistricting of the city's wards, and its Exhibit A detailing the revised ward boundaries (which documents had previously been distributed to the Committee

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08/13/12 Committee of the Whole Dist. Item – An Ordinance Redistricting the Wards of the City of Columbia, Illinois, Pursuant to the Illinois Municipal Code (2 pages)

08/13/2012 Committee of the Whole Dist. Item – Exhibit A (DRAFT) and Ward Maps (11 pages)  
Cooperation Agreement for Columbia Lakes Community Unit Development Plans (6 pages)

"Appendix A" For Cooperation Agreement Columbia Lakes Community Unit Plans (CUP) North and South (4 pages)

Exhibit 1 David Levinson South CUP Legal Description, May 25, 2011 (1 page)

Exhibit 2 David Levinson North CUP Legal Description May 25, 2011 (2 pages)

Exhibit 3 Community Unit Plan South (1 page)

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Exhibit 7 Buffer Area Typicals (1 page)

Members), and informed the Committee Members that the revised ward boundaries reflected language contained in Monroe County Ordinance No. 11-04 (with a few minor changes) and also incorporated language including property located in St. Clair County and within the city limits (see Committee of the Whole Meeting minutes from September 26, 2011 and February 13, 2012). A general discussion was held during Hudzik's presentation wherein all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included a question pertaining to the contiguity of property in city wards. City Attorney Bruckert was asked to research this issue and advise the council of his findings. It was the general consensus of the Committee Members that the ward redistricting Ordinance and its Exhibit A, as reviewed (and dependent upon the results of City Attorney Bruckert's research), be presented at a future city council meeting for the council's consideration.

**MOTION:**

It was moved by Alderman Agne and seconded by Alderman Mathews to recess the Committee of the Whole Meeting at 7:15 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Roessler to reconvene the Committee of the Whole Meeting at 7:33 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

**III. COLUMBIA LAKES AREA COMMUNITY UNIT PLAN (NORTH & SOUTH) COOPERATION AGREEMENT(S) UPDATE/REVIEW/DISCUSSION**

(Note: In addition to the individuals listed hereon in I., three (3) members of the public were in attendance.)

City Engineer Ron Williams reviewed changes made to the proposed Cooperation Agreement document and its Appendix A (which documents, along with other CUP documentation, had previously been distributed to the Committee Members) since their last review (at the July 23<sup>rd</sup> Committee Meeting). He then introduced attorney John King, who addressed the Committee Members on behalf of the developers. Mr. King stated the developers were generally in agreement with the language contained in the proposed Cooperation Agreement (and its Appendix A), but were requesting that any reference to the Illinois Condominium Property Act (appearing on P. 3) be deleted, since the developers may wish to lease the units currently (as opposed to selling them) due to the current economic conditions – he also made other comments on behalf of the

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developers. During Mr. King's presentation, all in attendance were given the opportunity to make comments, ask questions and express their opinions, which included (i) during his original presentation David Levinson expressed the intent to sell most of the condominiums, but he also stated that some may be leased; (ii) a question was asked as to whether David Levinson was still involved in this project – Mr. King replied that he is still involved, but two (2) other partners will be the majority owners; (iii) that ownership leads to more stability and better upkeep of properties (vs. leasing/renting); (iv) questions pertaining to the differences in construction guidelines required by the Illinois Condominium Property Act vs. buildings not subject to said act – suggested text changes were made as an option to the request of completely deleting the Illinois Condominium Property Act language; and (v) consideration of (a) increasing the \$100 occupancy fee amount if it is assessed only upon initial occupancy; or (b) assessing said fee on an ongoing basis. Dr. Segobiano then addressed the Committee Members and reviewed student growth figures (past and projected) of Columbia Unit School District No. 4 vs. the facilities currently in place; she indicated the school district is currently experiencing some space issues and is considering restructuring options since their projected student growth figures indicate that the high school will reach full capacity within the next five years. She then estimated the additional student population resulting from the CUP development(s) and the costs the district would incur due to the additional student population. She extended the school district's appreciation for any assistance the council could offer in soliciting additional financial assistance from the CUP developers to help offset additional educational expenses resulting from the students living in the CUP units. Another general discussion took place wherein additional comments were made (1) as to whether this CUP development would be in the best interest of the community; and (2) that the ground is currently zoned for multi-family residences and development of a larger number of units could occur vs. the units proposed in the CUP development(s). City Attorney Bruckert was asked to research the provisions in Illinois Condominium Property Act and advise the council of his findings. Additionally, the Committee Members will give further consideration to the fee amount to assess upon initial occupancy (or on an ongoing basis), and City Engineer Williams is to continue working with John King on the CUP development(s).

#### **IV. EXECUTIVE SESSION**

Chairman Ebersohl entertained a motion to go into Executive Session to receive an update on litigation currently pending against the city.

#### **MOTION – EXECUTIVE SESSION:**

It was moved by Alderman Hutch and seconded by Alderman Niemietz to go into Executive Session at 8:40 p.m. to receive an update on litigation currently pending

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against the city. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

#### **MOTION – REGULAR SESSION**

It was moved by Alderman Reis and seconded by Alderman Huch to return to the Regular Session of the Committee of the Whole Meeting at 8:48 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

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

#### **V. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**

A brief discussion then took place pertaining to derelict/inoperable vehicles on private property and the proper enforcement procedures pertaining to such vehicles.

#### **VI. ADJOURNMENT**

##### **MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Agne to adjourn the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, August 13, 2012 at 8:55 p.m. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Mathews and Reis voted yea. **MOTION CARRIED.**

*Gene Ebersohl*  
\_\_\_\_\_  
GENE EBERSOHL, Chairman  
COMMITTEE OF THE WHOLE

Minutes taken by:

*Sandra Garner*  
\_\_\_\_\_  
SANDRA GARMER, Accounting/Clerical Assistant

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**MINUTES OF THE ORDINANCE, PLANNING AND ZONING COMMITTEE  
MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, AUGUST 13, 2012 IN THE COUNCIL ROOM OF CITY HALL**

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**I. CALL TO ORDER**

Chairman Jim Agne called the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois to order at 7:16 p.m.

Upon Roll Call, the following members were:

Present: Chairman Agne and Aldermen Ebersohl, Niemietz and Reis.

Absent: None.

Quorum Present.

Others Present: Mayor Hutchinson and Aldermen Roessler, Huch and Mathews.

Administrative Staff Present: City Administrator Al Hudzik, City Engineer Ron Williams, City Attorney Terry Bruckert and Accounting/Clerical Assistant Sandy Garmer.

Guests Present: None.

Chairman Agne stated the purpose of the meeting was to discuss (1) kennel(s); and (2) any other items to be considered.

**II. KENNEL DISCUSSION**

Chairman Agne made opening remarks and referenced the Memo from City Administrator Al Hudzik containing the definition of a “kennel” as it currently appears in the city’s Municipal Code (which had previously been distributed to the Committee/Council Members). He also informed the Committee/Council Members that he had contacted Monroe County and had received information pertaining to the definition of a “kennel”, as well as the special and permitted accessory uses of a kennel, as it currently exists within the county’s jurisdiction (copies of that information was distributed to those in attendance prior to the start of this meeting). Chairman Agne then reviewed the county documentation; during Chairman Agne’s review, a general discussion took place wherein all in attendance were given the opportunity to make comments, ask questions and express their opinions. City Engineer Ron Williams had also received information pertaining to the definition of a “kennel” from another municipality and read it during the discussion period – he stated that (through his past experience) he feels the definition he read reflects the definition of a “kennel” used by most local governmental agencies. It was the general consensus of the Committee/Council Members that Ron meet with Chairman Agne to draft a revised definition of a “kennel” for the council’s consideration (and inclusion in the city’s Municipal Code).

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

None.

**IV. ADJOURNMENT**

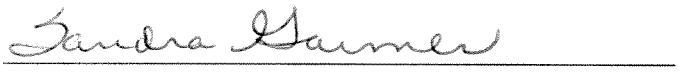
**MOTION:**

It was moved by Aldermen Ebersohl and seconded by Alderman Reis to adjourn the Ordinance, Planning and Zoning Committee Meeting of the City Council of the City of Columbia, Illinois held Monday, August 13, 2012, at 7:31 p.m. Upon Roll Call vote, Chairman Agne and Aldermen Ebersohl, Niemietz and Reis voted yea. **MOTION CARRIED.**

  
JIM AGNE, Chairman

ORDINANCE, PLANNING AND ZONING COMMITTEE

Minutes taken by:

  
SANDRA GARMER, Accounting/Clerical Assistant

**MINUTES OF THE PERSONNEL COMMITTEE MEETING OF THE CITY  
COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 13, 2012 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 8:55 p.m.

Upon Roll Call, the following members were:

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

Absent: None.

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

Quorum Present.

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

Guests Present: None.

Chairman Huch stated the meeting was called for the purpose of discussing (1) collective bargaining negotiations and employee wages; (2) the appointment, employment, compensation, discipline, performance or dismissal of specific employee(s) of the city; and (3) any other items to be considered.

**II. EXECUTIVE SESSION**

Chairman Huch entertained a motion to go into Executive Session to discuss (i) collective bargaining negotiations and employee wages; and (ii) the appointment, employment, compensation, discipline, performance or dismissal of specific employee(s) of the city.

**MOTION – EXECUTIVE SESSION**

It was moved by Alderman Niemietz and seconded by Alderman Roessler to go into Executive Session at 8:56 p.m. to discuss (i) collective bargaining negotiations and employee wages; and (ii) the appointment, employment, compensation, discipline, performance or dismissal of specific employee(s) of the city. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea. **MOTION CARRIED.**

**MOTION – REGULAR SESSION**

It was moved by Alderman Ebersohl and seconded by Alderman Roessler to return to the Regular Session of the Personnel Committee Meeting at 9:35 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 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 – there was none.

**III. OTHER ITEMS TO BE CONSIDERED OR DISCUSSED**  
None.

**IV. ADJOURNMENT**

**MOTION:**

It was moved by Alderman Niemietz and seconded by Alderman Roessler to adjourn the Personnel Committee Meeting held Monday, August 13, 2012 at 9:36 p.m. Upon Roll Call vote, Chairman Huch and Aldermen Ebersohl, Niemietz and Roessler voted yea.

**MOTION CARRIED.**



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JEFF HUCH, Chairman  
PERSONNEL COMMITTEE

Minutes Taken by:



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SANDRA GARMER, Accounting/Clerical Assistant