

**AGENDA
REGULAR SESSION
HIGHLAND CITY COUNCIL
HIGHLAND AREA SENIOR CENTER
187 WOODCREST DRIVE
MONDAY, MARCH 18, 2024
6:30 PM**

NOTE: This is an in person meeting. However, anyone wishing to monitor the meeting via phone may do so by following the instructions on [page 4](#) of this agenda.

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE:

MINUTES:

- A. **MOTION** – Approve Minutes of March 4, 2024 Regular Session (attached)

MAYORAL RECOGNITION:

Mayor Hemann will recognize the Highland Middle School Girls’ and Boys’ Cross Country Teams.

Girls - 2nd as a team at the Springfield Sectional - 7th grader Katie Fenton was the individual champion, fellow 7th grader Morgan Greenwald placed 4th and 8th grader Josie Kircher finished 7th. At the IESA 3A state meet the girls placed 13th out of 24 as a team led by Fenton in 37th and Greenwald - 40th out of 223 runners.

Boys - also 2nd as a team at the Springfield Sectional - 8th grader Caleb Knobloch was the sectional champion, his brother Joshua placed 3rd and 6th grader Easton Koeneman finished 8th. At their first IESA 3A state meet the boys placed 18th out of 24 with Caleb Knobloch earning all-state honors, placing 2nd in the field of 223 runners.

The teams were coached by Rich Cook, Bob Vance and Jene' Frey.

PUBLIC FORUM:

- A. Citizens’ Requests and Comments:

1. Memorial Day Parade – Special Event Application – Kate Broadhurst, Representing Highland VFW Post #5694 and Highland American Legion Post #439 (attached)
2. Bulldog Bolt Walk-a-Thon – Special Event Application – Valerie Driscoll, PTO Representative (attached)
3. Hydrants, Hoses, & Heroes 5K – Special Event Application – HFD Auxiliary, Brooke Quade, Representative (attached)

Anyone wishing to address the Council on any subject may do so at this time. Please come forward to the podium and state your name. Per Ordinance No. 3299, please limit your comments to 4 minutes or less.

- B. Requests of Council:

- C. Staff Reports:

1. Review TIF District III Redevelopment Plan – Jared Kanallakan of Moran Economic Development (attached)

Continued

NEW BUSINESS:

- A. **MOTION** – Bill #24-38/ORDINANCE Setting a Date for a Public Hearing for the Highland Tax Increment Financing Redevelopment Plan and Project III for May 20, 2024 at 6:00 PM (attached)
- B. **MOTION** – Bill #24-39/ORDINANCE Amending the City’s Official Zoning Map (attached)
- C. **MOTION** – Bill #24-40/RESOLUTION Approving Application and Awarding Certain Financial Incentives Under the City Façade Improvement Program to Warson Development, LLC (attached)
- D. **MOTION** – Bill #24-41/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit to Allow for a Church within the “I” Industrial Zoning District at 820 Mulberry St. (Former Police Station) PIN 01-2-24-05-06-101-007 and PIN 01-2-24-05-06-101-006 (attached)
- E. **MOTION** – Bill #24-42/ORDINANCE Granting a Special Use Permit to Chris Robards (Family Bible Church, Inc.) to Allow for a Church within the “I” Industrial Zoning District at 820 Mulberry Street (attached)
- F. **MOTION** – Bill #24-43/ORDINANCE Amending Zoning Classification of 904 Beech Street from “R-1-D” Single Family Residential to “I” Industrial District (PIN 01-2-24-05-5-102-014) (attached)
- G. **MOTION** – Bill #24-44/RESOLUTION Requesting Protection of the State 1% Tax on Grocery Items (attached)
- H. **MOTION** – Bill #24-45/ORDINANCE Amending Chapter 78 – Utilities, Article II – Electric Service Regulations, Division 3 – Billing and Rates, Section 78-112 – Schedule of Electric Rates, of the Code of Ordinances, to Adjust the Electric Rates Charged By the City (attached)
- I. **MOTION** – Bill #24-46/RESOLUTION Approving and Authorizing the Fair Solar Credit for May 1, 2024, through April 30, 2025, Pursuant to Section 78-185 of the Municipal Code (attached)
- J. **MOTION** – Bill #24-47/RESOLUTION Approving and Authorizing Application to Madison County Agency for Community Transit Community Action Grant Program for a Grant in the Amount of \$27,000 to Seal the Shared Use Paths From U.S. Highway 40 to IL State Route 143 in Highland (attached)
- K. **MOTION** – Award Bid #PW-04-22, Sixth Street Reconstruction Project, to RCS Construction, Inc.

- L. **MOTION** – Approve a Notice of Municipal Letting for Bid #PW-02-24, the Street Resurfacing 2024 project (attached)
- M. **MOTION** – Bill #24-48/RESOLUTION Approving Allocation of FY 2024-2025 Hotel/Motel Tax Funding for Various Applicants/Community Events (attached)
- N. **MOTION** – Bill #24-49/RESOLUTION Approving an Intergovernmental Agreement with Cottage Hills Fire Protection District for Purchase of a Fire Truck (attached)

REPORTS:

- A. **MOTION** – Accepting Expenditures Reports #1262 for March 2, through Mar. 15, 2024 (attached)

NEW BUSINESS: (Continued):

- O. **Budget Discussion** – FY 2024-2025 Annual Budget (attached)
 - 1. General Administration
 - 2. Public Safety Department
 - 1. Police Department
 - 2. EMS
 - 3. Fire Department
 - 4. Building & Zoning
 - 3. Community Development
 - a. Economic Development
 - b. TIF 1 / TIF 2
 - c. Business Districts
 - 4. Public Works Department
 - a. Streets and Alleys
 - b. MFT / Non-Home Rule Sales Tax
 - c. Water
 - d. Sewer
 - 5. Fiber to the Premises
 - 6. Electric Department
 - 7. Parks & Recreation Department
 - a. Korte Recreation Center
 - b. Swimming Pool
 - c. Parks and Programs
 - d. Cemetery
 - 8. Miscellaneous / Library

EXECUTIVE SESSION:

The City Council may conduct an Executive Session pursuant to the Illinois Open Meetings Act, only after citing exemptions allowing such meeting.

ADJOURNMENT:

Continued



Anyone requiring accommodations, provided for in the Americans with Disabilities Act (ADA), to attend this public meeting, please contact Jackie Heimburger, ADA Coordinator, by 9:00 AM on Monday, March 18, 2024.

BE ADVISED this is a public meeting conducted in accordance with Illinois state law and may be recorded for audio and video content. City reserves the right to broadcast or re-broadcast the content of this meeting at City's sole discretion. City is not responsible for the content, video quality, or audio quality of any City meeting broadcast or re-broadcast.

Directions for Public Monitoring of Highland City Council Meetings:

The City of Highland is providing the following phone number for use by citizens to call in just before the start of this meeting:

618-882-5625

Once connected, you will be prompted to enter a conference ID number.

Conference ID #: 867900

This will allow a member of the public to hear the city council meeting.

Note: This is for audio monitoring of the meeting, only. Anyone dialing in will not be able make comments.

Anyone wishing to address the city council on any subject during the Public Forum portion of the meeting may submit their questions/comments in advance via email to lhediger@highlandil.gov or, by using the citizens' portal on the city's website found here: https://www.highlandil.gov/citizen_request_center_app/index.php.

Any comments received prior to 3:00 PM on the day of the meeting, will be read into the record.



CITY OF HIGHLAND SPECIAL EVENT APPLICATION

Authorized under City Ordinance Sec. 64-3-1

PURPOSE: The City of Highland supports various community activities and festivals throughout the year. Establishing public safety and coordinating needs between the events and the city are the overall goals of this process. It is the responsibility of the specific event Sponsors to obtain, complete, and follow through the application process for city approval.

SPECIAL EVENT: A "Special Event" is defined as: (1) any event, race, gathering, demonstration, or service; (2) that occurs partially or completely within the jurisdiction of the City of Highland; (3) is expected to draw crowds in excess of one hundred fifty (150) attendees; and (4) is expected to or could disrupt normal daily functions within the City of Highland including but not limited to traffic congestion and excess noise; or could create a public health/safety concern without proper precautions or prior planning. Specific examples would include (but are not limited to): The Kirchenfest, Schweizerfest, 5K runs, parades, Art in the Park, Fourth of July Festivities, Madison County Fair, etc. The City Manager will make the final determination as to whether an event qualifies. This will be based upon the totality of the circumstances presented.

PROCEDURE:

1. All Requests will be directed to Highland City Hall, to the attention of the Deputy City Clerk.
2. Applications will be available at Highland City Hall, Monday-Friday, 8:00 am to 5:00 pm or online through the City's web site.
3. Applications will be completed by the Event Sponsor and submitted at least 60 days prior to the event. The application must be signed by the Event Sponsor Responsible Party. Incomplete applications will not be accepted. If an application is accepted and later determined to be incomplete, the applicant will be notified by the Deputy Clerk. Failure to provide information will result in denial of application.
4. The Deputy City Clerk will forward the application to all city departments that have responsibilities relating to the event. If necessary, a committee meeting involving the event Sponsor and city stakeholders may take place to clarify questions, determine specific needs, and address concerns.
5. The event Sponsor is required to obtain final approval for the special event from the City Manager. The City Council may announce the special event to the public at a scheduled Council meeting.

CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: Memorial Day Parade

Type/Purpose of Event: Festival Race Other Fundraiser Service Parade
 Demonstration Other (please specify):

Location of Event: start at St. Paul parking lot, head east on Main St., south on Lemon St., east on 12th St., south on Poplar St., east on VFW Ln. to the VFW.

Sponsoring Organization/Individual: VFW Post 5194 + American Legion Post 439

Event Responsible Party: Kate Broadhurst
Address: 2605 Becker Rd.
Phone(s): 618 531 6836
Email: Katie.talon@gmail.com

Secondary Contact: _____
Address: _____ Randy Von Hatten
Phone(s): _____ 11621 Paradise Dr.
Email: _____ 618 420 2273

Date(s) of Set-up: May 27, Memorial Day

Event Date(s) / Times: May 29 Parade line up @ 12:30 Step off @ 1:00 PM

Date(s) of Tear-down: N/A

Expected Attendance: Unknown

Alcohol License Required: Yes No
If yes, application received: Yes No

Sound Amplification System utilized: Yes No
If yes, hours of operation: _____

Funding request of the Council: Yes No
Amount requested and purpose: \$200. to help defray cost of the (in the form of a donation) HHS band

City Services Requested – Please attach additional documents (maps, detailed information), where needed. Write “Not applicable” if no services requested.

(Directors must initial behind requests)

Street Dept: Signage, Barricades, Street Closures (Specify): Public Works Director: _____

No Parking on 12th St. Lemon to Poplar
No Parking on VFW Lane Poplar to the VFW

Electric Dept: Electrical Service, Lighting (Specify): Electric Dept. Director: _____

N/A

Public Safety: Security, First Aid, Traffic Control (Specify): Public Safety Director: _____

Police Chief to lead the parade, and police to provide safety patrols to cross intersections along route

HCS Services: Wi-Fi or other technological needs (Specify): HCS Director: _____

N/A

Other City Services: Restrooms, City Officials (Sign approval), Refuse Dumpsters (Specify):

Department: _____

N/A

Application Checklist (Attachments):

Deputy Clerk Initial
Upon receipt or waiver:

Certificate of Insurance: (attached) _____
o Must be General liability *coming*
o \$1 Million per occurrence/\$2 million aggregate
o City named as “additional insured” if Event is on city property.

Site Plan Rendering _____

Evacuation Plan _____

Fire Plan _____

Parking Plan _____

Schedule City Council Meeting for announcement _____

o **Date:** _____

Application Submittal (60+ days) _____

Kate A. Boardman _____ 3/11/2024
Event Sponsor Responsible Party Date

City Manager Date

CITY OF HIGHLAND



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DEFINITIONS and FEES:

Special event: A "Special Event" is defined as: (1) any event, race, gathering, demonstration, or service; (2) that occurs partially or completely within the jurisdiction of the City of Highland; (3) is expected to draw crowds in excess of one hundred fifty (150) attendees; and (4) is expected to or could disrupt normal daily functions within the City of Highland including but not limited to traffic congestion and excess noise; or could create a public health/safety concern without proper precautions or prior planning. Specific examples would include (but are not limited to): The Kirchenfest, Schweizerfest, 5K runs, parades, Art in the Park, Fourth of July Festivities, Madison County Fair, etc. The City Manager will make the final determination as to whether an event qualifies. This will be based upon the totality of the circumstances presented.

Ongoing Event: An "Ongoing Event" is defined as any event that occurs partially or completely within the jurisdiction of the City of Highland consecutively for a period of time that exceeds more than two times monthly. Specific examples would include (but are not limited to): automobile races, re-occurring sporting events not affiliated with HUSD5, weekly music festivals, and other weekly reoccurring events). The City Manager will make the final determination as to whether an event qualifies. This will be based on the totality of the circumstances presented and will require approval depending on requests of individual departments by their Directors.

Highland Public Safety Fees for Special Events:

Police Department: The Highland Police Department will be paid at a rate of \$50.00 per officer per race event (runs or bicycle) when required for traffic control. The Highland Police Department will be paid at a rate of \$100.00 per officer per day, per event when officers are requested outside of the normal day-to-day operation.

Emergency Medical Services Department: No additional fees for Special Events unless organizers require service outside of the normal day-to-day operation.

Fire Department:

No additional fees for Special Events unless organizers require service outside of the normal day-to-day operation.

Highland Public Safety Fees for On-Going Events:

Police Department: The Highland Police Department will be reimbursed at a rate of 1 ½ times the rate of the officer working the ongoing event. Scheduling will be arranged and agreed upon by the organizer, the Chief of Police or his/her designee.

Emergency Medical Services Department:

The Highland Emergency Medical Services Department will be paid at a rate of \$75.00 per half hour when requested for an ongoing event. Scheduling will be arranged and agreed upon by the organizer and the EMS Chief or his/her designee. The following are details of provided additional service:

- Two crew members to provide medical services throughout the event.
- Fuel charges consistent with leaded mile rate.
- Medical supplies used during the event
- Wear and tear on the truck for idle state

Trucks must remain in an idle state throughout the course of the event for patient comfort and to maintain moderate temperatures for medications and I.V. fluids. Scheduling will be arranged and agreed upon by the organizer and the Emergency Services Chief or his/her designee.

Fire Department:

The Highland Fire Department will be reimbursed at a rate of \$21.00 per firefighter per hour working the ongoing event. Scheduling will be arranged and agreed upon by the organizer and the Fire Chief or his/her designee.

PROCEDURE:

1. All Requests will be directed to Highland City Hall, to the attention of the Director of Support Services.
2. Applications will be available at Highland City Hall, Monday-Friday, 8:00 am to 5:00 pm or online through the City's web site.
3. Applications will be completed by the Event Sponsor and submitted at least 60 days prior to the event. The application must be signed by the Event Sponsor Responsible Party. Incomplete applications will not be accepted. If an application is accepted and later determined to be incomplete, the applicant will be notified by the Director of Support Services. Failure to provide information will result in denial of application.
4. The Director of Support Services will forward the application to all city departments that have responsibilities relating to the event. If necessary, a committee meeting involving the event Sponsor and city stakeholders may take place to clarify questions, determine specific needs, and address concerns.
5. The event Sponsor is required to obtain final approval for the special event from the City Manager. The City Council may announce the special event to the public at a scheduled Council meeting.

CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: Bulldog Bolt Walk-a-Thon

Type of Event: Festival Race Other Fundraiser Service Parade
 Other (please specify): School PTO Walk-a-Thon

Description of Event: Highland Primary and Elementary Schools will hold a walk-a-thon to raise money for schools.

Location of Event: 4 corners diamonds across from Highland Primary

Sponsoring Organization/Individual: Highland Primary and Highland Elementary PTO

Event Responsible Party: Valerie Driscoll
Address: 125 Augusta Dr, Highland, IL
Phone(s): 618-978-8479
Email: vdriscoll@ecusd7.org

Date(s) of Set-up: Monday, May 13, 2024

Event Date(s)/Times: Monday, May 13, 2024 8:50 AM

Date(s) of Tear-down: Monday, May 13, 2024 3:10 pm

Expected Attendance: 1000 students Rain Date May 15

Alcohol License Required: Yes No
If yes, application submitted: Yes No

Sound Amplification System utilized: Yes No (Only available for the Square)
If yes, hours of operation: _____

Funding request of the Council: Yes No
Amount requested: \$ _____
Purpose for Funding: _____

Street Dept: Signage, Barricades, Street Closures (Specify): Street closures Lindenthal Ave (right in front of primary building)

Electric Dept: Electrical Service, Lighting (Specify):
NONE

Public Safety: If anything needed in addition to below (Specify):

NONE

HCS Services: Wi-Fi or other technological needs (Specify):

NONE

Other City Services: Restrooms, City Officials, Refuse Dumpsters-Charges Apply (Specify):

NONE

Signs: Per the City of Highland’s Municipal Code, signs are disallowed on public right-of-way. If you wish to display signs on right-of-way, please indicate the requested location of signs: NONE

If approval is granted, signs must not be displayed within roundabouts or within any area that is difficult for vehicles to see around and creates a traffic safety issue. All signs within right-of-way must be displayed no more than two weeks prior to the event unless specifically requested and removed within two days after the event.

Specify Special Event or Ongoing Event (as defined above) _____

Specify Route Option # _____ (listed on attached Maps)

Route must be approved by Public Safety director before application can be brought to council for approval.

Check the boxes below for what Services apply and number of each service needed

(See Page 1&2 and Race Option/Maps provided for more information)

- Police** – Number of officers needed for Event _____
- EMS** – Number of Emergency Medics needed for Event _____
- Fire** – Number of Firefighters needed for Event _____

Application Checklist (Attachments):

- Council Meeting Scheduled for approval
- Certificate of Insurance: (Must attached for approval)
 - Must be General liability
 - \$1 Million per occurrence/\$2 million aggregate
 - City named as “additional insured” If Event is on city property.
- Site Plan Rendering
- Evacuation Plan
- Fire Plan
- Parking Plan

City Services Requested: – Please attach additional documents such as maps, flyers or any other detailed information.

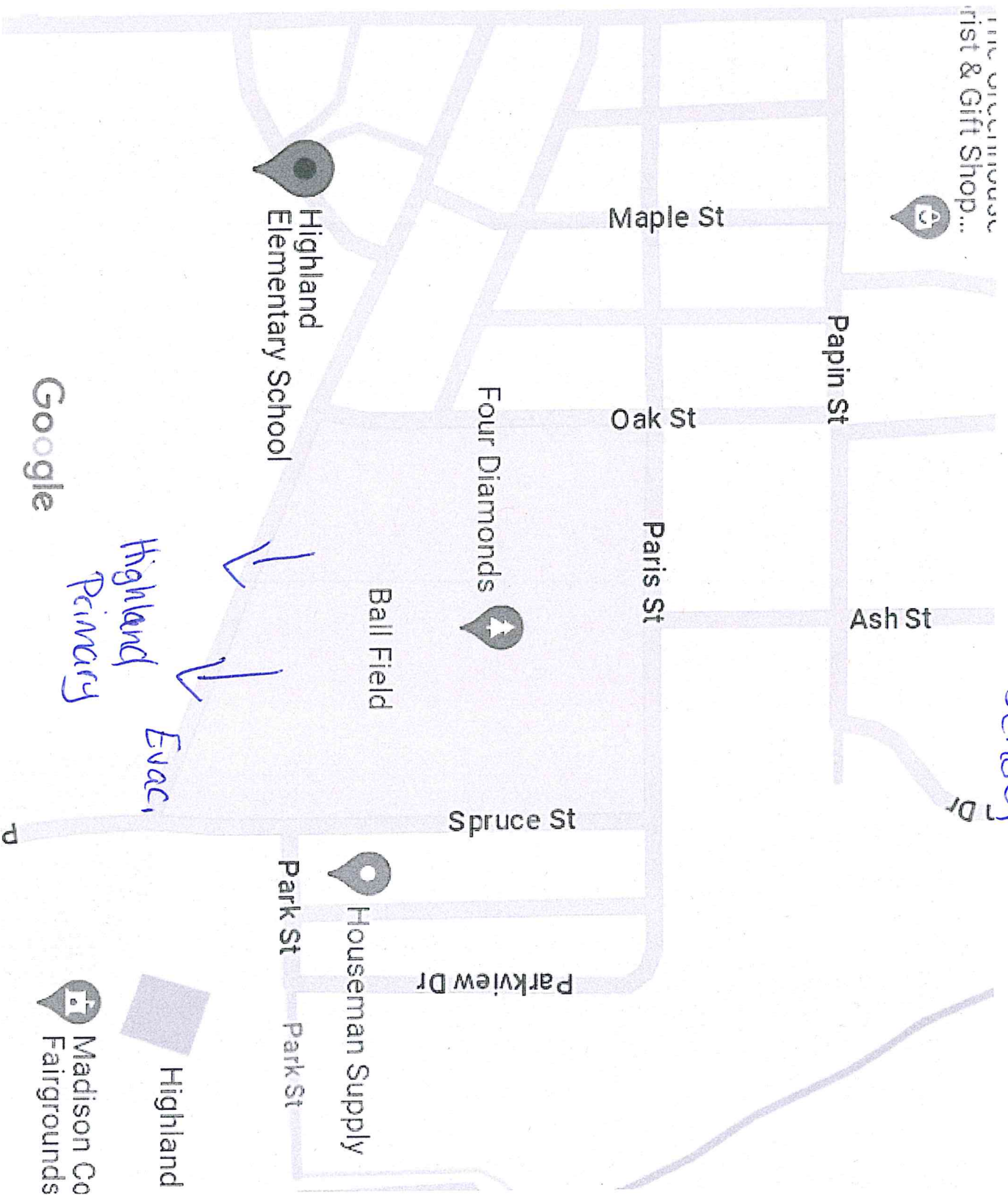
Valerie Onseall
Event Sponsor Responsible Party

3/3/2024
Date

City Manager

Date

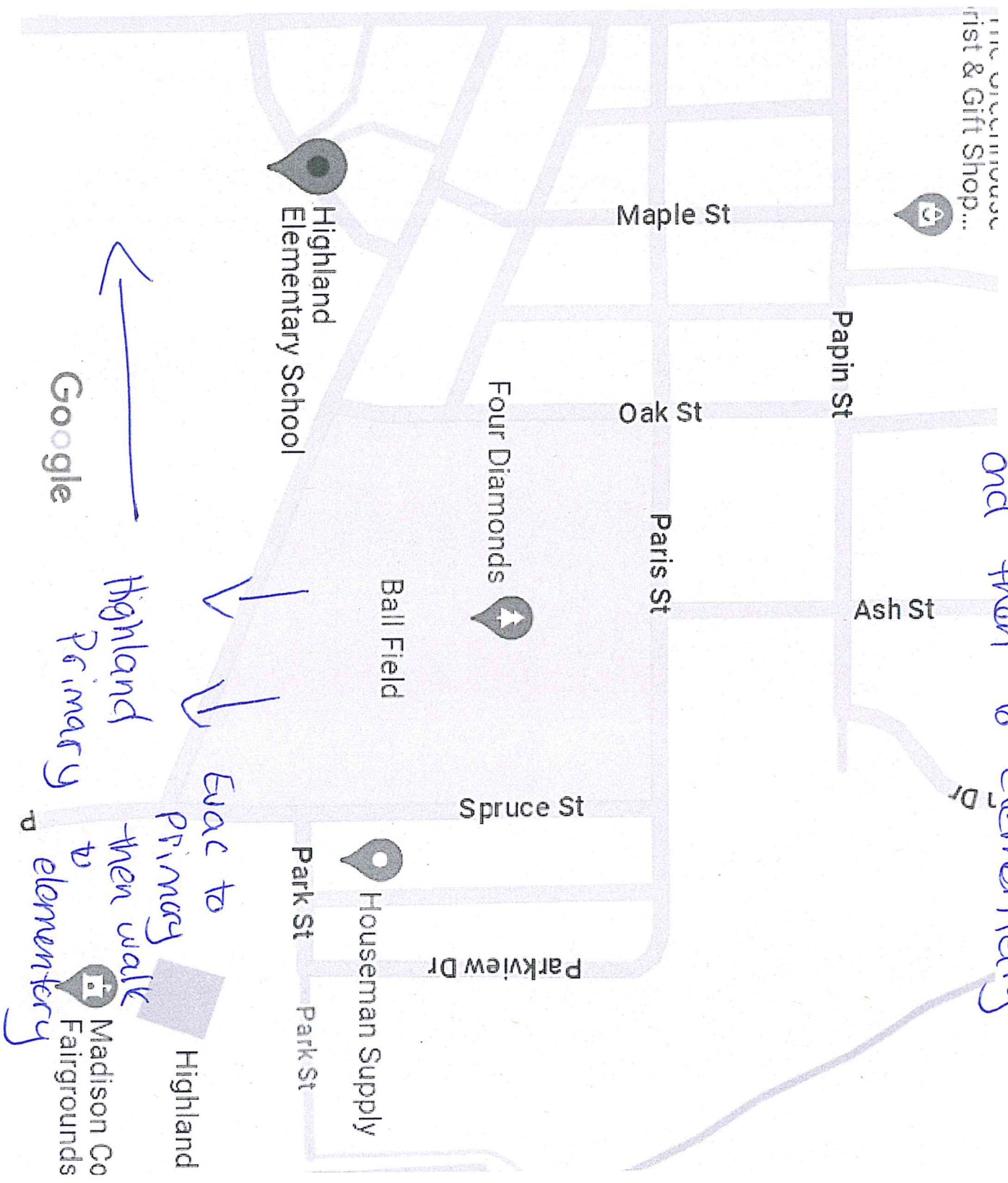
Evacuation Plan: Leave 4 Diamonds and go back to school



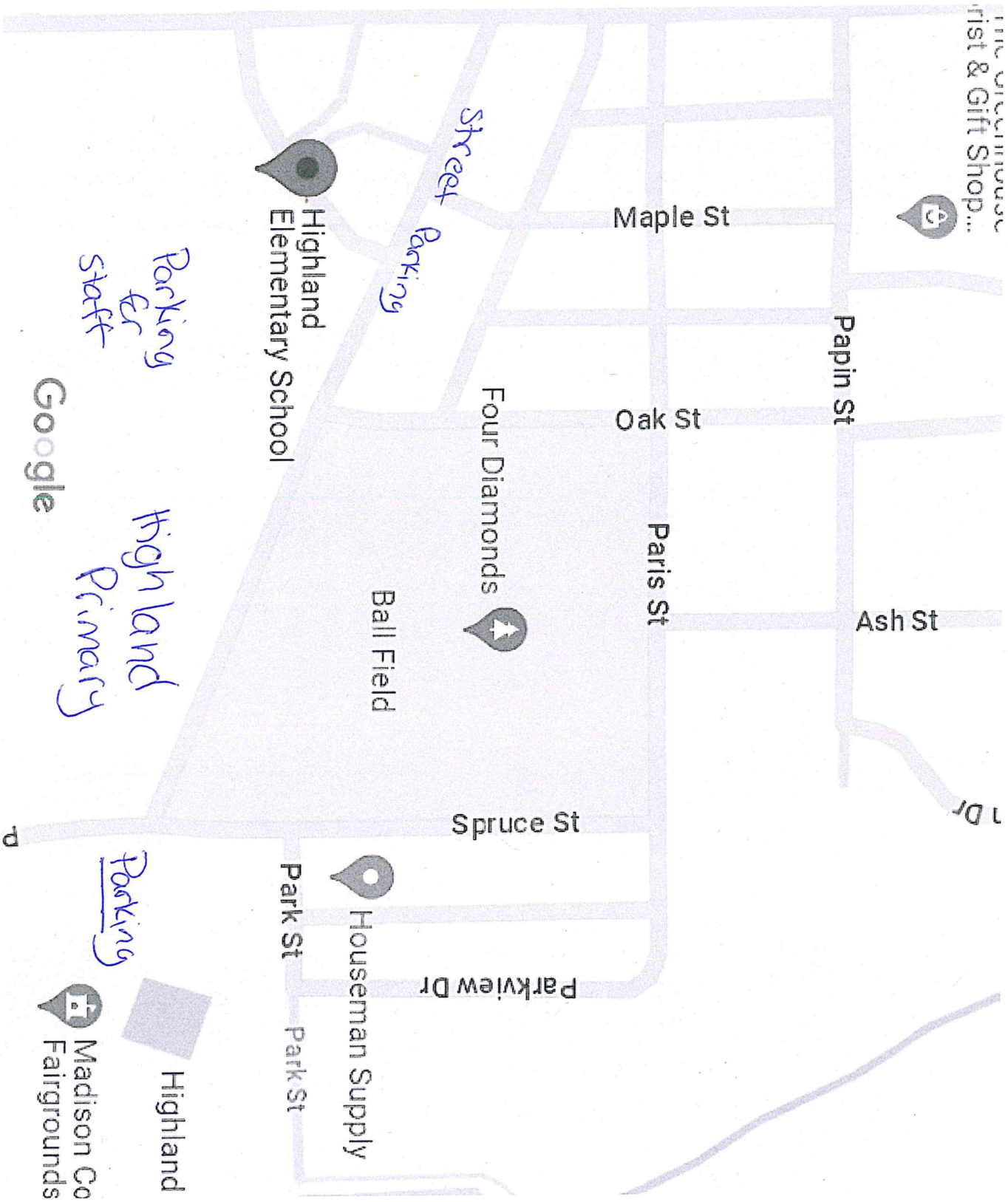
Google

Fire Plan: Leave

4 diamonds and go back to school
and then to elementary



Parking Plan:



The Wisconsin
Artist & Gift Shop...



Maple St

Papin St

Oak St

Four Diamonds



Paris St

Ash St

Ball Field

Spruce St

1 Dr



Houseman Supply

Parkview Dr

Park St

Park St



Highland
Elementary School

Parking
for
staff

Highland
Primary

Google

Parking

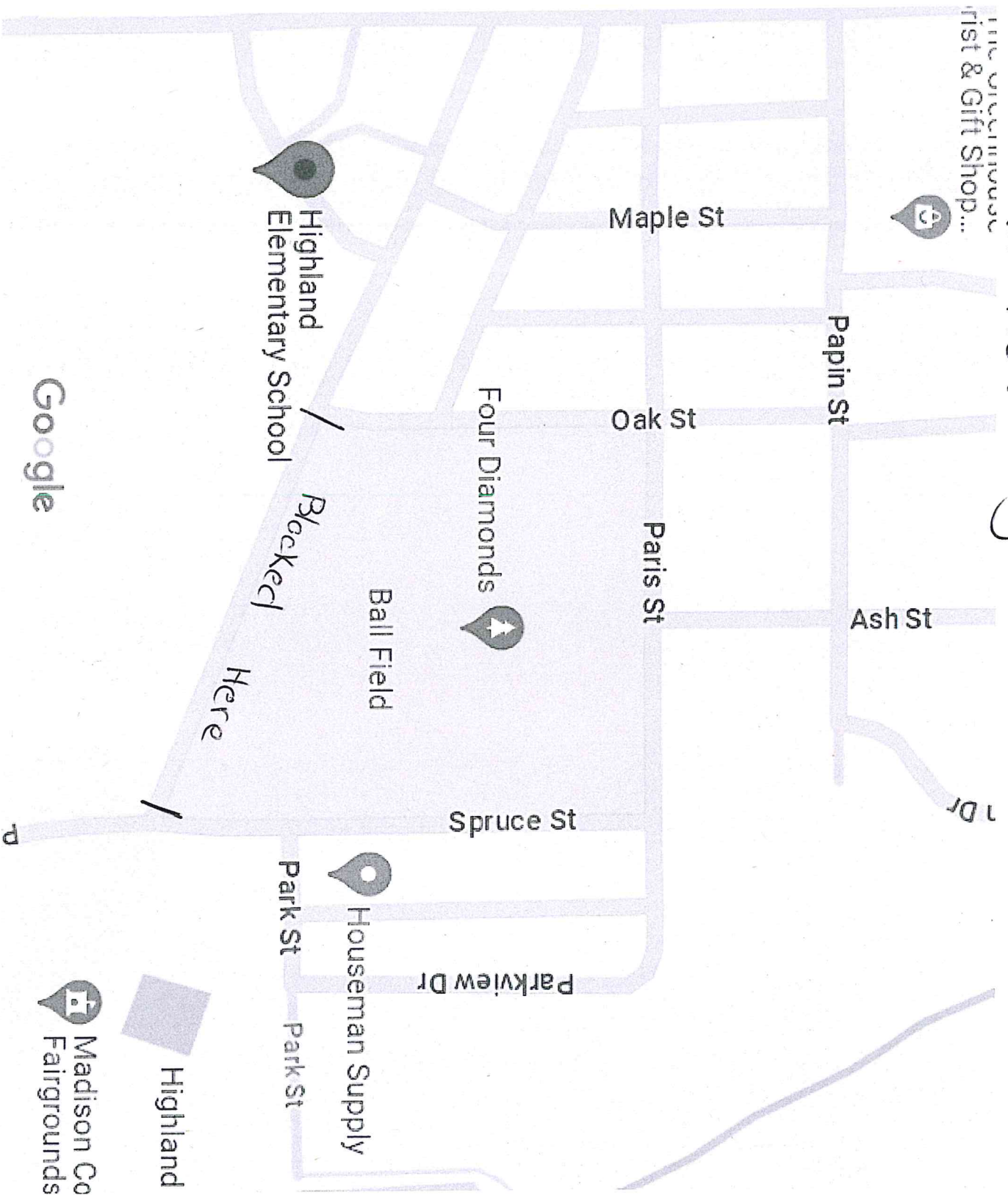


Madison Co
Fairgrounds



Highland

Site Plan Rendering



The original artist & Gift Shop...

Google

Madison Co Fairgrounds

Highland

Houseman Supply

Four Diamonds

Highland Elementary School

Blocked Here

Ball Field

Spruce St

Parkview Dr

Park St

Park St

Maple St

Oak St

Paris St

Ash St

Papin St

1 Dr

CITY OF HIGHLAND



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Emergency Medical Services Department: No additional fees for Special Events unless organizers require service outside of the normal day-to-day operation.

Fire Department:

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- Fuel charges consistent with leaded mile rate.
- Medical supplies used during the event
- Wear and tear on the truck for idle state

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4. The Director of Support Services will forward the application to all city departments that have responsibilities relating to the event. If necessary, a committee meeting involving the event Sponsor and city stakeholders may take place to clarify questions, determine specific needs, and address concerns.
5. The event Sponsor is required to obtain final approval for the special event from the City Manager. The City Council may announce the special event to the public at a scheduled Council meeting.

CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: Hydrants, Hoses, and Heroes 5K

Type of Event: Festival Race Other Fundraiser Service Parade
Other (please specify):

Description of Event: This is a 5K race to raise money for the Highland Fire Department Auxiliary.

Location of Event: Lindendale Park/Small Pavilion

Sponsoring Organization/Individual: Highland Fire Department Auiliary

Event Responsible Party: Brooke Quade
Address:
Phone(s): 618-560-8173
Email: brookeq93@gmail.com

Date(s) of Set-up: May 4, 2024

Event Date(s) / Times: May 4, 2024 Registration starts at 7:00 AM, race starts at 8:00 AM

Date(s) of Tear-down: May, 2024

Expected Attendance: 150

Alcohol License Required: Yes No
If yes, application submitted: Yes No

Sound Amplification System utilized: Yes No (*Only available for the Square*)
If yes, hours of operation:

Funding request of the Council: Yes No
Amount requested: \$ 1,000
Purpose for Funding: Advertising

Street Dept: Signage, Barricades, Street Closures (Specify): N/A

Electric Dept: Electrical Service, Lighting (Specify):
N/A

Public Safety: If anything needed in addition to below (Specify):
Highland Fire Department to provide assistance with traffic control

HCS Services: Wi-Fi or other technological needs (Specify):
N/A

Other City Services: Restrooms, City Officials (Specify):
N/A

Refuse Dumpsters (Charges Apply): Contact Republic Services at 618-656-6883 to request a temporary dumpster.

Signs: Per the City of Highland’s Municipal Code, signs are disallowed on public right-of-way. If you wish to display signs on right-of-way, please indicate the requested location of signs: Roundabout at Iberg NW corner and Stoplight at Hemlock SE
corner

If approval is granted, signs must not be displayed within roundabouts or within any area that is difficult for vehicles to see around and creates a traffic safety issue. All signs within right-of-way must be displayed no more than two weeks prior to the event unless specifically requested and removed within two days after the event.

Specify Special Event or Ongoing Event (as defined above) Special Event

Specify Route Option # 1 (listed on attached Maps)
Route must be approved by Public Safety director before application can be brought to council for approval.

Check the boxes below for what Services apply and number of each service needed
(See Page 1&2 and Race Option/Maps provided for more information)

- Police** – Number of officers needed for Event _____
- EMS** – Number of Emergency Medics needed for Event _____
- Fire** – Number of Firefighters needed for Event _____

Application Checklist (Attachments):

- Council Meeting Scheduled for approval
- Certificate of Insurance: (Must attached for approval)
 - o Must be General liability
 - o \$1 Million per occurrence/\$2 million aggregate
 - o City named as “additional insured” If Event is on city property.
- Site Plan Rendering
- Evacuation Plan
- Fire Plan
- Parking Plan

City Services Requested: – Please attach additional documents such as maps, flyers or any other detailed information.

Brooke Quade

Event Sponsor Responsible Party

3/5/2024

Date

City Manager

Date



FIREFLY AGENCY, LLC
 4694 CEMETERY ROAD, SUITE 404
 HILLIARD, OH 43026
 Phone: (614) 761-2825
 Fax: (617) 495-0151

FIREFLY

To: HIGHLAND FIRE DEPARTMENT AUXILIARY

*** BINDER ***
 02/23/2024

From: Anthony Houlahan
 thoulahan@fireflyagency.com

Renewal Of: NEW

Insured: **HIGHLAND FIRE DEPARTMENT AUXILIARY**

Mailing Address: **2025 PARK HILL DR
 HIGHLAND, IL 62249**

Thank you for your order to bind. We appreciate your business! We have bound the below coverage. Policy to Follow Shortly

POLICY INFORMATION

COMMERCIAL LIABILITY POLICY	
Policy Number:	SE 1105526
Policy Period:	05/04/2024 to 05/06/2024
Carrier:	United States Liability Insurance Company
Status:	Admitted
A.M. Best Rating:	A++ (Superior) - XII
COVERAGE PART	PREMIUM
Commercial Liability	\$250.00
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense Limit (Any One Person)	\$1,000
Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	See L-535
General Aggregate Limit	\$2,000,000
POLICY PREMIUM	\$250.00

Location of All Covered Special Event(s)

1 - 2025 Park Hill Dr, Highland, IL 62249

APPLICABLE FORMS & ENDORSEMENTS

The following forms apply to the Commercial Liability coverage part

CG0001 12/07	Commercial General Liability Coverage Form	CG0068 05/09	Recording And Distribution Of Material Or Information In Violation Of Law Exclusion
CG0200 01/18	Illinois Changes - Cancellation and Nonrenewal	CG2107 05/14	Exclusion - Access Or Disclosure Of Confidential Or Personal Information And Data-Related Liability

		- Limited Bodily Injury Exception Not Included	
CG2109 06/15	Exclusion - Unmanned Aircraft	CG2136 03/05	Exclusion - New Entities
CG2139 10/93	Contractual Liability Limitation	CG2144 07/98	Limitation Of Coverage To Designated Premises Or Project
CG2147 12/07	Employment-Related Practices Exclusion	IL0017 11/98	Common Policy Conditions
IL0021 09/08	Nuclear Energy Liability Exclusion Endorsement	IL0147 09/11	Illinois Changes - Civil Union
IL0162 09/08	Illinois Changes - Defense Costs	Jacket 07/19	Policy Jacket
L 427 01/20	Exclusion for Fireworks and Other Pyrotechnic Devices	L 535 03/15	Exclusion - Products-Completed Operations Hazard Other Than Food Or Beverage Products
L-206 02/11	Fully Earned Premium Endorsement	L-224IL 12/12	Punitive Or Exemplary Damages Exclusion - Illinois
L-387 03/06	Exclusion - Mechanical Rides	L-423 02/11	Exclusion For Structure Collapse
L-428 04/15	Absolute Firearms Exclusion	L-472 07/08	Exclusion - Injury To Performers Or Entertainers
L-526 01/15	Absolute War Or Terrorism Exclusion	L-536 09/09	Exclusion - Participation In Athletic Activity, Physical Activity Or Sports
L-599IL 08/13	Absolute Exclusion For Pollution, Organic Pathogen, Silica, Asbestos And Lead With A Hostile Fire Exception	L-607 10/16	Exclusion for Climbing, Rebounding and Interactive Games and Devices
L-609IL 02/11	Animal Exclusion	L-610 11/04	Expanded Definition Of Bodily Injury
L-656 02/06	Extension Of Coverage - Committee Members	L-686 10/12	Absolute Exclusion for Liquor and Other Related Liability
L-816 11/18	Amendments of Conditions - Limits of Insurance Under Multiple Coverage Parts	L-820 12/18	Special Events Blanket Additional Insured Endorsement
L-829 05/21	Biometric Information Exclusion	LLQ 102 02/15	Event Vendor, Exhibitor And Contractor Exclusion
LLQ101 08/06	Expanded Definition Of Employee	LLQ368 08/10	Separation Of Insureds Clarification Endorsement
SPE 300 05/09	Special Events Property Damage Amendment	SPE 312 03/15	Who Is An Insured
TRIADN 12/20	Disclosure Notice of Terrorism Insurance Coverage		



Washington St.

17th Street

18th Street

Oak Street

19th Street

Keaven Drive

15th Drive

Olive Street

Cypress Street

21st Street

Highland Junior High School

Curdendale Park

VFW Club Park

Merwin Park

Tulip Lane

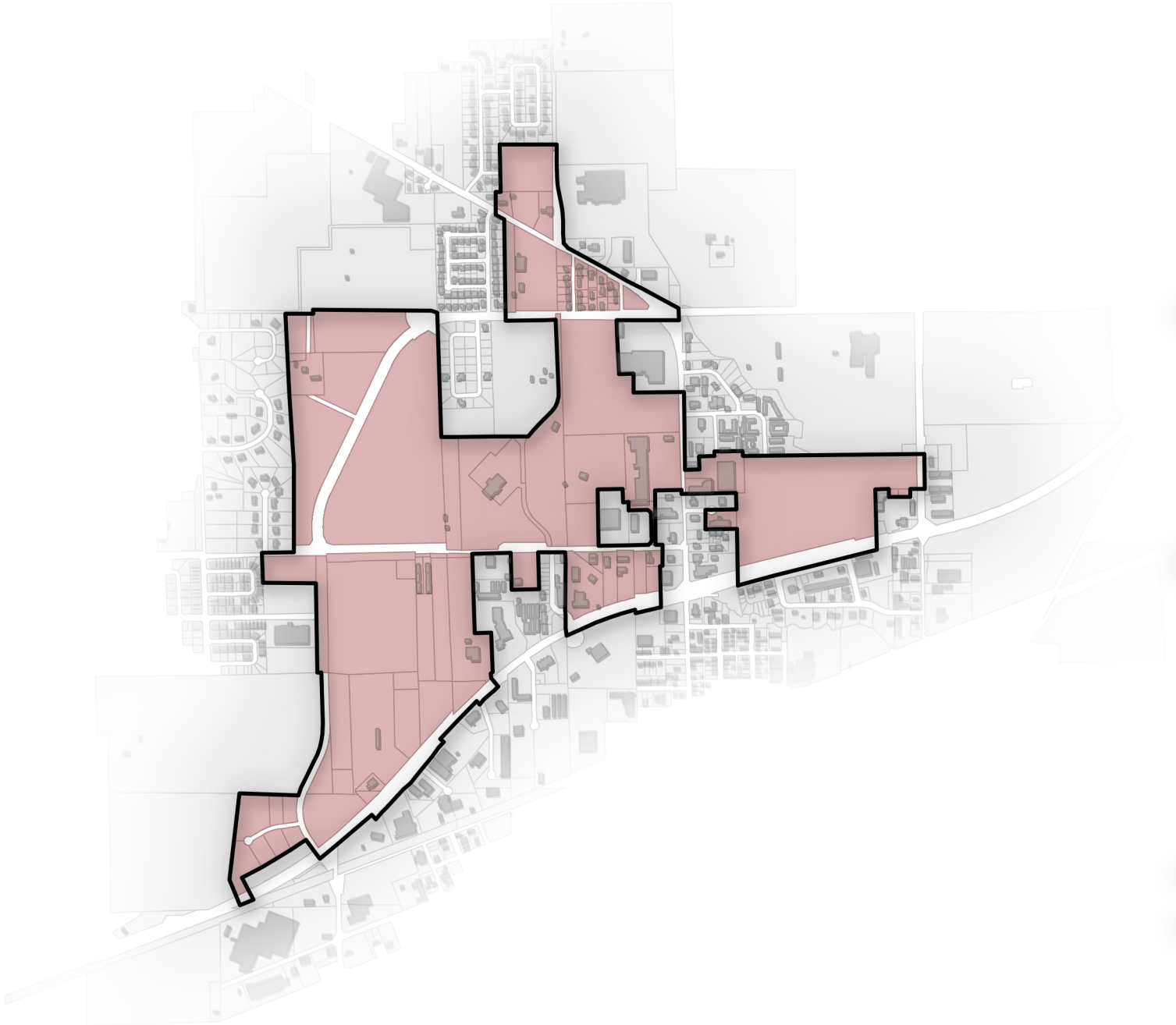
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HIGHLAND TIF DISTRICT III REDEVELOPMENT PLAN

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



THE CITY OF
HIGHLAND, ILLINOIS

February 20, 2024



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SECTION I. INTRODUCTION

On February 20, 2024, the Feasibility Study for the TIF District III Redevelopment Project Area was presented to the City of Highland (the “City”) City Council. The Feasibility Study provided a preliminary report of the qualifying factors found in the proposed TIF District III Redevelopment Project Area (the “Area”), and this information is referenced within this Redevelopment Plan (“Plan”).

The City of Highland intends to use tax increment financing to ameliorate some of the existing conditions found in the proposed Redevelopment Project Area to promote economic development. The proposed Redevelopment Project Area as a whole has not been subject to economic growth in terms of new development, will not likely be developed to its highest and best use without the implementation of a tax increment financing program. The goal of the Redevelopment Plan is to provide a resource for necessary infrastructure and utility upgrades throughout the Area, including improvements to the existing systems and the extension of those systems to properties that are currently not being served. Some redevelopment activities associated with the plan include, but are not limited to:

- Facilitate new development through the extension of utilities and infrastructure to sites currently underserved.
- Repairing and remodeling existing structures throughout the Redevelopment Project Area.
- Infrastructure and utility improvements throughout the Area, including upgrading the existing water and sanitary sewer systems.
- General street and right-of-way improvements, including maintenance and surface improvements.
- Marketing of properties within the Area for new development.
- Extension of the existing street network to provide access to right-of-way to facilitate the development of property within the Area.

Tax Increment Financing (“TIF”) is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the “Act” or the “TIF Act”), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan. The Area is identified on various exhibits and descriptions in the following sections. It also should be noted at this time that this Plan does not constitute a suggestion of every allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any “Redevelopment Agreements” that may be negotiated between the City and any developer.

SECTION II. ELIGIBILITY FINDINGS FOR THE AREA

A. Introduction

In order to establish tax increment financing properties slated for inclusion in the TIF Area must be found to be eligible. The following sections report on the eligibility of these parcels.

B. Statutory Requirements

According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the "Area" or the "Proposed Area") has been attached as Exhibit A – Boundary Map. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

"Conservation Area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

1. *Dilapidation - An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
2. *Obsolescence - The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
3. *Deterioration - With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
4. *Presence of structures below minimum code standards - All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
5. *Illegal use of individual structures - The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
6. *Excessive vacancies - The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*
7. *Lack of ventilation, light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. "Inadequate sanitary facilities" refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*
8. *Inadequate Utilities - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*

9. *Excessive land coverage and overcrowding of structures and community facilities - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*
10. *Deleterious land use or layout - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*
11. *Lack of community planning - The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary standards, or other evidence demonstrating an absence of effective community planning.*
12. *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
13. *The total equalized assessed value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

"Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. *Obsolete platting of vacant land - that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.*
2. *Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
3. *Tax and special assessment delinquencies - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*
4. *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
5. *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by*

State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

6. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

Or, if vacant, the sound growth of the redevelopment areas is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. *The area consists of one or more unused quarries, mines, or strip mine ponds.*
2. *The area consists of an unused rail yards, rail tracks or railroad rights-of-way.*
3. *The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.*
4. *The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.*
5. *Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*
6. *The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.*

C. Methodology of Investigation

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- Examination of the Proposed Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Contacts with City officials and other individuals knowledgeable about conditions and history in and of the Proposed Area, the age and condition of buildings and site improvements, development patterns, real estate matters, infrastructure and utilities, and other related items.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Madison County real property tax assessment records.
- Research of the City's Comprehensive Plan related to the proposed future land use of properties in the Area, along with goals and objectives for the City as it relates to economic development and the use of redevelopment programs.
- Use of Federal Emergency Management Agency ("FEMA") flood insurance rate maps ("FIRM") and data.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

D. Eligibility Findings for the Area

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit B – Existing Land Use.

The Area encompasses 90 parcels of property and rights-of-way in the City of Highland, generally located in the northern portion of the City. Parcels adjacent to the intersection of Frank Watson Parkway and US-40 make up the southwest portion of the Area, and it continues north taking in property north of US-40 to Koepfli Road. The Area extends east to take in property west of IL-160 and north of US-40, which makes up the southeast portion of the boundary. North of Koepfli Road the Area takes in property south of IL-143, and property north of IL-143 and west of Cally Lane makes up the northernmost portion of the boundary.

The findings of this analysis, outlined and detailed below, demonstrate that the Area could likely be considered a “conservation area” as defined within the Act. The initial analysis of the Area found that the following factors exist to a qualifying degree:

QUALIFICATIONS OF THE AREA

As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Per Madison County property tax information, historic aerial photography of the Area, and field investigations of the property, approximately 83% of the structures have been determined to be at least 35 years of age, and the median year of construction for structures in the Area is 1969. As such, the Area can be reviewed for its eligibility as a “conservation area.” The following is the review of existing factors in the Area:

- **Deterioration**

Deteriorated conditions were present in 63 of the 94 structures in the Area (67%), and in 33 of the 48 (69%) developed parcels. The field survey of main building conditions in the Area found 63 buildings to have notable defects in the secondary structural components, including roofs, windows, foundations, and fascia materials. This is not uncommon in areas with this many buildings over the age of thirty-five, as detailed previously, and much of the noted conditions which would be considered deteriorated could be attributed to general wear over time.

Surface deterioration was also prevalent throughout the Area, with the majority of the developed parcels exhibiting these conditions. Common forms of this type of deterioration are unkempt gravel areas, cracked and deteriorated surfacing, and grass or weed growth in some of the surface improvements. Overall, these conditions were noted in 69% of the developed parcels in the Area.

- **Inadequate Utilities**

The older portions of the Area were developed in the late 1950's and early 1960's, and the infrastructure serving these properties dates back to the same time period. The water and sewer lines in these areas consist of dated cast iron mains and clay tile pipes which are undesirable as compared to modern PVC lines due to the former's susceptibility to breakages and failure. Additionally, these older lines are unsuitable to serve new development in these portions of the City as they lack the proper capacity for more intensive uses.

Stormwater management infrastructure is also inadequate in those older portions of the Area, with flooding and standing water during heavy rain events. Other portions of the Area are within the floodway per FEMA FIRM data, and the City is in the process of working with FEMA engineers on the projected expansion of those flood areas. The existing floodplain areas, as shown in Exhibit C, already limit the development potential of those properties affected by the floodway, and the

expansion of those areas will further hinder any opportunities as well as cause increased stormwater management infrastructure improvements to be made.

Other portions of the Area exhibit inadequate utilities in that there is a lack of infrastructure serving the properties. Future development in these areas will require expansion of the infrastructure network and increased density may require improvements to be made to the existing utility systems beyond just the extension of the service area to ensure all properties have adequate capacity. The City's Comprehensive Plan details planned future land uses for property in the Area and much of the southwestern portion includes proposed industrial development, which is a very intensive type of development in terms of infrastructure and utility requirements.

- **Lack of Community Planning**

The City's first planning efforts began in 1977, when the first Comprehensive Plan was adopted. The Plan was subsequently updated in 1991, 2006, 2013, and amended again in 2017. With the median year of construction for structures in the Area being 1969, much of the property within the boundary was planned and developed without the guidance of a Comprehensive Plan. A lack of planning can contribute to difficulties in developing property, as there are parcels in the Area exhibiting conditions of obsolete platting, a lack of access to right-of-way, and inadequate infrastructure. It is not to suggest every future development scenario needs to be accounted for in the planning process, but in following a community plan when subdividing land and developing capital improvement programs those scenarios can be better accounted for and budgeted accordingly. Without this planning process future development can become difficult as the unforeseen costs associated with providing adequate infrastructure to properly planned development sites can be prohibitive. This can also contribute to economic challenges in facilitating development and growth, and the current Comprehensive Plan identifies goals related to this including the creation of an economically diverse tax base for the City which expands the employment base and commercial opportunities, through careful land planning that provides appropriate locations and distribution of revenue-generating business uses.

The obsolete or inadequate platting of land is an indication of a lack of community planning as well and can contribute to issues with future development. This can create inefficiencies in land use and lead to fragmentation of development, with limited infrastructure planning. Fragmented development patterns can impede well-connected City planning, and can complicate the implementation of planned roads, utilities, and drainage systems. These issues lead to increased construction costs, maintenance challenges for older developed areas, and difficulties providing services to residents and businesses. The Comprehensive Plan identifies the use of incentives and redevelopment programs in order to overcome challenges that have been created by issues associated with a lack of community planning in the development of some of the properties in the Area.

QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties. The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. "Vacant land" is defined in the Act (also Sec. 11-74.4-2) as follows:

...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to

the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Once undeveloped property is found to be “vacant,” such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Madison County Assessment and Tax Information System, it has been determined that there are 42 parcels of land found to be vacant. Of those 42 parcels, 34 are parcels of real property without industrial, commercial, or residential buildings. The remaining eight have been used for commercial agricultural purposes but have been subdivided in accordance with the Act, and as such are considered vacant. Since portions of the Area were found to be vacant, the qualifying factors for vacant land found in the Act were researched to determine eligibility for these properties. The following is a review of qualifying factors in this portion of the Area.

- **Obsolete Platting**

There are numerous examples of vacant parcels suffering from platting in irregular shapes or sizes, which makes them unlikely to be utilized properly due to their incompatibility with contemporary standards and requirements for development. Some of the larger undeveloped properties appear to have been subdivided on an as-needed basis as opposed to in accordance with a plan for development of the property as a whole. These conditions are indicative of a lack of community planning, which was discussed in detail prior. The future development of these properties will rely on a planned subdivision of the property to provide for adequate provisions for right-of-way, infrastructure, utilities, and other related site improvements. As it currently is, the platting exhibited in portions of the Area has left parcels that are unlikely to be utilized to their highest and best uses unless there is some reconfiguration, through splits or combinations, as part of an overall plan for the future development of the area.

- **Deterioration of Structures or Site Improvements in Neighboring Areas**

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form.

DETERMINATION OF STAND-ALONE FACTORS IN VACANT PORTIONS OF THE AREA

In addition to the above qualifications for vacant property, the Act finds that if the sound growth of the redevelopment Area is impaired by a factor that is present (with that presence documented to a meaningful extent) and reasonably distributed throughout the vacant part of the redevelopment project Area it may qualify under an additional set of eligibility criteria.

- **The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.**

FEMA floodplain data was used to overlay the proposed Area in relation to the floodway in the region, as shown in Exhibit C. This shows that properties in the Area are impacted by floodways categorized as Zone A, which indicates areas with a moderate flood hazard area between the limits of the base flood and the 0.2-percent-annual-chance flood. Zone A represents areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from one to three feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. These are areas considered to be high-risk and require flood insurance for development. Additionally, FEMA engineers are in the process of evaluating the expansion of these designated floodplain areas, which would further complicate development throughout this portion of the Area. Development opportunities in these areas will have to be carefully considered, and significant stormwater mitigation measures will have to be taken in order for any of the parcels in these areas to be utilized to their highest and

best uses. In addition to the floodplain areas, in discussions with City officials the inadequate stormwater mitigation infrastructure in portions of the Area contributes to regular flooding events during periods of heavy rain.

E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a “conservation area”; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 78 of the 94 structures (83%) being at least 35 years old; and the Area contains an incidence of at least three factors present to a qualifying degree.

It is found that the undeveloped portion of the Area contains conditions that qualify it as a “blighted area,” exceeding the minimum number of factors present to a qualifying degree. Additionally, there were stand-alone factors found in the vacant portion of the Area.

All of the qualifying factors are presented in Table A.

TABLE A - QUALIFICATION FACTORS MATRICES

TOTAL PARCELS IN TIF DISTRICT	90	
QUALIFICATIONS OF DEVELOPED LAND		
Number of Parcels	48	
Number of Structures	94	
Buildings Over 35 Years of Age	78	83%
Dilapidation	2	4%
Obsolescence	3	6%
<i>Structure Deterioration</i>	63	67%
<i>Surface Deterioration</i>	33	69%
Total Deterioration	33	69%
Structures below minimum code	Not Determined	
Illegal Use of Structures	Not Determined	
Excessive Vacancies	0	0%
Lack of Ventilation, Light, or Sanitary Facilities	0	0%
Inadequate Utilities	YES	
Excessive Land Coverage	1	2%
Deleterious Land Use or Layout	11	23%
Lack of Community Planning	YES	
EPA Remediation Costs	Not Determined	
Stagnant/Declining EAV Growth for 3 of the Last 5 Years	NO	
Total # of Factors Existing	7	
Factors Existing to a Qualifying Extent	3	
50% or More of Area has 3 or More Factors Plus Age	YES	
QUALIFICATIONS OF VACANT LAND		
Number of Vacant Parcels	42	
Obsolete Platting	YES	
Diversity of Ownership	NO	
Tax Delinquent	NO	
Deterioration in Adjacent Areas	YES	
EPA Remediation Costs	NO	
Stagnant/Declining EAV Growth for 3 of the Last 5 Years	NO	
2 of the 6 Preceding Factors	YES	
STAND ALONE FACTORS OF VACANT LAND		
Unused Quarries, Mines, or Strip Mine Ponds	NO	
Unused Rail Yards, Rail Tracks, or Railroad Rights-of-Way	NO	
Area, Prior to its Designation, is Subject to Chronic Flooding	YES	
Illegal Disposal Site	NO	
Between 50-100 Acres Undeveloped for Designated Purpose	NO	
Qualified as Blighted Improved Area	NO	
1 of the 6 Preceding Factors	YES	

F. Conclusion

It is, therefore, found that the Area of Analysis for this Feasibility Study contains conditions that would likely qualify it as a combination of a “conservation area” and “blighted area.” The conditions that exist are detrimental to the Area as a whole, to the long-term interests of the City, and to the other taxing districts. The implementation of a tax increment financing redevelopment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

SECTION III. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

The above study determined that the Area qualifies for tax increment financing as a “conservation area.” In addition to this determination, the Act requires that additional criteria be met before adopting a Redevelopment Plan. These additional findings follow.

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The Area proposed for tax increment financing encompasses 90 parcels of property totaling approximately 453.2 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

B. The Redevelopment Project Area is Contiguous

The TIF District III Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the City meets this requirement. The Area as is fully described in the attached Legal Description – Appendix A.

C. All Properties Included will Substantially Benefit

The City believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

D. The Area, on the Whole, is not Subject to Growth

The Area has, as a whole, has not been subject to significant growth in terms of new development due to some of the existing conditions posing as a barrier to new investment. The vast majority of the parcels (81%) have had a lower total growth percentage of assessed value from 2017-2022 than the balance of the City, which is the total equalized assessed value (“EAV”) of Highland minus the total EAV of the Redevelopment Project Area. Therefore, this requirement is met.

E. The TIF Plan and Project Conform with the City’s Comprehensive Plan

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the City’s comprehensive plan. All future development in the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

F. The Redevelopment Plan Meets the Statutory Timeframe

The estimated date for the completion of the Redevelopment Plan and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) may not be later than December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted.

G. The Area Would not be Developed But For Tax Increment Financing

The City finds that the Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur “but for” assistance from tax increment financing. Additionally, those conditions which cause the Area to qualify for tax increment financing pose as a barrier to future development, and without a program to remediate those conditions it is unlikely the Area could be developed to its highest and best use.

H. The Assessment of Financial Impacts on Taxing Districts is Outlined

The City of Highland will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the proposed area is expected to be minimal since this Plan does not include high-service uses, and due to the fact that the Area is not now creating significant incremental revenue compared to the City. Although the projected impact is minimal, the

negative effects upon said districts will also be minimized through the inclusion of projects that will benefit them. Utility, roadway, and access improvements will be beneficial to emergency service providers, as well as the general public in and around the Redevelopment Project Area. In addition, project funds may also be utilized to assist in other public infrastructure and capital projects of other units of local government as permitted by the Statute within or outside the Project Area.

The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Highland CU#5

It is not anticipated that any development that is a result of the Redevelopment Plan will have a direct and substantial increase on the services of the school district. Should any costs for the school districts arise that are directly attributable to the Redevelopment Project the use of financial assistance through the TIF District Program would be appropriate. Additionally, the City has entered into an agreement with the school district to provide assistance on an annual basis for eligible redevelopment project costs in order to offset any potential impact of the establishment of the Redevelopment Project Area. In terms of assessed valuation, the Project Area's total EAV is less than 1.5% of that of CU #5 as a whole. As such the financial impact on the school districts is expected to be minimal.

Madison County

The nature of anticipated development and/or redevelopment within the Project Area is anticipated to have minimal to no impact on demand for County Services. Any increase in demand should not be so substantial as to warrant the hiring of additional staff or the need to increase services. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan. Regarding the impact on the County's tax base, the Project Area's total assessed value is 0.1% of the County as a whole, so any financial impact will be minimal.

Southwestern Illinois College District #522

Any increase in enrollment as a direct result of the redevelopment project is expected to be insignificant and should not have an effect on the community college district. Regarding the impact on the District's tax base, the Project Area's total assessed value is 0.08% of the District as a whole, so any financial impact will be minimal.

Latzer Memorial Library

It is not anticipated that any development that is a result of the Redevelopment Plan will have a significant impact on the services offered by the library district. Also, the Project Area is approximately 3% of the library's total tax base. Should there be an increase in the need for services provided by the library as a direct result of the implementation of the Redevelopment Plan, providing assistance for those costs would be an eligible use of project funds.

Helvetia Township/Road & Bridge, Saline Township/Road & Bridge

The development of the Project Area is not anticipated to impact the township or road and bridge districts. The total EAV of the proposed TIF District is approximately 3.2% of that of Saline Township/Road and Bridge, and 0.05% of Helvetia Township/Road and Bridge as a whole, so the financial impact associated with any potential incremental revenues would be minimal. Any requisite roadway and infrastructure improvements related to the development of the properties in the Area would be eligible costs for Redevelopment Project funding, which could be used for related projects.

Once this Plan and related projects have been implemented, and the anticipated development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred. The City, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.

SECTION IV. REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan for the TIF District III Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

B. General Use Plan

The General Land Use Plan for the Redevelopment Project Area is shown in Exhibit D. All Redevelopment Projects shall be subject to the provisions of the City's ordinances and other applicable codes as may be in existence and may be amended from time to time.

C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing;
2. Prevent the recurrence of those qualifying conditions which exist within the Area;
3. Enhance the real estate tax base for the City of Highland and all other taxing districts which extend into the Area;
4. Provide for necessary infrastructure and utility improvements in the Area;
5. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the City and surrounding areas; and,
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

D. Policies

Appropriate policies have been, or will be, developed by the City of Highland regarding this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan;
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan;
3. Actively market the Redevelopment Project Area to private-side developers;
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in this Plan;
5. Seek out additional sources of revenue to help "kick start" development and redevelopment activities in the Redevelopment Project Area;
6. Monitor the public and private actions and activities occurring within the Area; and,
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

These policies may be amended from time to time as determined by the City.

E. Redevelopment Project

To achieve the objectives of the TIF redevelopment project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

1. Private Redevelopment Activities

The private activities proposed for the TIF District III Redevelopment Project Area may include, but are not limited to:

- On-site infrastructure upgrades.
- Water and sanitary system improvements, including the extension to those areas currently underserved and replacement of aging infrastructure in those older areas.
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area.
- Stormwater mitigation improvements, including replacement of the inadequate drainage infrastructure and new improvements to offset any impact of the existing or future floodplain area designations.

2) Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Costs of engineering, architectural, or professional studies related to the development of the Area.
- General utility and infrastructure improvements.
- General surface, street, and right-of-way improvements.
- Marketing of properties within the TIF District Area for new development, as well as infill development.
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area.
- Financing costs, including those related to the issuance of obligations.
- Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project.
- Relocation costs, to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

SECTION V. IMPLEMENTATION STRATEGY

A. Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency, take advantage of both current and future interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the City to better manage public expenditures used to spur development within the Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the City will work to adopt the Redevelopment Plan. Once the Plan is adopted, the City will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Redevelopment Project.

B. Estimated Redevelopment Project Costs

Costs that may be incurred by the City as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost

- of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
 11. Payments in lieu of taxes.
 12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
 13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
 - i. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - ii. Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;
 - iii. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and,
 - iv. The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

C. Estimated Budget for Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in Table B. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

TABLE B - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

DESCRIPTION	ESTIMATED COST
Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, or other services.	\$3,125,000
Property assembly costs; including acquisition of land and other property, real or personal; demolition of structures, site preparation, and the clearing and grading of land.	\$5,275,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements.	\$4,125,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, additional safety barriers, streets, roadways, curbs and gutters, street lighting, sidewalks, bicycle pathways, and public utilities, including water system improvements, sanitary sewers, and related infrastructure).	\$10,125,000
Financing costs, including those related to the issuance of obligations, interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project, and taxing district capital costs incurred as a result of the implementation of the Redevelopment Plan.	\$7,475,000
Relocation costs to the extent that the municipality determines that these costs shall be paid or is required to make payment of relocation costs by federal or state law.	\$875,000
TOTAL ESTIMATED BUDGET	\$31,000,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$31,000,000 plus any additional interest and financing costs as may be required.

D. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Redevelopment Project Area is approximately \$7,419,320. The County Clerk of Madison County will verify the Base EAV amount upon the adoption of the City ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the TIF District III Redevelopment Plan and Project. A list of all parcels within the Area is attached as Appendix B – Parcel ID Numbers.

E. Redevelopment Valuation

Contingent on the adoption of the TIF District III Redevelopment Plan and Project, and commitment by the City to the Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Redevelopment Project Area. After discussions with the City, it has been estimated that private investment will increase the EAV by approximately \$22,500,000. This figure is in present day dollars and considers only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$30,000,000.

F. Source of Funds

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value EAV of property in the Redevelopment Project Area, shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs within the entire Area, and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Highland, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Area, and applicable revenues from any abutting tax increment financing areas in the City. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the City.

G. Nature and Term of Obligation

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area. If any obligations secured by future amounts to be collected and allocated to the Special Allocation Fund are issued pursuant to this Redevelopment Plan, they are to be issued for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

H. Fair Employment Practices and Affirmative Action

The City of Highland will ensure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The City will additionally ensure that all recipients of tax increment financing assistance adhere to these policies.

I. Certifications

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units, then a municipality shall prepare a separate housing impact study if no certification is made that the implementation of the redevelopment plan will not result in the displacement of residents from 10 or more inhabited residential units. The City of Highland hereby certifies that the TIF District III Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units. The City hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

SECTION VI. AMENDING THE TIF PLAN

The TIF District III Redevelopment Plan and Project may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq

SECTION VII. REPORTING AND MEETING

The City shall adhere to all reporting and meeting requirements as provided for in the Act.

APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PARTS OF SECTIONS 29, 30, 31, AND 32 IN TOWNSHIP 4 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, SECTION 6 IN TOWNSHIP 3 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MADISON COUNTY ASSESSOR'S PARCEL (HEREAFTER REFERRED TO AS "ASSESSOR'S PARCEL") WITH PIN 02-1-18-29-13-303-004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 529 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-17-301-003.001; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 53 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 255 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 107 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-17-301-001; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,126 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KOEPLI LANE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 559 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-001; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,420 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 967 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-009.012; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,384 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-30-00-000-013; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,388 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-009.004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 47 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-008.005; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 307 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,660 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 356 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESTVIEW DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 333 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-31-00-000-043; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 589 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRANK WATSON PARKWAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 997 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-017; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 43 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,422 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-034; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 656 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-032; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL AND SOUTHEASTERLY ALONG THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-031 A DISTANCE OF APPROXIMATELY 1,270 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 159 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID PARCEL; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 278 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-1-24-06-00-000-004.002; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 830 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRANK WATSON PARKWAY; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 265 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,940 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-022.000; THENCE NORTH WESTERLY ALONG SAID SOUTHEASTERLY EXTENSION TO THE NORTH RIGHT-OF-WAY LINE OF US ROUTE 40 AND THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 515 FEET, WESTERLY A DISTANCE OF APPROXIMATELY 183 FEET, AND NORTHERLY A DISTANCE OF APPROXIMATELY 884 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 428 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-022.002; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 409 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 306 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 412 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 300 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-13-301-017; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 636 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLAZA DRIVE; THENCE SOUTHERLY A DISTANCE OF APPROXIMATELY 78 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLAZA DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-13-301-015.001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 218 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,155 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-14-301-007; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 459 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 29 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-14-301-006.002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 238 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 74 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-020; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 605 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-017; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 294 FEET TO THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 47 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-018; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 602 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-022; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 181 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 344 FEET TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-021; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 219 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 348 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-02-202-006; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 631 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,595 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-

202-025; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 676 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-027; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 148 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-028; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 238 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-029; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 89 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-02-202-006; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 164 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 160; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 388 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 2,021 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 54 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-029; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 316 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAGLE WAY DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 51 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-037; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 170 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-008; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 144 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 163 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 864 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-003; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 560, NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 215 FEET, WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 159 FEET, AND NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 604 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KOEPFLI LANE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 693 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 133 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,472 FEET TO THE EAST RIGHT-OF-WAY LINE OF CALLY LANE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,108 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-13-303-004; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 633 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, AND POINT OF BEGINNING.

EXCEPTING THEREIN: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD, ALSO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.006; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 628 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 280 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.001; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 145 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 61 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-021.004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-021.005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 628 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 555 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.006, AND POINT OF BEGINNING.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983.

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APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

01-1-24-06-00-000-004.001	02-1-18-31-00-000-011.002
01-2-24-06-00-000-028	02-1-18-31-00-000-012
01-2-24-06-00-000-029	02-1-18-31-00-000-013.006
01-2-24-06-00-000-030	02-1-18-31-00-000-017.001
01-2-24-06-00-000-031	02-1-18-31-00-000-018
01-2-24-06-00-000-032	02-1-18-31-00-000-018.001
01-2-24-06-00-000-033	02-1-18-31-00-000-018.006
01-2-24-06-00-000-034	02-1-18-31-00-000-018.007
01-2-24-06-08-202-006	02-1-18-32-00-000-001.001
02-1-18-29-13-303-004	02-1-18-32-00-000-001.004
02-1-18-29-17-301-003	02-1-18-32-00-000-001.005
02-1-18-29-17-301-003.001	02-1-18-32-00-000-001.006
02-1-18-29-17-301-003.002	02-1-18-32-00-000-003
02-1-18-29-17-301-005	02-1-18-32-00-000-021
02-1-18-29-18-301-001	02-1-18-32-00-000-021.001
02-1-18-29-18-301-002	02-1-18-32-00-000-021.002
02-1-18-29-18-301-003	02-1-18-32-00-000-022
02-1-18-29-18-301-004	02-1-18-32-00-000-022.009
02-1-18-29-18-301-005	02-1-18-32-00-000-022.C00
02-1-18-29-18-301-006	02-1-18-32-00-000-023
02-1-18-29-18-301-007	02-1-18-32-02-202-006
02-1-18-29-18-301-008	02-1-18-32-14-301-001
02-1-18-29-18-301-009	02-1-18-32-14-301-002
02-1-18-29-18-301-010	02-1-18-32-14-301-004
02-1-18-29-18-301-012	02-1-18-32-14-301-005
02-1-18-29-18-301-013	02-1-18-32-14-301-006.001
02-1-18-29-18-301-014	02-2-18-29-18-301-021
02-1-18-29-18-301-015	02-2-18-29-18-301-022
02-1-18-29-18-301-015.001	02-2-18-29-18-301-023
02-1-18-29-18-301-016	02-2-18-29-18-301-024
02-1-18-29-18-301-017	02-2-18-31-00-000-008.001
02-1-18-29-18-301-018	02-2-18-31-00-000-043
02-1-18-29-18-301-019	02-2-18-31-00-000-047
02-1-18-29-18-301-020	02-2-18-31-00-000-048
02-1-18-29-18-301-025	02-2-18-31-00-000-049
02-1-18-31-00-000-008	02-2-18-31-00-000-050
02-1-18-31-00-000-008.005	02-2-18-32-00-000-021.004
02-1-18-31-00-000-009	02-2-18-32-00-000-022.002
02-1-18-31-00-000-009.001	02-2-18-32-02-202-021
02-1-18-31-00-000-009.003	02-2-18-32-02-202-023
02-1-18-31-00-000-009.004	02-2-18-32-02-202-024
02-1-18-31-00-000-010	02-2-18-32-02-202-028
02-1-18-31-00-000-010.001	02-2-18-32-02-202-029
02-1-18-31-00-000-011	02-2-18-32-14-301-003
02-1-18-31-00-000-011.001	02-2-18-32-14-301-007.001

ORDINANCE NO. _____

**AN ORDINANCE TO SET DATE FOR A PUBLIC HEARING
FOR THE CITY OF HIGHLAND TAX INCREMENT FINANCING III
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “**Act**”), authorizes any municipality within the State of Illinois to designate a “redevelopment project area” with respect to any area which is not less in the aggregate than 1½ acres and in respect to which such municipality has made a finding that there exist conditions which cause such area to be classified as an “industrial park conservation area” or a “blighted area” or a “conservation area”, or a combination of both “blighted areas” and “conservation areas”, as all such quoted terms are defined in the Act; and

WHEREAS, the City of Highland, Madison County, Illinois (the “**Municipality**”) is a “municipality” within the meaning of the Act; and

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled “Highland TIF District III Redevelopment Plan and Project” (the “**Redevelopment Plan**”), prepared for the Municipality by Moran Economic Development, LLC, Edwardsville, Illinois, a copy of the Feasibility Study was placed on file with the City Clerk of the Municipality on February 21, 2024, and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted, including certain proposed redevelopment projects identified therein to further the objectives of the Act (the “**Redevelopment Projects**”) for such areas as are more particularly described in Exhibit A of this Ordinance below in connection with the adoption of tax increment allocation financing therefor, all as provided in the Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan and Redevelopment Projects, establishing the proposed Redevelopment Project Area and adopting the proposed tax increment allocation financing therefor, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan and Redevelopment Projects, the proposed establishment of the Redevelopment Project Area and the proposed adoption of tax increment allocation financing therefor; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Project Area is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a “redevelopment project area” as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Redevelopment Project Area. The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at **6:00 p.m. on Monday, May 20, 2024**, at the Senior Center, 187 Woodcrest Drive, Highland, IL.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (“**DCEO**”), each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan. The proposed Redevelopment Plan was placed on file with the City Clerk on February 21, 2024, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area and the proposed approval of the proposed Redevelopment Plan; (ii) send by certified

mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation or report on the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to each of the taxing districts as specified under and pursuant to the Act at the Highland Public Safety Department, 12990 Troxler Ave, Highland, IL. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the City of Highland, Illinois, at a meeting of the Corporate Authorities on the 18th day of March, 2024, upon a roll call vote as follows:

AYES:

NOES:

ABSENT:

APPROVED:

Kevin B. Hemann, Mayor, City of Highland,
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk, City of Highland,
Madison County, Illinois

EXHIBIT A BOUNDARY DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PARTS OF SECTIONS 29, 30, 31, AND 32 IN TOWNSHIP 4 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, SECTION 6 IN TOWNSHIP 3 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MADISON COUNTY ASSESSOR'S PARCEL (HEREAFTER REFERRED TO AS "ASSESSOR'S PARCEL") WITH PIN 02-1-18-29-13-303-004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 529 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-17-301-003.001; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 53 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 255 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 107 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-17-301-001; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,126 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KOEFLI LANE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 559 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-001; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,420 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 967 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-009.012; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,384 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-30-00-000-013; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,388 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-009.004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 47 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-008.005; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 307 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,660 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 356 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESTVIEW DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 333 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-31-00-000-043; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 589 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRANK WATSON PARKWAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 997 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-017; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 43 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,422 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-034; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 656 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-032; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL AND SOUTHEASTERLY ALONG THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-031 A DISTANCE OF APPROXIMATELY 1,270 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 159 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID PARCEL; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 278 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-1-24-06-00-000-004.002; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 830 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRANK WATSON PARKWAY; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 265 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,940 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-022.C00; THENCE NORTH WESTERLY ALONG SAID SOUTHEASTERLY EXTENSION TO THE NORTH RIGHT-OF-WAY LINE OF US ROUTE 40 AND THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 515 FEET, WESTERLY A DISTANCE OF APPROXIMATELY 183 FEET, AND NORTHERLY A DISTANCE OF APPROXIMATELY 884 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 428 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-022.002; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 409 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 306 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 412 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 300 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-13-301-017; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 636 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLAZA DRIVE; THENCE SOUTHERLY A DISTANCE OF APPROXIMATELY 78 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLAZA DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-13-301-015.001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 218 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,155 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-14-301-007; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 459 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 29 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-14-301-006.002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 238 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 74 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-020; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 605 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-017; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 294 FEET TO THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 47 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-018; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 602 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-022; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 181 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 344 FEET TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-021; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 219 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 348 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-02-202-006; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 631 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,595 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-025; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 676 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-027; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 148 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-028; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 238 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-029; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 89 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-02-202-006; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 164 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 160; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 388 FEET TO THE

POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 2,021 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 54 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-029; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 316 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAGLE WAY DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 51 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-037; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 170 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-008; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 144 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 163 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 864 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-003; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 560, NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 215 FEET, WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 159 FEET, AND NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 604 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KOEPFLI LANE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 693 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 133 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,472 FEET TO THE EAST RIGHT-OF-WAY LINE OF CALLY LANE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,108 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-13-303-004; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 633 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, AND POINT OF BEGINNING.

EXCEPTING THEREIN: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD, ALSO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.006; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 628 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 280 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.001; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 145 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 61 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-021.004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-021.005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 628 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 555 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.006, AND POINT OF BEGINNING.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
FOR CITY OF HIGHLAND FOR 2024**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, 65 ILCS 5/11-13-19 states the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year; and

WHEREAS, Section 90-112 of the City Code of Ordinances states, in pertinent part:

(1)The official zoning map shall be identified by the signature of the mayor and attested by the city clerk, and bearing the seal of the city under the following words, "This is to certify that this is the Official Zoning Map referred to in Section 3-2 of Ordinance No. 1139 of the City of Highland, State of Illinois," together with the date of the adoption of the ordinance from which this chapter derives;

and

WHEREAS, City has determined a new Official Zoning Map for City of Highland shall be adopted for 2024; and

WHEREAS, City has determined the following changes have occurred to the Official Zoning Map for City of Highland:

BILL NO.	TITLE	ORDINANCE NO.	DATE
23-92	Amending Zoning Classification of 100 Faith Drive from “R-1-C” Single Family Residential to “R-3” Multifamily Residential PIN# 01-1-24-08-00-000-002.005	3294	09/18/2023
23-128	Annexing Certain Territory to the City of Highland, Owned by Duane Steiner and Melanie Steiner, on Behalf of DSM Family LLC, Specifically: PPN 01-1-24-06-00-000-025.002; PPN 01-1-24-07-00-000-002; PPN 01-1-24-06-00-000-020, and, PPN 01-1-24-06-00-000-019.001	3313	12/18/2023

WHEREAS, for reference, City has attached the new zoning map to this Ordinance as **Exhibit A**; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to amend the Official Zoning Map for City of Highland; and

WHEREAS, City has determined the Mayor shall be authorized and directed to execute any documents necessary for amendment of the Official Zoning Map for City of Highland.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. The Official Zoning Map for City of Highland shall be amended as follows:

BILL#	TITLE	ORDINANCE NO.	DATE
23-92	Amending Zoning Classification of 100 Faith Drive from "R-1-C" Single Family Residential to "R-3" Multifamily Residential PIN# 01-1-24-08-00-000-002.005	3294	09/18/2023
23-128	Annexing Certain Territory to the City of Highland, Owned by Duane Steiner and Melanie Steiner, on Behalf of DSM Family LLC, Specifically: PPN 01-1-24-06-00-000-025.002; PPN 01-1-24-07-00-000-002; PPN 01-1-24-06-00-000-020, and, PPN 01-1-24-06-00-000-019.001	3313	12/18/2023

See Zoning Map attached hereto as **Exhibit A**; and

Section 3. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

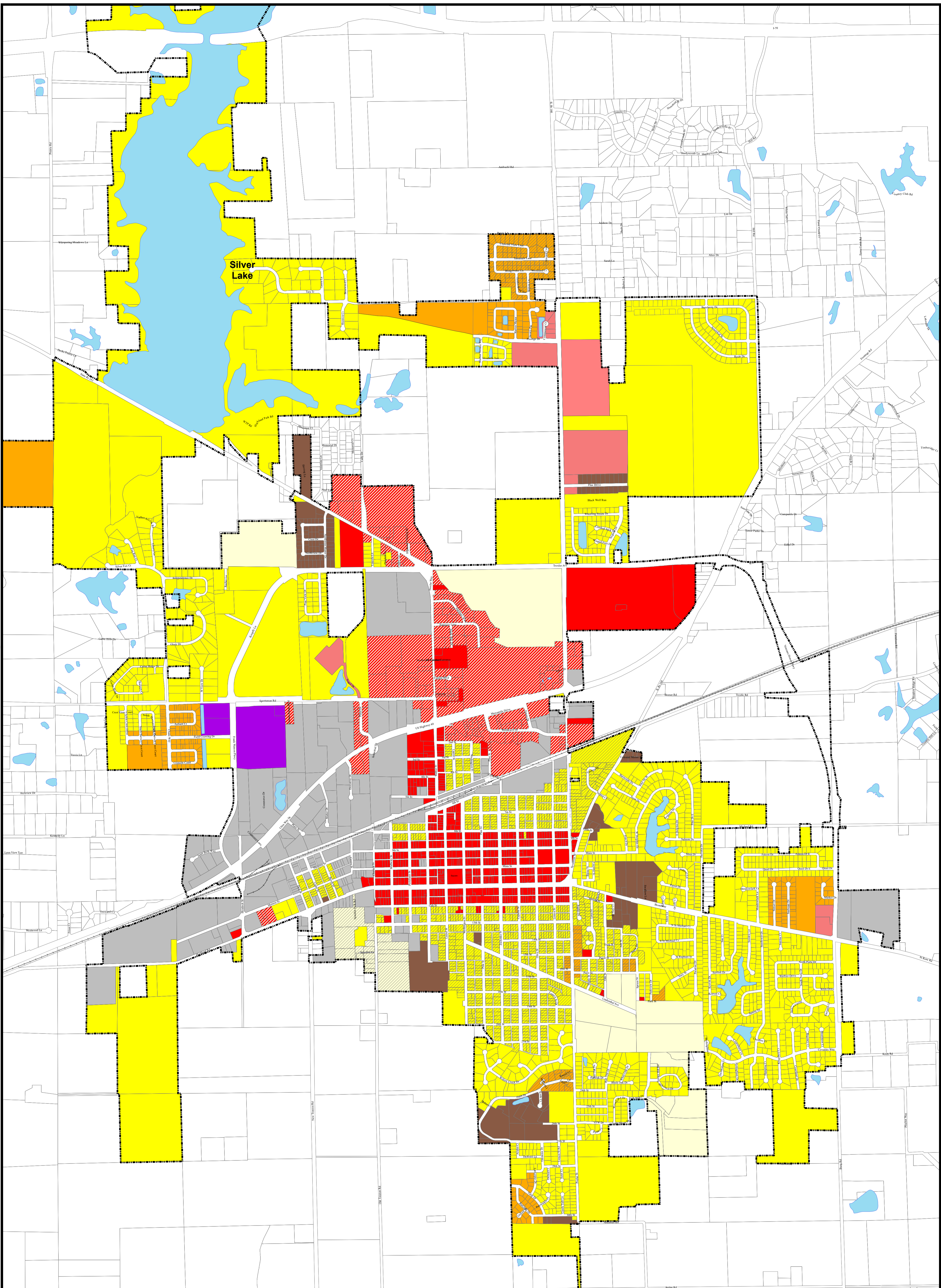
ABSENT:

APPROVED:

Kevin B. Hemann, Mayor, City of Highland,
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk, City of Highland,
Madison County, Illinois



Official Zoning Map

City of Highland, Illinois
March 18, 2024

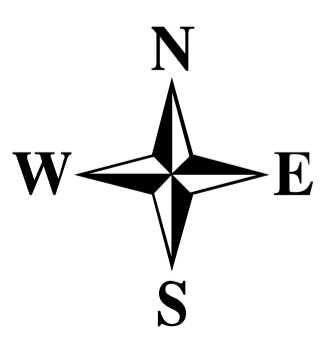
*This is to certify that this is the Official Zoning Map referred to in Section 3-2 of Ordinance No. 1138, adopted November 26, 1979, of the City of Highland, State of Illinois.

Approved: _____
Mayor of the City of Highland

Attest: _____
City Clerk of the City of Highland

City of Highland, Illinois
March 18, 2024

The data herein has been derived from sources the City of Highland believes accurate. The City of Highland makes no warranty, guarantee, or representation as to the accuracy or completeness of the information contained herein. The City of Highland is not responsible for any errors or omissions. Please contact the City of Highland Building and Zoning Division at the City of Highland for more information.

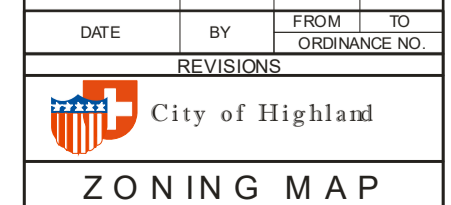


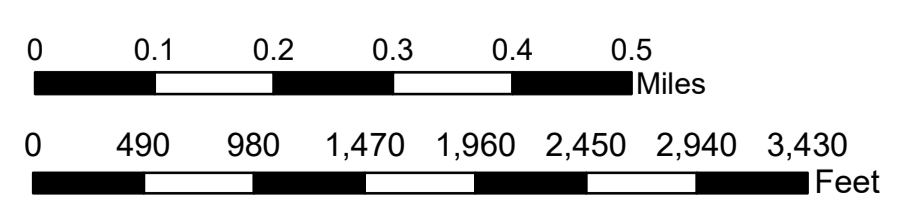
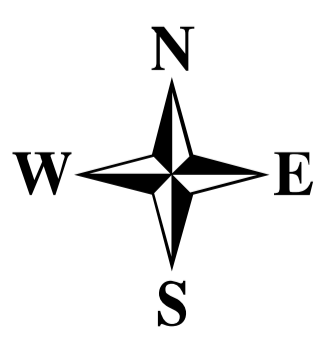
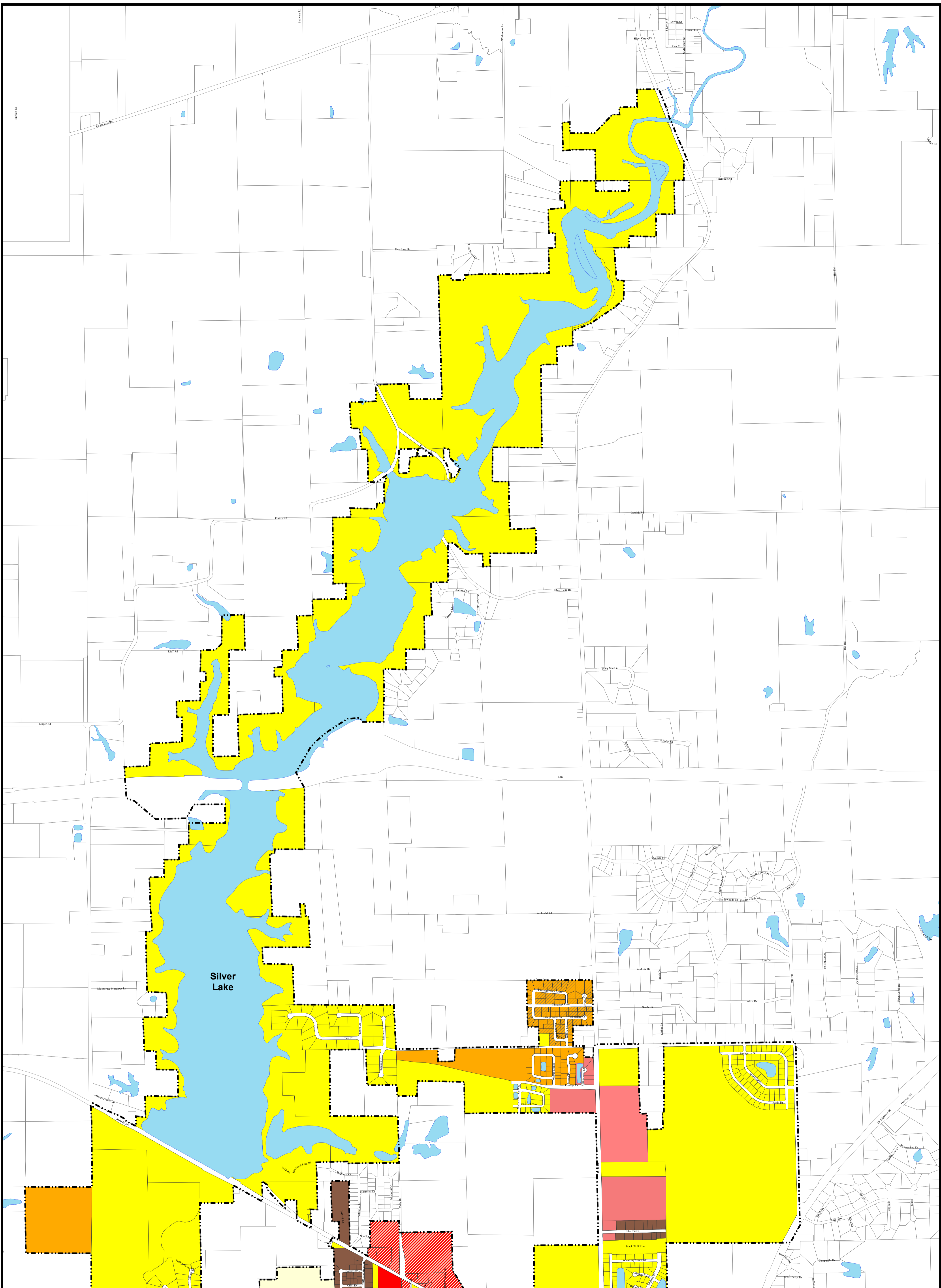
Legend

- Corporate Boundary
- ParcelOwners-2018
- R-1-A Single Family Residence 150 Ft. Lot Width
- R-1-B Single Family Residence 100 Ft. Lot Width
- R-1-C Single Family Residence 70 Ft. Lot Width
- R-1-D Single Family Residence 50 Ft. Lot Width
- R-2-A Multiple Family Residence 70 Ft. Lot Width
- R-2-B Multiple Family Residence 70 Ft. Lot Width
- R-3 Multiple Family Residence 60 Ft. Lot Width
- C-2 Central Business District No Lot Width Requirement
- C-3 Highway Business District None
- C-4 Limited Business No Lot Width Requirement
- I - Industrial District No Lot Width Requirement
- MX - Mixed Use
- Not In Corporate Limits

December 18, 2023	G.S.S.	3313	3313
September 18, 2023	G.S.S.	3294	3294
9/22/23 - 11/21/23	G.S.S.	3169	3243
4/19/21 - 12/9/21	G.S.S.	3081	3151
4/9/20 - 12/7/20	G.S.S.	3009	3068
3/19/19 - 12/17/18	G.S.S.	2937	2957
1/17/17 - 8/21/17	G.S.S.	2767	2805
2/18/17 - 7/5/16	G.S.S.	2777	2744
1/19/15 - 9/21/15	G.S.S.	2666	2697
5/19/14 - 10/24/14	G.S.S.	2623	2650
1/24/13 - 4/11/13	G.S.S.	2563	2565
3/19/12 - 8/22/12	G.S.S.	2518	2532
3/20/04 - 10/24/11	ORDINANCE	2118	2498
3/19/03 - 3/25/03	ORDINANCE	1011	2005

DATE	BY	FROM	TO





Official Zoning Map

City of Highland, Illinois

March 18, 2024
 This is to certify that this is the Official Zoning map referred to in Section 2-2 of Ordinance No. 1730, adopted November 28, 1978, of the City of Highland, State of Illinois.

Approved: _____
 Mayor of the City of Highland

Attest: _____
 City Clerk of the City of Highland

City of Highland, Illinois
 March 18, 2024
 Day Mayor

This zoning map was prepared from various City of Highland records. The City of Highland is not responsible for any errors or omissions. The City of Highland is not responsible for any errors or omissions. The City of Highland is not responsible for any errors or omissions. The City of Highland is not responsible for any errors or omissions.

Legend

- Corporate Boundary
- R-1-A Single Family Residence 150 Ft. Lot Width
- R-1-B Single Family Residence 100 Ft. Lot Width
- R-1-C Single Family Residence 70 Ft. Lot Width
- R-1-D Single Family Residence 50 Ft. Lot Width
- R-2-A Multiple Family Residence 70 Ft. Lot Width
- R-2-B Multiple Family Residence 70 Ft. Lot Width
- R-3 Multiple Family Residence 60 Ft. Lot Width
- C-2 Central Business District No Lot Width Requirement
- C-3 Highway Business District None
- C-4 Limited Business No Lot Width Requirement
- I - Industrial District No Lot Width Requirement
- MX - Mixed Use
- Not In Corporate Limits

DATE	BY	FROM	TO
December 18, 2023	G.S.S.	3313	3313
September 18, 2023	G.S.S.	3284	3294
9/22/21 - 10/21/21	G.S.S.	3165	3243
4/19/21 - 10/21/21	G.S.S.	3081	3151
4/8/20 - 10/21/20	G.S.S.	3009	3068
3/19/18 - 10/17/18	G.S.S.	2837	2907
1/17/17 - 8/21/17	G.S.S.	2767	2805
2/18/15 - 7/5/15	G.S.S.	2717	2744
1/19/15 - 8/21/15	G.S.S.	2668	2697
10/19/14 - 10/24/14	G.S.S.	2623	2650
3/4/13 - 4/1/13	G.S.S.	2563	2565
3/19/12 - 8/22/12	G.S.S.	2518	2532
3/20/08 - 10/26/11	ORDINANCE	2118	2468
3/18/07 - 3/20/07	ORDINANCE	1911	2095



CITY OF HIGHLAND

To: Chris Conrad, City Manager
From: Mallord Hubbard, Director of Economic Development
CC: Mayor and City Council
Date: March 11, 2024
Re: Approval of Façade Improvement Program Agreement with Warson Development LLC for project located at 1014 Laurel Street.

RECOMMENDATION: Staff is recommending the approval of a Façade Improvement Program Agreement with Warson Development LLC for project located at 1014 Laurel Street.

DISCUSSION: The Façade Improvement Review Committee has reviewed the application and determined eligible improvements estimated to be \$93,282.

Developer will be eligible for a maximum of \$10,000.00 (25% of estimated eligible project costs or \$10k maximum) to be reimbursed after invoices have been submitted. Reimbursement will be issued from Business District A.

FISCAL IMPACT:

RESOLUTION NO. _____

RESOLUTION APPROVING APPLICATION AND AWARDED CERTAIN FINANCIAL INCENTIVES UNDER THE CITY OF HIGHLAND FAÇADE IMPROVEMENT PROGRAM TO WARSON DEVELOPMENT LLC FOR 1014 LAUREL STREET, HIGHLAND, ILLINOIS

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Warson Development (“Developer”) is the owner of 1014 Laurel Street, Highland, Illinois (“Property”); and

WHEREAS, Developer has submitted a Façade Improvement Program Application (“Application”) (*See Exhibit A*); and

WHEREAS, Developer has submitted a Façade Improvement Program Agreement (“Agreement”) (*See Exhibit B*); and

WHEREAS, City wishes to encourage Developer to make improvements and repairs to the exterior facade of Developer’s commercial building in City Business District A, and assist Developer with costs, including:

1. Store Front Glass System - \$32,825.00
2. Façade Preparation Joiner - \$33,457.00
3. Metal Façade - \$27,000.00

Total Estimated Project Costs: \$93,282.00

(“Project”); and

WHEREAS, under the City Façade Improvement Program, City will incentivize Developer up to 25% of eligible costs of the Project up to a \$10,000.00 cap; and

WHEREAS, because the Property is located in City Business District A, the Project is eligible for reimbursement of certain expenditures related to repair and improvement of the exterior façade at the Property; and

WHEREAS, City has determined it is in the best interest of public health, safety, general welfare, and economic welfare to approve the Application and Agreement submitted by Developer (*See Exhibits A, B*); and

WHEREAS, the City Council also finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City of Highland, to execute whatever documents are necessary to approve the Application and Agreement submitted by Developer (*See Exhibits A, B*).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. The Application and Agreement submitted by Developer (*See Exhibits A, B*) are approved.

Section 3. The City Manager and/or Mayor is authorized and directed, on behalf of the City of Highland, to execute the Application and Agreement submitted by Developer (*See Exhibits A, B*).

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council and approved by the Mayor of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

Kevin B. Hemann, Mayor, City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk, City of Highland
Madison County, Illinois



City of Highland

Façade Improvement Program Application

Property Address: 1014 LAUREL STREET, Highland IL

Owner Name: WARSON Development LLC Phone Number: 314/941-0108

Address: 2 W Meramec Ave 3rd fl Email: dave@kwhperformance.com
St Louis MO 63105

Current Tenant(s): OSCAR FARINA d/b/a Guencho's Steak House

Estimated Project Cost: \$93,282

Requested Reimbursement Amount (max 25% of Project Costs): \$23,320

Proposed Improvements	Estimated Cost Per Improvement
1. <u>Stone front glass system</u>	<u>\$ 32,025</u>
2. <u>façade Preparation Joints</u>	<u>\$ 33,457</u>
3. <u>METAL FAÇADES - Soudholt</u>	<u>\$ 27,000</u>
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

Please attach the following and label as numbered attachments:




City of Highland

Attachment #1: Current photos of the façade(s)

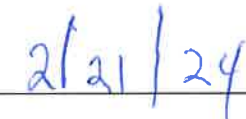
Attachment #2: Proposed rendering

Attachment #3: Any other applicable attachments (quotes from contractors, material samples, color swatches, narrative statements, etc.)

1. Developer understands the Prevailing Wage Act of the State of Illinois and judicial interpretation thereof, requires that recipients of municipal grants pay laborers, mechanics and other workers the general prevailing rate of hourly wages for work performed on projects financed by municipalities (See 820 ILCS 130, Prevailing Wage Act).
2. Developer states that he/she shall pay laborers, mechanics and other workers who performed work on the Project pursuant to the Prevailing Wage Act of the State of Illinois and according to the most recent Madison County Prevailing Wages.



Signature



Date

Please submit applications to Mallord Hubbard, Economic Development Coordinator, at mhubbard@highlandil.gov or at City Hall, 1115 Broadway.

**FAÇADE IMPROVEMENT PROGRAM AGREEMENT
BUSINESS DISTRICT A**

This Façade Improvement Program Agreement (“Agreement”) is entered into on the date and by execution shown hereafter, by and between the City of Highland, an Illinois Municipal Corporation ("City") and Warson Development LLC (“Developer”). City and Developer may be referred to individually as “Party” and together as “Parties.” This Agreement shall be effective when signed by both Parties, and approved by the corporate authorities of the City of Highland, Illinois (the “Effective Date”):

PREAMBLES

WHEREAS, City is an Illinois municipal corporation pursuant to the laws and constitution of the State of Illinois with general powers as a unit of local government within its corporate limits; and

WHEREAS, Developer is the owner of 1014 Laurel Street, Highland, IL ("Property"), which is located in City Business District A; and

WHEREAS, Developer has submitted a “Façade Improvement Program Application” (*See Exhibit A*); and

WHEREAS, City wishes to encourage Developer to make improvements and repairs to the exterior facade of Developer’s commercial building in City Business District A, and assist Developer with estimated costs, including:

1. Store Front Glass System - \$32,825.00
2. Façade Preparation Joiner - \$33,457.00
3. Metal Façade - \$27,000.00

Total Estimated Project Costs: \$93,282.00

("Project"); and

WHEREAS, under the City Façade Improvement Program, City will incentivize Developer up to 25% of eligible costs of the Project, up to \$10,000.00, whichever amount is less based on final approved costs of the Project; and

WHEREAS, under the City Façade Improvement Program, Developer’s \$93,282.00 Project may be eligible for up to 25% of estimated costs, or \$23,320.00, but Developer’s incentive under the City Façade Improvement Program is capped at \$10,000.00 in eligible incentive payments from City; and

WHEREAS, because the Property is located in City Business District A, the Project is eligible for reimbursement of certain expenditures related to repair and improvement of the exterior façade at the Property; and

WHEREAS, to ensure the Project is constructed in a manner consistent with City's applicable ordinances and regulations, City and Developer deem it in their mutual interest to enter into an agreement with regard to any conditions or other factors affecting the health, safety, general welfare, and economic welfare of City residents and users of the Property; and

WHEREAS, the Project at the Property will help to eradicate blight, enhance property values, improve aesthetics, and otherwise benefit and protect the health, safety, general welfare, and economic welfare of City residents, including, but not limited to, anyone utilizing the Property; and

WHEREAS, City has determined the Project is consistent with the objectives of the City's Business District A Plan, and it is in the best interest of City to promote repair, improvement, renovation, addition, rehabilitation and expansion of the Property through the use of the Façade Improvement Program and Business District A funds.

NOW, THEREFORE, in consideration of the premises and agreements set forth below, the Parties, for and in consideration of the representations relative to the proposed improvements to the Property by the Developer, hereby agree as follows:

Section 1. Incorporation of Recitals. The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

Section 2. Obligations of the Developer. Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above, and construction of the exterior façade improvements shall commence within ninety (90) days. The Project shall be substantially complete within twelve (12) months of the date of approval by City of this Agreement. Any extension of time permitted for Developer to begin the Project or substantially complete the Project pursuant to the Agreement shall be agreed to in writing by both parties. Specifically, Developer agrees as follows:

1. Developer will complete the Project in accordance with this Agreement, and the Façade Improvement Program plans shall be submitted to City for review. This includes any renovations which may be needed for exterior construction and improvements.
2. Developer will obtain any and all building and zoning permits in association with the Project, including permits for construction, repair, demolition, and/or renovation on the Property, consistent with the City's most recently adopted Building Code requirements.
3. City shall be entitled to a comprehensive inspection of the Property for the purpose of identifying potential fire, safety, electric, plumbing, and general building safety concerns to ensure the health, safety and welfare of the general public.
4. Developer is fully responsible for identifying and mitigating any building-related concerns identified by City.

5. Developer understands and agrees all City Zoning Ordinances, Land Development Codes, Landscape and Screening Codes, Building Code requirements and other City ordinances shall remain in full force and effect.
6. Developer shall submit to the City Clerk a written statement in the form attached to this Agreement as **Exhibit B** ("Form of Request for Reimbursement") setting forth the amount of cost incurred by the Developer to complete the Project. Each Request shall be accompanied by such bills, invoices, lien waivers or other evidence City may require for documenting Developer's costs incurred for the Project. Developer may continue to provide Requests until all Project costs have been incurred and the Project is completed. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement.
7. Developer understands the Prevailing Wage Act of the State of Illinois and judicial interpretation thereof, requires that recipients of municipal grants pay laborers, mechanics and other workers the general prevailing rate of hourly wages for work performed on projects financed by municipalities (*See* 820 ILCS 130, Prevailing Wage Act).
8. Developer states that he/she shall pay laborers, mechanics and other workers who performed work on the Project pursuant to the Prevailing Wage Act of the State of Illinois and according to the most recent Madison County Prevailing Wages.

Section 3. Obligations of the City. The City agrees to provide assistance to the Developer under the Façade Improvement Program as follows:

1. The Façade Improvement Program will provide up to 25% of the documented cost to improve the exterior façade of eligible commercial buildings in Business District A.
2. The maximum incentive payment to be made to Developer from City under the Façade Improvement Program, regardless of the total cost to improve the exterior façade of eligible commercial buildings in Business District A, shall not exceed \$10,000.00.
3. To be eligible for payment under the Façade Improvement Plan, the minimum total cost to improve the exterior façade of eligible commercial buildings in Business District A shall be \$10,000.00.
4. City shall allocate \$75,000.00 from Business District A sales tax proceeds for the Façade Improvement Program, with said proceeds to be paid out from May 1 to April 30 of any given year where the Façade Improvement Plan has been approved by City.
5. City shall award Façade Improvement Program incentives according to the order in which the applications were accepted by City as approved by City Council.

6. City shall not award incentives under the Façade Improvement Program in an amount to exceed \$75,000 in any given year; the cap for Façade Improvement Program incentives shall be \$75,000 for each year the Program has been authorized by City.
7. The Façade Improvement Program shall include total approved costs incurred by commercial building owners, whether incurred personally or paid to third-party independent contractors, for improvements and repairs to the exterior facades of commercial buildings in Business District A.
8. Reimbursement of approved Project costs may be made within 45 days of passing inspection and receipt verification, but City shall not be obligated to make any payment according to any deadline.

CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM THE CITY'S PORTION OF THE TAXES GENERATED BY BUSINESS DISTRICT A AND DEPOSITED IN CITY'S FUNDS FROM TIME TO TIME AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.

Section 4. Indemnification. Developer shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) the failure of Developer or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or material man; (ii) any default or breach of the terms of this Agreement by Developer; (iii) any negligence, or reckless or willful misconduct of Developer or any contractor, subcontractor or agent or employee thereof working on the Project; (iv) any claim brought against City arising in any way from this Agreement or the Project. Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Developer shall, at its expense, satisfy and discharge the same.

In no way limiting the foregoing, Developer shall also indemnify and hold harmless City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

Section 5. Default and Remedies. Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either party or any successor or assign, the defaulting or breaching party (or successor or assign) shall, upon written notice from the other party, proceed immediately to cure or remedy such

default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching party. If either party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing party shall reimburse the prevailing party its costs and reasonable attorneys' fees on account of such proceeding.

Section 6. Assignment. This Agreement may not be assigned by Developer without prior written approval of City.

Section 7. Partial Invalidity. If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section subsection, term or provision of this Agreement or the application of the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Section 8. Termination of Agreement. Developer may opt out of this Agreement following written notice of at least sixty (60) days. If Developer opts out of this Agreement, Developer shall return all monies paid by City to Developer pursuant to this Agreement within sixty (60) days. City reserves the right to opt out of this Agreement, with sixty (60) days' notice to developer, should Developer not perform pursuant to this Agreement. In the event City opts out of this Agreement, Developer shall return any monies paid by City to Developer pursuant to this agreement within sixty (60) days. Developer's failure to return all monies paid by City within sixty (60) days shall be deemed a breach of this Agreement by Developer, and City reserves all rights at law and equity to recover monies paid by City to Developer, including costs of collection (Court Costs, Attorneys' Fees, Interest at 9% per annum, any other costs associated with collection).

Section 9. Entire Agreement. This Agreement constitutes the entire agreement between the Parties. No representation or covenant made by either party shall be binding unless contained in this agreement or subsequent written amendments hereto agreed upon by both Parties.

Section 10. Notices. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, if emailed, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

Warson Development, LLC
Attn: David Schlafly
2 W. Meramec Ave., 3rd Floor
St. Louis, MO 63105

City of Highland
Attn: City Manager Chris Conrad
PO Box 218, 1115 Broadway
Highland, IL 62249

DEVELOPER:

Agent – Warson Development LLC

CITY OF HIGHLAND, ILLINOIS:

Christopher Conrad, City Manager

RESOLUTION NO. _____

**RESOLUTION MAKING SEPARATE STATEMENT OF FINDINGS OF FACT
IN CONNECTION WITH ORDINANCE GRANTING SPECIAL USE PERMIT
FOR A CHURCH WITHIN THE “I” ZONING DISTRICT
AT 820 MULBERRY STREET, HIGHLAND, ILLINOIS**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Section 90-81 of the *Code of Ordinances, City of Highland*, provides that the City Council “may grant a special use permit by ordinance,” but requires that “In a separate statement accompanying any such ordinance, the Council shall state findings of fact, and indicate reasons for approving . . . the request for a special use permit;” and

WHEREAS, Family Bible Church, Inc. (“Owner”) has filed a Petition for a Special Use Permit to allow for a Church within the “I” zoning district at Highland, IL 62249, PIN # 02-2-18-820 Mulberry Street, Highland, IL, in accord with the *Code of Ordinances, City of Highland*; and

WHEREAS, a copy of the Petition for a Special Use Permit is attached as **Exhibit A** and incorporated by reference as though fully set forth herein; and

WHEREAS, a copy of the Combined Planning and Zoning Board (“CPZB”) Staff Report is attached hereto as **Exhibit B** and incorporated by reference as though fully set forth herein; and

WHEREAS, **Exhibit A** and **Exhibit B** were all considered as part of the Petition for a Special Use Permit by CPZB; and

WHEREAS, CPZB recommended approval of this special use pursuant to **Exhibit A** and **Exhibit B**. *See* CPZB Determination of Special Use Permit attached hereto as **Exhibit C**.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:

Section 1. The City Council makes the following findings of fact concerning the *procedures* followed to present the Petition for a Special Use Permit (**Exhibit A, B**) for approval:

(a) The Administrator to whom the Petition for a Special Use Permit was submitted referred the matter to the CPZB.

(b) The CPZB met in regular session on March 6, 2024, at 7:00 p.m., at the City Senior Center, Highland, Illinois, to consider and act upon the Petition for a Special Use Permit.

(c) Public notice of the hearing to be held at the CPZB meeting was published pursuant to Illinois state law, and the Owner was notified of the hearing to be held at the meeting by mail, with postage thereon fully prepaid.

(d) At the hearing, the CPZB took and heard evidence and the CPZB prepared and submitted its advisory report to the City Council recommending approval of the Petition for a Special Use Permit.

(e) The City Council finds the steps recited above to be in compliance with the *Code of Ordinances, City of Highland*, to be facts, and further finds and determines that the matters and proceedings to date are in accordance with the *Code of Ordinances, City of Highland*.

Section 2. The City Council makes the following findings of fact concerning the *merits* of the Petition for a Special Use Permit (**Exhibit A, B and C**):

(a) The proposed Special Use will adequately protect the public health, safety, general welfare, economic welfare, and the physical environment of the surrounding area and the City.

(b) The proposed Special Use is consistent with the City's Comprehensive Plan.

(c) The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.

(d) There are no facilities near the proposed Special Use that require the need for special protection.

(e) The location – where the Special Use will be made pursuant to the Special Use Permit – is zoned “T”

(f) The granting of this Special Use Permit would be in the best interest of the City, and the Special Use Permit should be granted by ordinance.

Section 3. This Resolution shall constitute the separate statement of findings of fact, supporting the granting of the Special Use Permit, required by Section 90-81 of the *Code of Ordinances, City of Highland*, and shall be permanently attached to the ordinance adopted granting the Special Use Permit.

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the _____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

SPECIAL USE PERMIT APPLICATION

Certain uses, because of their special operational or physical characteristics, may or may not have a detrimental impact on nearby permitted uses, depending upon their precise location, manner of operation, and other factors. Such special uses require careful case-by-case review, and may be allowed only pursuant to the following requirements and procedures.

1. **Pre-Application Conference:** A pre-application conference shall be required prior to submission of any application for Special Use Permit pursuant to Section 90.057.
2. **Application & Fee:** A proposal for a zoning district amendment shall be filed with the Administrative Official on forms provided herein along with a \$250.00 review and processing fee as required pursuant to Section 90.067 of the City's Zoning Code. Additionally, any proposal to construct a non-residential structure greater than 2,500 square feet shall comply with the Site Plan Review Procedures contained in Article 13 herein. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
3. **Public Notice - City:** The Office of the Administrative Official shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The notice shall fix the time and place of the hearing and shall describe generally the change requested.
4. **Notice to Neighbors - City:** It shall be the City's responsibility to submit a notice of intent to surrounding property owners by regular mail **no less than 15 days prior to the scheduled meeting date**. The notice shall contain the time and place of the public hearing and a statement regarding the purpose of the hearing, including, but not limited to, the location of the subject property(s) being considered for rezoning, the existing and proposed zoning classifications and proposed uses for the site. (Notice must entail a minimum of 250 feet from the applicant's property lines).
5. **Public Hearing:** The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. The public hearings are held in City Hall located at 1115 Broadway, Highland, IL in the Council Chambers.
6. **Combined Planning and Zoning Board Recommendation:** The Administrator shall prepare an advisory report on every request for a special use permit and present said report to the Combined Planning and Zoning Board at the next regular Combined Planning and Zoning Board meeting. The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. In order to recommend approval or disapproval of a proposed special use permit, the Combined Planning and Zoning Board shall consider the following matters:
 - a. Whether the proposed amendment or special use is consistent with the City's comprehensive plan;
 - b. The effect the proposed amendment or special use would have on public utilities and on traffic circulation;

- c. Whether the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;
 - d. The effect the proposed special use would have on the value of neighboring property and on this City's overall tax base;
 - e. The effect the proposed special use would have on public utilities; and
 - f. Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.
7. Decision by Council: The City Council shall act on every request for a special use permit at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board's advisory report. Without further public hearing, the Council may grant a special use permit by an ordinance passed by simple majority vote of all members. In a separate statement accompanying any such ordinance, the Council shall state their findings of fact, and indicate their reasons for approving, with or without conditions, or denying the request for a special use permit.

EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative Official
City of Highland
2610 Plaza Drive
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 1-17-24
Filing Fee: \$ 250.00
Date Paid: 1-17-24
Date Advertised: 2/9/24
Date Notices Sent: 2/14/24
Public Hearing Date: 3/6/24
Zoning File #: SUP-0124-0027

APPLICANT INFORMATION:

Applicant: CHRIS ROBARDS Phone: 618-567-8621
Address: 1705 SPRUCE ST., HIGHLAND, IL Zip: 62249
Email Address: chris_robarde@hotmail.com
Owner: FAMILY BIBLE CHURCH, INC. Phone: 618-654-9000
Address: 820 MULBERRY ST., HIGHLAND, IL Zip: 62249
Email Address: info@familybc.org

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 9TH STREET, HIGHLAND, IL; 01-2-24-05-06-101-006
Property is Located In (Legal Description): ORIGINAL TOWN LOT 7 50X140

Present Zoning Classification: COMMERCIAL Acreage: 0.300

Present Use of Property: STORAGE

Proposed Land Use: CHURCH

Description of proposed use and reasons for seeking a special use permit:
WE PURCHASED THE BUILDING FORMERLY USED AS THE CITY POLICE STATION WITH INTENT TO RENOVATE FOR CHURCH USE.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Industrial</u>	<u>I</u>
South	<u>CENTRAL BUSINESS DISTRICT</u>	<u>C-2</u>
East	<u>CENTRAL BUSINESS DISTRICT</u>	<u>C-2</u>
West	<u>Industrial</u>	<u>I</u>

Should this special use be valid only for a specific time period? Yes _____ No X

If Yes, what length of time? N/A

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	X	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	X	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	X	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	X	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.

Chris Rallo
Applicant's Signature

1/10/24
Date

H230756

THE ABOVE SPACE FOR RECORDER'S USE ONLY

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That the

Grantor:

Freedom Properties Midwest, LLC, an Illinois Limited Liability Company

a limited liability company duly organized and existing under and by virtue of the laws of the State of **Illinois**, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Member(s)/Manager(s) of said limited liability company, CONVEYS and WARRANTS to

Grantee:

Family Bible Church, Inc

whose address is: , **Highland, IL 62249**

the following described real estate commonly known as **9th St., Highland See Exhibit A for Legal Description**

situated in the County of **Madison** in the State of Illinois.

Exhibit A

Lots No. 7 & 8 in Block No. 9 in Original Town of Highland, a subdivision according to the plat thereof recorded in Plat Book 4 Page 40 and recopied in Plat Book 15 Page 20, in Madison County, Illinois.

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil gas and other minerals, if any.

Situated in Madison County, Illinois

PPN: 01-2-24-05-06-101-006 (Lot 7)
01-2-24-05-06-101-007 (Lot 8)



THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY
AFFIDAVIT TO COMPLY WITH PLAT ACT AND TRACT
SURVEY REQUIREMENTS

Affiant is (agent for) (an officer of) (one of) the grantor(s) in a (deed) (lease) (contract) transferring interest in the real estate described in the accompanying document. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

- (X) A. NOT A DIVISION OF LAND (parcel lines unchanged)
() B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT:
() C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)

- 1. A DIVISION OR SUBDIVISION OF LAND INTO TRACTS OF 5 ACRES OR MORE NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS WITH A MINIMUM OF FIVE (5) ACRES RESIDUE OR GRANDFATHERED UNDER PRIOR APPROVED PLAT BY LAND USE COMMITTEE;
2. A DIVISION OR LOTS OR BLOCKS OF LESS THAN 1 ACRE IN A RECORDED SUBDIVISION NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;
3. A SALE OR EXCHANGE OF LAND BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND;
4. A CONVEYANCE OF LAND FOR USE AS A RIGHT OF WAY FOR PUBLIC UTILITIES AND OTHER PIPELINES NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;
5. A CONVEYANCE OF LAND OWNED BY A PUBLIC UTILITY NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;
6. A CONVEYANCE OF LAND FOR HIGHWAY OR OTHER PUBLIC PURPOSE OR RELATING TO A DEDICATION OF LAND FOR OR VACATION OF LAND SUBJECT TO A PUBLIC USE;
7. A CONVEYANCE TO CORRECT DESCRIPTION IN PRIOR CONVEYANCE;
8. THE SALE OR EXCHANGE OF PARCELS OF LAND FOLLOWING THE DIVISION INTO NO MORE THAN 2 PARTS OF A PARCEL EXISTING ON 7/17/59 AND INVOLVING NO NEW STREETS OR EASEMENTS OF ACCESS;
9. THE SALE OF A SINGLE LOT/TRACT LESS THAN 5 ACRES FROM A LARGER TRACT. (EXCEPTION ONLY APPLIES TO THE 1ST LOT CONVEYED UNDER 5 ACRES FROM A LARGER TRACT AS IT EXISTED ON 10/1/73). (THE SINGLE TRACT OF LESS THAN 5 ACRES MUST HAVE BEEN SURVEYED BY AN ILLINOIS REGISTERED LAND SURVEYOR WHOSE SURVEY MUST HAVE BEEN RECORDED OR ACCOMPANY THE DEED.)

IF "A" IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF "B OR C" IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under penalties of perjury I swear that the statements contained here are true and correct.

Freedom Properties Midwest, LLC,
an Illinois Limited Liability Company

[Handwritten Signature]

X

By:

Date:

12/26/23

H230756

Subscribed and sworn to before me:

December 26, 2023

[Handwritten Signature: Lora Tebbe]
Notary Public



All divisions of less than 2 acres within the County jurisdiction must be reviewed by the Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date Submitted to Municipality (s) _____ Please Check One () Municipality Jurisdiction () County Jurisdiction

Municipality(s) With Jurisdiction _____

Municipal Planning Officials Signature _____

Print Name _____

Date _____

Municipal Planning Officials Signature _____

Print Name _____

Date _____



Ed Kleber
Equity Realty Group, LLC
ed@equity55.com



Listings as of 11/21/2023 at 11:24 AM

Client Detail Report

Property Type: Commercial & Indr.

9th. St., Highland 62249

L Price: \$174,500

MLS #: 23052138

Status: Incoming

County: Madison-IL

Area:

Muni/Twp:

SubD: Not in Subdivision



General Property Information

C Type:	Commercial Land, Office Land, Special Purpose/Use	Dual Age:	Yes	CDOM:	
Zoning:	Commercial	Sqft:	4777 (County Records)		
		Lot Acres:	0.300	Lot Dim	100 x 140
Taxes Pd:	\$1	Lot SF:	13,068 (County Records)		
Tax Yr:	2022	Lic Sell:	Seller's Agent		
Type:	Commercial & Indr.	Cross St:			
Lic Sell:	Seller's Agent				
Poss:	At Closing				
Offering:	Sale				

Details

# Bldgs:	1	# Stories:	1	# Docs:		1st Fl SF:	
Sqft Bldg:	4777	Sqft Off:		Sqft Rtl:		2nd Fl SF:	
PLDA Prk:		PLDR L Dk:		PLDR # Drs:		PLDR Rail:	
Cing Hght:		Prk Spc:	13	Apx Rd Fr:	140		
# Drive Dr:	5	Bldg #/L:		Unit #/L:			
Int Walls:	Concrete/Block, Drywall			Utilities:	Cable, Electric, Gas, Water, Sewer		
Paved Dm:				Electric:	3 Phase, Other		
Conditions:	Unknown			Bldg Fuel:	Gas		
Roof:	Other Roof Type			Land Info:	Included		
Water:	Public			Water Mn:			
Sewer:	Public			Sewer Mn:			
Exterior:	Brick						
Cooling:	Central-Electric						
Bldg Heat:	Forced Air						
Sale Inc:	Building & Land						
Bldg Type:	1 Story						
Docs Avl:	Title Report						
Cur Use:	Other						
Pot Use:	Automotive, Church, Manufacturing, Office/General, Service						
Spec Dsc:	Other						
Construct:	Other						

Presented By: Ed Kleber Phone: 618-304-7073

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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Ed Kleber
 Equity Realty Group, LLC
 ed@equity55.com



Listings as of 11/21/2023 at 11:24 AM

Client Detail Report

Property Type: Commercial & Indr.

9th. St., Highland 62249

MLS #: 23052138

Location: City

Rd Access: City Street

Prk Desc: Concrete

Misc: 2+ Lavatories, Overhead Doors

Disclosure: Flood Plain No, Sellers Discl Not Av

Remarks

Mrk Rmks: Unlimited possibilities with this 4777 sq. ft. all brick building priced at a fraction of replacement costs!
 Building includes 2000 sq. ft. of basement area, 1372 sq. ft. garage area with 5 doors, M/W restrooms, Kitchen area, 3 HVAC units and numerous other rooms. There's 13 concrete parking spaces located on the property.
 Property was the former Highland Police Department.

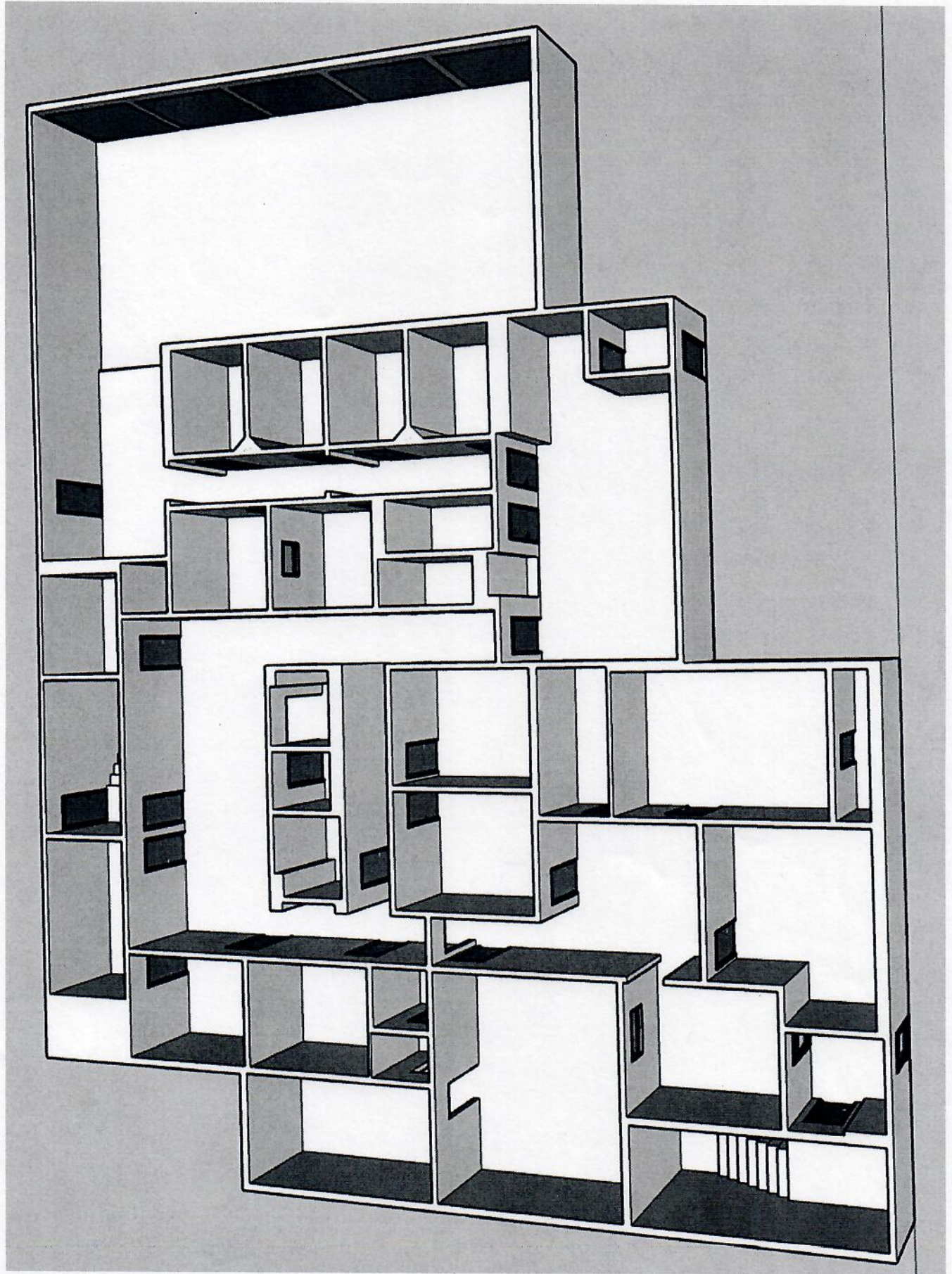
Directions: Broadway to Mulberry. North on Mulberry

Presented By: Ed Kleber Phone: 618-304-7073

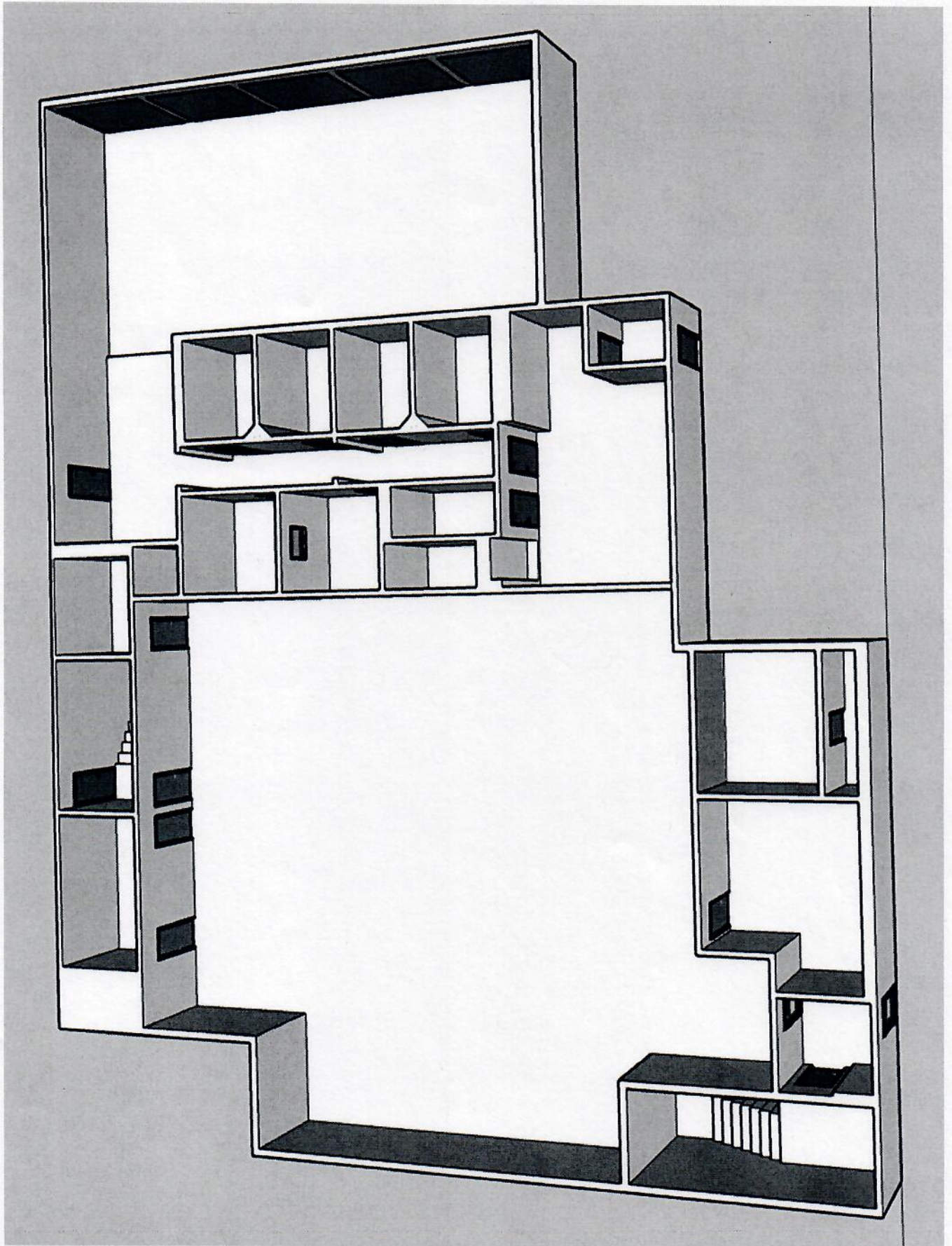
Featured properties may not be listed by the office/agent presenting the brochure.
 All information herein has not been verified and is not guaranteed.



EXISTING FIRST FLOOR PLAN:



PROPOSED NEW FIRST FLOOR PLAN:



Family Bible Church – Narrative Statement

820 Mulberry St., Highland, IL

We intend to use the property as our regular base of operations as a local non-profit organization. These regular operations are for office space, community event space and other uses as may be appropriate. Additionally, we intend to use the space for our weekly worship gatherings each Sunday, with an attendance of approximately 50 people.

We are applying for a special use permit as it is our understanding that it is required for Assembly - Church under the municipal code. Additionally, upon approval we plan to do some interior renovations as well as roof repairs, which may create some brief construction traffic.

MEMORANDUM

Meeting Date: February 27, 2024

From: Emily Calderon, AICP, Moran Economic Development

Location: PIN# 01-2-24-05-06-101-006 and -007

Zoning Request: Special Use Permit

Description: SUP to allow for a place of public assembly (church) at 820 Mulberry Street,

Proposal Summary

The applicant and property owner of the subject property is Family Bible Church, Inc. (1705 Spruce St., Highland). The applicant is requesting a **Special Use Permit to allow a place of public assembly (church)** on the property located at 820 Mulberry Street in Highland. The subject property was formerly used as the Highland Police Station and is currently zoned I, Industrial District.

Comprehensive Plan Consideration

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principles, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The subject property is denoted as Industrial on the Comprehensive Plan's Future Land Use Map. The applicant's request is consistent with the Future Land Use Map and the goals and policies established within the Comprehensive Plan.

Surrounding Uses

Direction	Land Use	Zoning
North	Single Family Dwellings	I - Industrial
South	Single Family Dwellings	C-2 - Commercial
East	Single Family Dwellings	C-2 - Commercial
West	Highland Municipal Power Plant	I - Industrial

MEMORANDUM

Standards of Review for Special Use Permits

Below are the four (6) consideration items listed in Section 90-79 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a SUP request.

1. Whether the proposed amendment or special use is consistent with the city's comprehensive plan.
The proposed SUP is consistent with the Comprehensive Plan.
2. The effect the proposed amendment or special use would have on public utilities and on traffic circulation.
The proposed use would not negatively impact on traffic circulation or public utilities. Thirteen parking spaces are provided on-site with additional street parking throughout the neighborhood.
3. Whether the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment.
The proposed use will adequately protect the public health, safety, and welfare, and the physical environment.
4. The effect the proposed special use would have on the value of neighboring property and on this city's overall tax base.
The proposed Special Use will not negatively impact the neighborhood or the City.
5. The effect the proposed special use would have on public utilities.
The proposed special use will not have an impact on public utilities.
6. Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.
There are no special facilities near the proposed special use which require special protection.

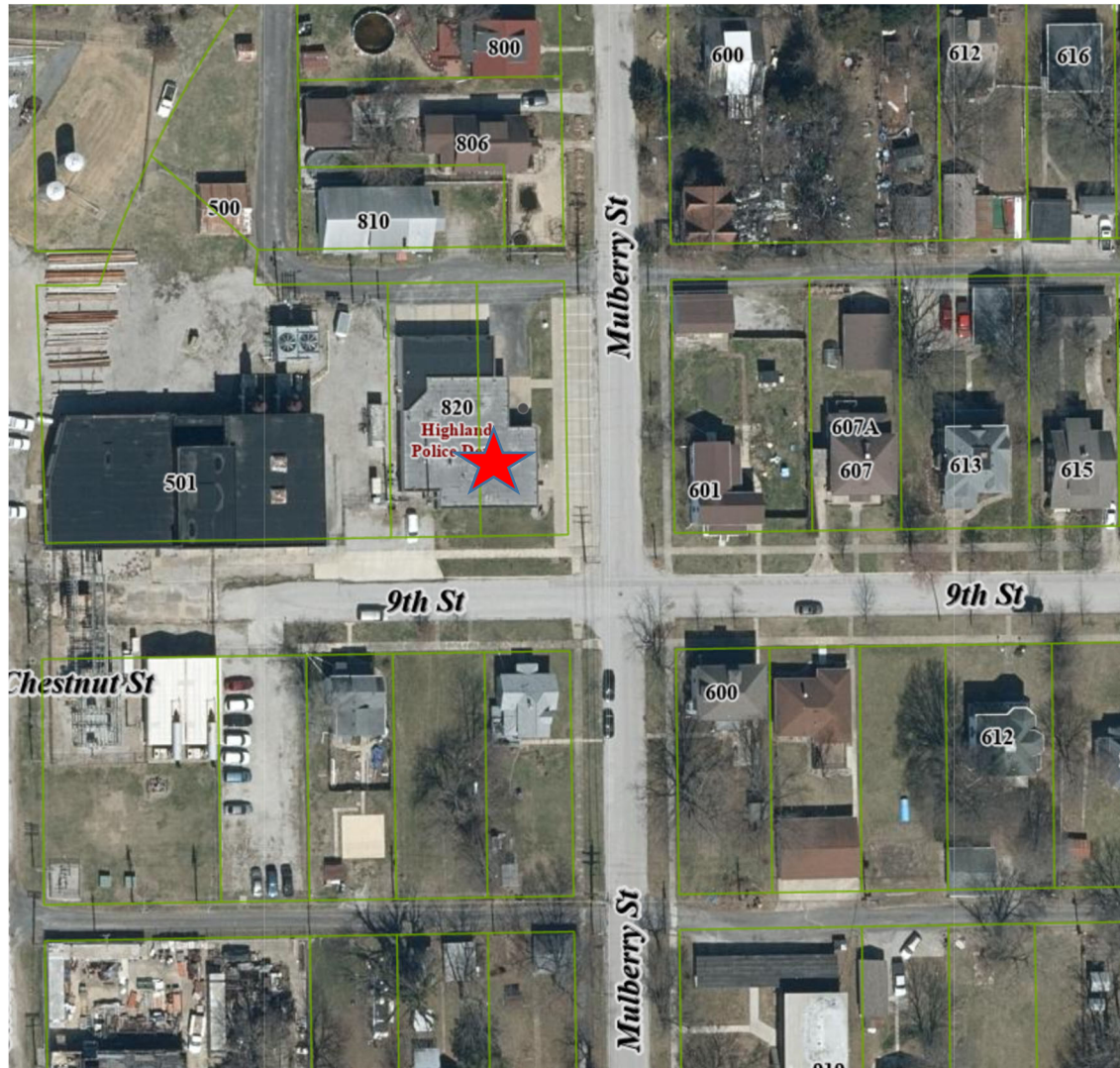
Staff Discussion & Recommendation

The applicant states that they will have a congregation of approximately 50 individuals for Sunday service. The City's parking code requires one parking space for every 3 seats. While an interior seating plan has not been provided, seating to accommodate 50 would require 17 parking spaces. 13 parking spaces are provided on site (along Mulberry) with additional parking available on 9th Street and north of the building. Parking is also permitted on streets within the neighborhood, so additional vehicles could utilize street parking as needed.

Approval of the Special Use Permit is recommended.

MEMORANDUM

Aerial Photograph





City of Highland
Building and Zoning

Exhibit "C"
COMBINED PLANNING & ZONING BOARD
Advisory Report for Special Use Permit

Date Submitted: 1/17/2024
Filing Fees: \$250.00
Date Paid: 1/17/2024
Date Advertised: 2/9/2024
Date of Sent Notice: 2/14/2024
Date of Public Hearing: 3/6/2024


On March 6, 2024, the City of Highland Combined Planning and Zoning Board at its regular meeting approved, **approved with condition(s)**, **denied** a Special Use Permit for the following:

Chris Robards (Family Bible Church, Inc.) of 1705 Spruce St., Highland, IL is requesting a Special Use Permit in accordance with Section 90-201 of the City of Highland Municipal code to allow for a church in the "I" Industrial District at 820 Mulberry St. (PIN # 01-2-24-05-06-101-007) and (PIN # 01-2-24-05-06-101-006).

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the March 18, 2024, meeting of the City Council.

In recommending Approval (action) of this Special Use Permit, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use did / **did not** provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): NONE



Anthony Walker
Chairperson of the Combined Planning and Zoning Board

3/6/24

Date:

ORDINANCE NO. _____

**ORDINANCE GRANTING A SPECIAL USE PERMIT
TO FAMILY BIBLE CHURCH, INC. TO ALLOW A CHURCH
WITHIN THE “P” ZONING DISTRICT
AT 820 MULBERRY STREET, HIGHLAND, ILLINOIS**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the City Council has made the findings of fact, and the statement of its reasons for granting the Petition for Special Use Permit in question, in a separate resolution numbered as Resolution No. _____;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, AS FOLLOWS:

Section 1. Family Bible Church, Inc. (“Owner”) is hereby granted a Special Use Permit in the “P” zoning district, as defined in Chapter 90 of the *Code of Ordinances, City of Highland*, for a Church at 820 Mulberry Street, Highland, IL 62249.

Section 2. The Special Use Permit is granted.

Section 3. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect upon adoption.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

ORDINANCE NO. _____

**ORDINANCE APPROVING REAL ESTATE REZONING FOR 904 BEECH STREET,
HIGHLAND, ILLINOIS, FROM “R-1-D” RESIDENTIAL TO “I” INDUSTRIAL**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Charles Keltner, owner of Diversified Services (hereinafter “Owner”), is proposing purchasing 904 Beech Street, Highland, IL (hereinafter “Land”) from the current owner Mary Jacober; and

WHEREAS, Prior to purchasing the Land, Owner is requesting to rezone the Land to “I” Industrial; and

WHEREAS, Owner, pursuant to §90-83 of the *Code of Ordinances, City of Highland*, has submitted an application requesting a real estate zoning map amendment to the City of Highland Official Zoning Map, concerning the Land (*See Zoning Map Amendment Rezoning Application attached hereto as Exhibit A*; and *see Combined Planning and Zoning Board Staff Report attached hereto as Exhibit B*); and

WHEREAS, Owner’s application requests that the Land be rezoned from “R-1-D” Residential to “I” Industrial, and that the City of Highland Official Zoning Map be amended to indicate that change in zoning classification; and

WHEREAS, the Combined Planning and Zoning Board (“CPZB”) of City held a properly noticed public hearing on March 6, 2024, and has submitted its advisory report, attached hereto as **Exhibit C**; and

WHEREAS, the CPZB’s advisory report advises the City Council to deny Owner’s rezoning request for the Land (*see Exhibit C*); and

WHEREAS, City has determined it should approve the Land being rezoned as stated herein; and

WHEREAS, the City Manager and/or Mayor is authorized and directed to execute any documents required to rezone the Land as stated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Pursuant to §90-82 of the Zoning Code of the *Code of Ordinances, City of Highland*, the Land shall be rezoned from “R-1-D” to “I”.

Section 3. The City of Highland Official Zoning Map is hereby amended to indicate that change in zoning classification – from “R-1-D” to “I” – with respect to the Land in question.

Section 4. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

ZONING MAP AMENDMENT (REZONING) APPLICATION

A proposal for a change in district classification (rezoning) may be initiated by either the City Council, the Combined Planning and Zoning Board or by application of the owner of property affected.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for rezoning pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning map amendment shall be filed with the Administrative Official on forms provided herein along with a \$250.00 review and processing fee as required pursuant to Section 90.067 of the City's Zoning Code. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
3. Public Notice - City: The Office of the Administrative Official shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The Office of the Administrative Official shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. The notice shall fix the time and place of the hearing and shall describe generally the change requested.
4. Notice to Neighbors - City: It shall be the City's responsibility to submit a notice of intent to surrounding property owners by regular mail **no less than 15 days prior to the scheduled meeting date**. The notice shall contain the time and place of the public hearing and a statement regarding the purpose of the hearing, including, but not limited to, the location of the subject property(s) being considered for rezoning, the existing and proposed zoning classifications and proposed uses for the site. (Notice must entail a minimum of 250 feet from the applicant's property lines).
5. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. The public hearings are held in City Hall located at 1115 Broadway, Highland, IL in the Council Chambers.
6. Combined Planning and Zoning Board Recommendation: The public hearing may be adjourned from time to time and upon its conclusion, within a reasonable time after the public hearing on a zoning amendment the Combined Planning and Zoning Board shall submit their advisory report to the Council. This recommendation shall be submitted along with an accurate record of the public hearing. The report shall state the Combined Planning and Zoning Board recommendations regarding adoption of the proposed amendment, and their reasons for said action. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Combined Planning and Zoning Board shall include in their advisory report findings of fact concerning each of the following matters:
 - a. Existing use and zoning of the property in question;
 - b. Existing use and zoning of other lots in the vicinity of the property in question;
 - c. Suitability of the property in question for uses already permitted under existing

requirements;

- d. Suitability of the property in question for the proposed uses;
 - e. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned;
 - f. The effect the proposed rezoning would have on implementation of this City's comprehensive plan;
 - g. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets;
 - h. Whether the proposed amendment is consistent with the City's Comprehensive Plan and this Chapter;
 - i. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City;
 - j. Adequacy of public utilities, traffic circulation and other needed public services;
 - k. Compatibility of the proposed amendment to the existing character of the neighborhood;
 - l. The extent to which the zoning amendment may detrimentally affect nearby property; and
 - m. Suitability of the uses to which the property has been restricted under its existing zoning.
7. Decision by Council: The Council shall act on every proposed zoning amendment at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board' advisory report. Without further public hearing, the Council may pass any proposed amendment or may refer it back to the Combined Planning and Zoning Board for further consideration, by simple majority vote of all the members then holding office.
8. Appeal: The favorable vote of at least two-thirds of all the members of the Council is required to pass an amendment to this chapter when the proposed amendment is opposed, in writing, by the owners of 20 percent of the frontage proposed to be altered, or by the owners of 20 percent of the frontage immediately adjoining or across an alley there from, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered. (See 65 ILCS 5 /11-13-14.)

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 1-12-24
Filing Fees: 250.00
Date Paid: 1-12-24
Date Advertised: 2/9/24
Date Notices Sent: 2/14/24
Public Hearing Date: 3/6/24
Zoning File #: REZON-0124-0015

APPLICANT INFORMATION:

Applicant: Charles K Kellner Phone: 618-729-7798
Address: 13361 St Rose Rd Highland Zip: 62249
Email Address: DSFL2005@gmail.com
Owner: Mary Jacober Phone: 618-334-6950
Address: 14335 James town Rd Zip: 62234
Email Address: BOHNENSJ@gmail.com

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: Beech ID# 01-2-24-05-05-10-2-014

Property is Located In (Legal Description):

Present Zoning Res Requested Zoning: INDUSTRIAL Acreage: LOT 135'x130

Present Use of Property: empty LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>INDUSTRIAL</u>	<u>I</u>
South	<u>Single Family Res</u>	<u>R-1-D</u>
East	<u>Single Family Res</u>	<u>R-1-D</u>
West	<u>Single Family Res</u>	<u>R-1-D</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes _____ No If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes _____ No If yes, explain: _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

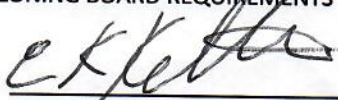
1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes _____ No
2. Is the proposed change consistent with the Future Land Use Map? Yes _____ No

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property proposed to be rezoned. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. If the proposed zoning is a Planned Use or requires a special use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.
5. Application fee.
6. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS



Applicant's Signature

01-11-2024
Date

City of Highland
12990 Troxler Avenue
Highland, IL 62249

February 5, 2024

RE: Zoning Map Amendment (Rezoning) Application- Beech Street Parcel ID# 01-2-24-05-05-102-014
(the "Property")

To Whom It May Concern,

The undersigned, Mary Jacober, is the owner of the property. Charles K. Keltner has or will be filing an application for a Zoning Map Amendment (Rezoning) for the Property with the City of Highland. Please accept this correspondence as confirmation that I have authorized Mr. Keltner to submit said application on my behalf.

Sincerely,

A handwritten signature in cursive script that reads "Mary C. Jacober". The signature is written in black ink and is positioned above the printed name.

Mary Jacober

Madison County Government
Emergency Telephone System

Dana Burris ■ *Coordinator*
101E. Edwardsville Rd. • Wood River, IL 62095
Phone (618) 296-5913 • Fax (618) 692-7480
Email ■ dlburris@madisoncountyil.gov

Kurt Prenzler, CPA
County Board Chairman

Joe Petrokovich ■ *Chairman*
Scott Prange ■ *Vice-Chairman*
Bob Coles
Ellar Duff
Brendan McKee
Tom McRae
Ralph Well

February 07, 2024

City of Highland
12990 Troxler Rd
Highland, IL 62249

Dear City of Highland:

Please be advised, the address you or your builder has applied for is:

904 Beach ST Highland IL 62249

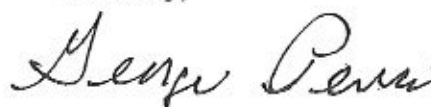
Subdivision:

Parcel #: 01-2-24-05-05-102-014

Please be sure to contact all of the utility companies, your creditors, etc., as to the address assigned to your property.

If I can be of further assistance, please give me a call.

Sincerely,



George Perica
Addressing Coordinator



This Document Prepared By:

BRENT RICKHOFF
Attorney at Law
805 West Highway 50
O'Fallon, Illinois 62269
618-632-8558

2018R29438
STATE OF ILLINOIS
MADISON COUNTY
09/19/2018 10:13 AM
AMY M. MEYER, RECORDER
REC FEE: 35.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE: 9.00
OF PAGES: 4

**After Recording, Return and
Mail Tax Statements To:**

Mary C. Jacober, as Trustee
901 Cedar
Highland, IL 62249

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

44.00 cash

The Grantor,

MARY C. JACOBER, a widow,

Whose mailing address is 901 Cedar, Highland, IL 62249;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

MARY C. JACOBER, as Trustee of THE MARY C. JACOBER LIVING TRUST, U/A dated
September 12, 2018, the GRANTEE,

Whose mailing address is 901 Cedar, Highland, IL 62249;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Madison, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 01-2-24-05-05-102-014

Site Address: BEECH ST, Highland, IL 62249, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 12 day of September, 2018.

Mary C Jacober
MARY C. JACOBER


The foregoing transfer of title/conveyance is hereby accepted by MARY C. JACOBER, of 901 Cedar, Highland, IL 62249, as Trustee under the provisions of THE MARY C. JACOBER LIVING TRUST.

Mary C Jacober
MARY C. JACOBER,
Trustee, as aforesaid

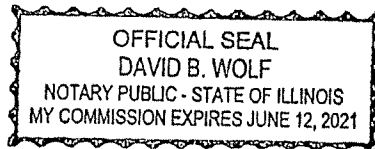
AB

STATE OF ILLINOIS)
) ss.
COUNTY OF ST. CLAIR)

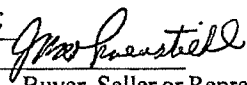
The foregoing instrument was acknowledged before me on this SEPT., 2018, by MARY C. JACOBBER.


NOTARY PUBLIC

My commission expires: 6/12/21



"Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act"

9/9/2018 
Date Buyer, Seller or Representative

4210 1624 ;

PARCEL 1:

Lots Number Twelve (12) and Thirteen (13) in Block Number Eight (8) in L. c. b. gers, a subdivision of the West part of the West Half of the Northwest Quarter of Section 5 and the East Half of the Northeast Quarter of Section 6, lying between the right of way of the Vandalia Railroad and the center of the State Road, in Town 3 North, Range 5 West of the Third Principal Meridian, as the same appears from Plat of said Subdivision recorded in Plat Book 11 Pages 16 and 17 of the Recorder's Office of Madison County, Illinois.

Situate in the County of Madison and State of Illinois.

PARCEL 2:

Lot Fourteen (14) in Block Eight (8) of Gerhard Suppiger's, et al, Subdivision, known as L.c.b.gers, a suburb of Highland, in Madison County, Illinois, according to the Plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 11 Pages 16 and 17

PPN: 01-2-24-05-05-102-014



13361 St. Rose Road
Highland, IL 62249

March 6, 2024

To those this may concern:

Fertl-Lawn Inc. DBA Diversified Services respectfully request the rezoning of the property located at the corner of Beech and Madison streets in Highland IL from R-I-C to industrial.

This property would be used to construct a new facility to house the offices and store equipment and inventories of FLI. FLI is a company that provides lawn sprinkler installation and landscaping services to the surrounding communities in a 50 mile radius. This proposed change in property zoning will benefit the great city of Highland by returning business to the city, providing a new source of property tax revenue as well as sales tax revenues.

By rezoning this property, the character of surrounding properties should be directly affected in a positive manor and should have no impact on current traffic conditions.

Thank you for your attention and consideration on this matter.

Sincerely

A handwritten signature in black ink, appearing to read "C.K. Keltner", written in a cursive style.

C.K. Keltner
President

MEMORANDUM

Meeting Date: February 27, 2024

From: Emily Calderon, AICP, Moran Economic Development

Location: PIN# 01-2-24-05-05-102-014

Zoning Request: Zoning Amendment (Rezoning)

Description: Rezone 904 Beech Street from R-1-D Single Family Residence to I Industrial District

Proposal Summary

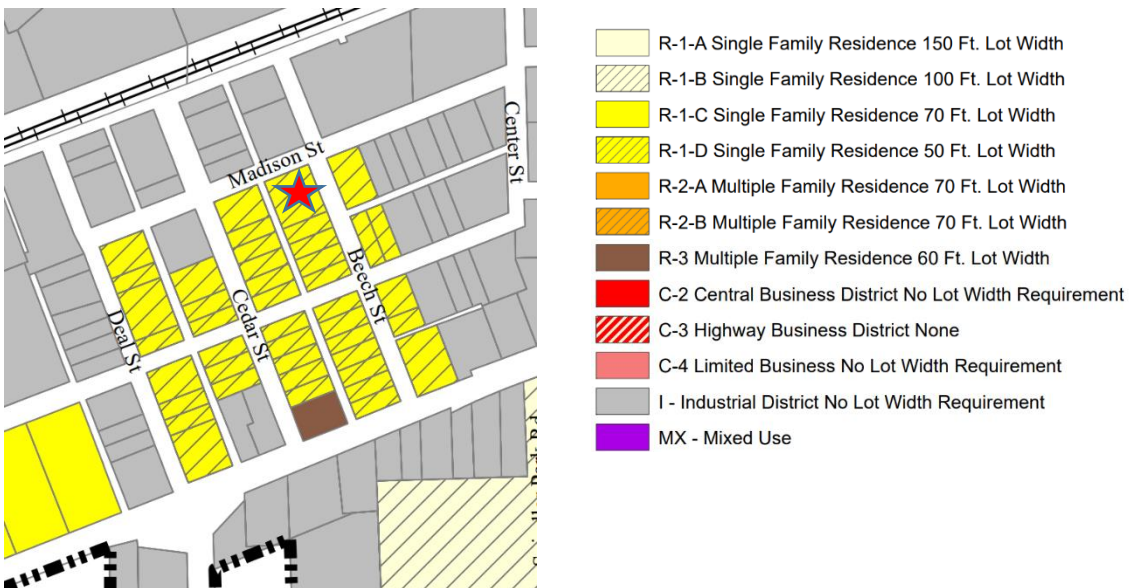
The applicant is Charles Keltner (13361 St. Rose Road, Highland) and the property owner is Mary Jacober (14335 Jamestown Road, Breese). The applicant and property owner are requesting that the subject property be rezoned from R-1-D (Single Family Residence) to I (Industrial District). The applicant intends to use the property to construct a storage building for his lawncare business.

Comprehensive Plan Consideration

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principles, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The subject property is denoted as Residential on the Comprehensive Plan's Future Land Use Map. The applicant's request to rezone the property is consistent with the Future Land Use Map and the goals and policies established within the Comprehensive Plan.

Zoning Map



MEMORANDUM

Future Land Use Map



Future Land Use	
	Non-Urban/Ag
	Residential
	Med. Density Res.
	Multi-Family
	Institutional/Public
	Downtown
	Mixed Use
	Commercial
	Industrial

Standards of Review for Zoning Amendments

Below are the nine (9) consideration items listed in Section 90-85 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a Zoning Amendment (rezoning) request.

1. Existing use and zoning of the property in question.
The subject property is currently a vacant lot that is zoned R-1-D (Single Family District).

2. Existing use and zoning of other lots in the vicinity of the property in question.
The land use and zoning of properties surrounding the subject property are identified below.

Direction	Land Use	Zoning
North	Sheet Metal & Roofing Business	Industrial
South	Single Family Dwelling	R-1-D
East	Single Family Dwelling	R-1-D
West	Single Family Dwelling	R-1-D

3. The extent to which the zoning amendment may detrimentally affect nearby property.
The proposed Industrial zoning district would allow for any of the permitted uses to occur on the property. Section 90-201 identifies permitted uses in the I District as:

- Agricultural / Farming operations
- Automotive Service
- Bakery
- Body Art Establishment
- Co-Branding Facility
- Construction Sales & Service
- Convenience Store
- Dry Cleaning Plant
- Furniture, Appliance or Equipment Sales / Lease
- Garden Center, Greenhouse, or Plant Nursery
- Government / Public Buildings

MEMORANDUM

Hospital
Lumber or Building Materials Sales
Manufacturing
Manufactured Home Sales
Medical or Dental Offices
Office, General
Parking Lot (public or private)
Pet Care and Pet related sales / service
Pole Barn
Print Shop
Printing & Publishing
Professional Services
Recreation Vehicle Sales, Lease or Rental
Repair Service
Truck & Equipment Sales, Lease & Rentals
Used Car Lot
Utilities (public)
Warehouse, Mini (self-storage)

While some of these permitted uses may be acceptable in a neighborhood, some may be less desirable. Likewise, while the applicant's proposed use may be acceptable, permitted uses that may occur years later must be considered.

4. Suitability of the property in question for uses already permitted under existing requirements.
The subject property is suitable for a single-family dwelling, which is permitted in the district in which it is currently zoned.
5. Suitability of the property in question for the proposed uses.
The property is suitable for some uses permitted in the Industrial District, but it is not suitable for all uses permitted in the District.
6. The type, density, and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
While the character of the proposed use may be acceptable within the neighborhood, the CPZB must consider potential future permitted uses, which may be less desirable.
7. The effect the proposed rezoning would have on the implementation of the City's comprehensive plan.
The Future Land Use Map identifies the property as Residential, so the proposed zoning amendment is not consistent with the Comprehensive Plan.
8. The effect the proposed use would have on public utilities, other needed public services, and traffic circulation on nearby streets.
The proposed rezoning will not have a negative impact on public utilities, public services, or traffic circulation on nearby streets, since there are other industrially zoned properties directly north of the subject property.

MEMORANDUM

- Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City.

While the proposed amendment may not be contradictory to the health, safety, quality of life, comfort, and general welfare of the City, it may not necessarily promote these factors, either.

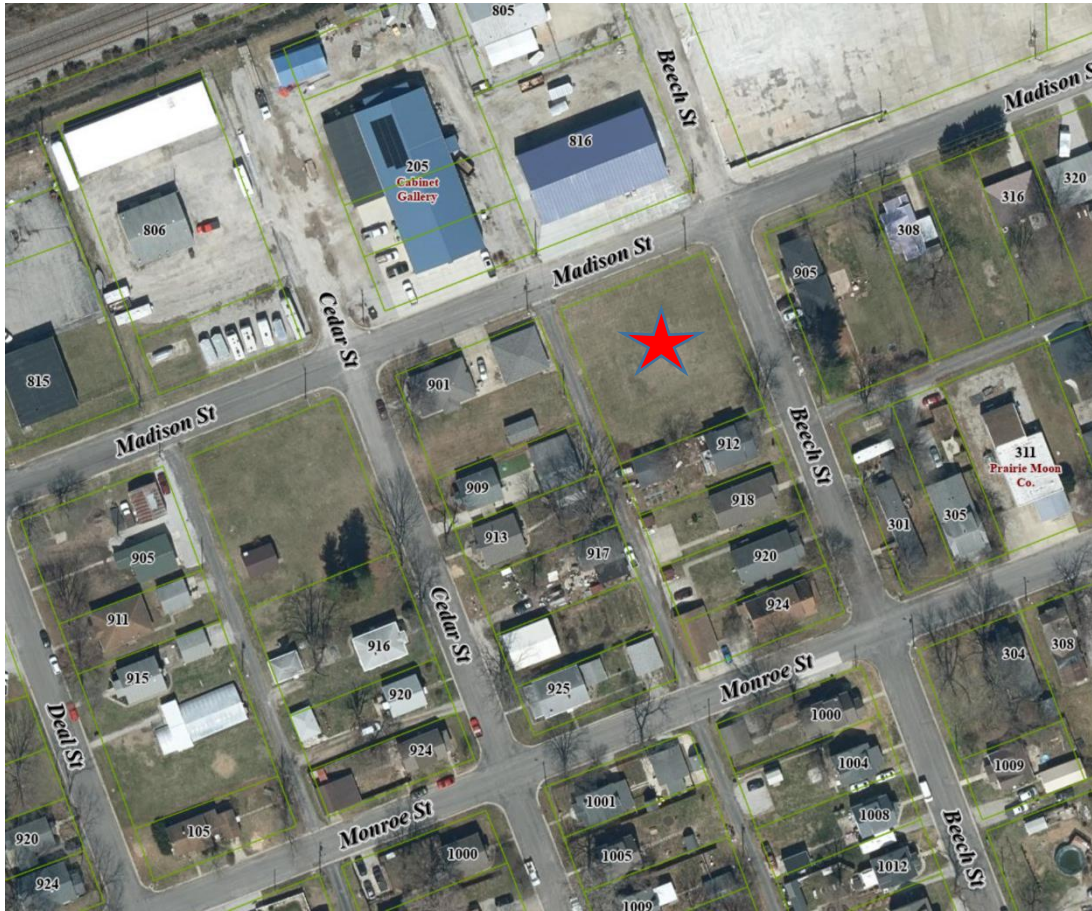
Staff Discussion

The applicant wishes to rezone the property so that he can build a new building for his business, Diversified Service, a lawn care business. The proposed new building will house lawn care equipment, including materials for sprinkler installation and landscaping.

While the proposed use may be acceptable, with minimal impact on the residential properties within the neighborhood, the CPZB must consider future users and the long-term impact of rezoning the property to Industrial, which would allow any of the permitted uses in the I District by-right.

Because the Comprehensive Plan's Future Land Use Map identifies the property as residential, denial of the Zoning Amendment is recommended.

Aerial Photograph





City of Highland
Building and Zoning

Exhibit "C"

COMBINED PLANNING & ZONING BOARD

Advisory Report for Rezoning Request and Reasons Therefore

Date Submitted: 1/12/2024
Filing Fees: \$250.00
Date Paid: 1/12/2024
Date Advertised: 2/9/2024
Date of Sent Notice: 2/14/2024
Public Hearing Date: 3/6/2024

On March 6, 2024, the City of Highland Combined Planning and Zoning Board, at its regular meeting, voted to recommend to the City Council **approval / denial** of a request for rezoning for the following:

Charles Keltner of 13361 St Rose Rd, Highland IL is requesting to rezone 904 Beech St. (PIN # 01-2-24-05-05-102-014) from R-1-D Single Family Residence to I Industrial District.

In recommending **DENIAL** (action) of this request for rezoning, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation (Sec. 90-88. – Zoning amendments—Combined planning and zoning board factors for consideration.) and all other conditions listed for the proposed use in other sections of these regulations. With regard to those regulations in Sec. 90-88, the Combined Planning and Zoning Board offers the following findings of fact:

- Existing use and zoning of the property in question.
The subject property is currently a vacant lot that is zoned R-1-D (Single Family District).
- Existing use and zoning of other lots in the vicinity of the property in question.
The land use and zoning of properties surrounding the subject property are identified below.

Direction	Land Use	Zoning
North	Sheet Metal & Roofing Business	Industrial
South	Single Family Dwelling	R-1-D
East	Single Family Dwelling	R-1-D
West	Single Family Dwelling	R-1-D

3. The extent to which the zoning amendment may detrimentally affect nearby property.
The proposed Industrial zoning district would allow for any of the permitted uses to occur on the property. Section 90-201 identifies permitted uses in the "I" Industrial District as:

Agricultural / Farming operations	Manufacturing
Automotive Service	Manufactured Home Sales Medical or
Bakery	Dental Offices Office, General
Body Art Establishment	Parking Lot (public or private)
Co-Branding Facility	Pet Care and Pet related sales / service
Construction Sales & Service	Pole Barn
Convenience Store	Print Shop
Dry Cleaning Plant	Printing & Publishing Professional
Furniture, Appliance or Equipment Sales / Lease	Services
Garden Center, Greenhouse, or Plant Nursery	Recreation Vehicle Sales, Lease or Rental
Government / Public Buildings	Repair Service
Hospital	Truck & Equipment Sales, Lease &
Lumber or Building Materials Sales	Rentals Used Car Lot
	Utilities (public)
	Warehouse, Mini (self-storage)

While some of these permitted uses may be acceptable in a neighborhood, some may be less desirable. Likewise, while the applicant's proposed use may be acceptable, permitted uses that may occur years later must be considered.

4. Suitability of the property in question for uses already permitted under existing requirements.
The subject property is suitable for a single-family dwelling, which is permitted in the district in which it is currently zoned.
5. Suitability of the property in question for the proposed uses.
The property is suitable for some uses permitted in the Industrial District, but it is not suitable for all uses permitted in the District.
6. The type, density, and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
While the character of the proposed use may be acceptable within the neighborhood, the CPZB must consider potential future permitted uses, which may be less desirable.
7. The effect the proposed rezoning would have on implementation of the City's comprehensive plan.
The Future Land Use Map identifies the property as Residential, so the proposed zoning amendment is not consistent with the Comprehensive Plan.
8. The effect the proposed use would have on public utilities, other needed public services, and traffic circulation on nearby streets.
The proposed rezoning will not have a negative impact on public utilities, public services, or traffic circulation on nearby streets, since there are other industrially zoned properties directly north of the subject property.

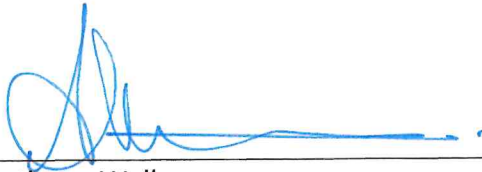
9. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City.

While the proposed amendment may not be contradictory to the health, safety, quality of life, comfort, and general welfare of the City, it may not necessarily promote these factors, either.

In addition, the Combined Planning and Zoning Board found that the proposed use **did / did not** provide safeguards to assure its compatibility with the surrounding area.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the March 18, 2024, meeting of the City Council.

Conditions (if any): NONE



Anthony Walker
Chairperson of the Combined Planning and Zoning Board

3/10/24
Date

RESOLUTION NO. _____

REQUESTING PROTECTION OF THE STATE 1% TAX ON GROCERY ITEMS

WHEREAS, the City of Highland has the responsibility to provide programs and services to the residents of our community with limited resources available in order to provide for the health, safety and welfare of residents within the city; and

WHEREAS, Governor JB Pritzker has proposed the elimination of the 1% tax on grocery items as part of his proposed State Fiscal Year 2025 state budget; and

WHEREAS, the 1% grocery sales tax revenue is dedicated solely to municipalities, not the State of Illinois; and

WHEREAS, the elimination of this tax would result in an approximate loss of \$325 million statewide to municipal governments and specifically approximately \$280,000 each year to the City of Highland; and

WHEREAS, at a time of rising pension costs, LGDF (Local Government Distributive Fund) well below historic levels, along with unfunded mandates placed on local units of government by the state, this proposed elimination of revenues would create an undue hardship on the City of Highland.

NOW, THEREFORE, be it resolved by the City Council of the City of Highland, as follows:

- Section 1. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.
- Section 2. The City Council of the City of Highland urges the Illinois General Assembly and Governor to protect the 1% sales tax on groceries as an important revenue source for municipalities or to reimburse municipal governments for the totality of the lost revenue if it is eliminated, which was done during the temporary suspension of the tax from July 1, 2022, to June 30, 2023.
- Section 3. The City Clerk shall forward a copy of this Resolution to the Illinois Municipal League.

(Date)

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with Illinois law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT:

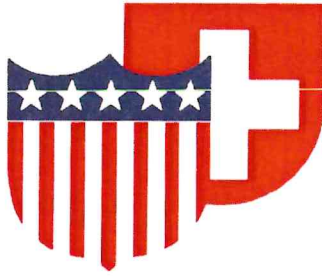
APPROVED:

Kevin Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

(Date)



City of Highland

Department of Light and Power

Memo to: Chris Conrad, City Manager
From: Dan Cook, Director of Light & Power
Date: March 11, 2024
Subject: Adjustment of Electric Rates

RECOMMENDATION

I recommend that you seek council approval to adjust the electric rates beginning with the April 2024 billing cycle as detailed in the attached documentation.

DISCUSSION

The city has not adjusted the electric rates for the past year; however the O&M costs for the department have continued to increase during the same time frame. It is important for the city to continue investing in the system infrastructure in order to preserve the system reliability or degradation will take over. Without rate adjustments cash reserves will fall below recommended minimum targets, proper investment in infrastructure improvements cannot take place and the reliability of the system could be negatively impacted. I recommend the monthly customer charge rates are increased as follows:

Customer Type	Current Charge	Proposed Charge
Residential	\$15.00	\$19.00
Commercial	\$25.00	\$35.00
Industrial	\$50.00	\$75.00

The suggested adjustments to the electric rates will assist in ensuring the system stays in good financial health.

Implementation of the suggested adjustments will increase the electric department's annual revenue by approximately \$374,000.00 (2.5%). This will allow continued investment in electric system maintenance and improvements, assuring its continuing reliability.

CONCURRENCE

Recommended by: 
Daniel Cook, Director of Light & Power

Approved by: 
Chris Conrad, City Manager

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 78 – UTILITIES,
ARTICLE II – ELECTRIC SERVICE REGULATIONS,
DIVISION 3 – BILLING AND RATES,
SECTION 78-112 – SCHEDULE OF ELECTRIC RATES,
OF THE CODE OF ORDINANCES, TO ADJUST THE ELECTRIC RATES CHARGED
BY THE CITY OF HIGHLAND DEPARTMENT OF LIGHT & POWER**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has, from time to time, increased the rates and costs of services to be charged by City for electricity and other services from the Light and Power Department; and

WHEREAS, City believes it is necessary and in the best interest of the City to increase the rates to be charged for electricity and to increase any other costs necessary to reflect changes in the light & power marketplace; and

WHEREAS, City has determined the rates charged to customers by the Department of Light & Power for electricity have remained unchanged for one year; and

WHEREAS, City has determined during the last year, the operating costs and maintenance costs of the Department of Light & Power has increased significantly; and

WHEREAS, the Director of Light & Power – recommends that the City of Highland increase electric rates in order to: 1) increase the Department of Light & Power’s cash reserves to a level in accord with industry standards; 2) to strengthen the long-term financial viability of the City of Highland’s electric system; and 3) to enable the City of Highland to make improvements in the electric system that would enhance the system’s sustainability and reliability; and

WHEREAS, the Director of Light & Power has informed the City Council that the last rate increase was made in 2023, and no rate increase for electricity has occurred in the interim; and

WHEREAS, the Director of Light & Power has informed City Council that the implementation of the suggested rate adjustments will allow continued investment in electric system maintenance and improvements, assuring its continuing reliability; and

WHEREAS, City finds that rates charged to customers by the Department of Light & Power for electricity and services should be increased as recommended by the Director of Light & Power; and

WHEREAS, City finds it to be in the best interests of public health, safety, general welfare, and economic welfare to increase the rates charged by the Light & Power Department for electricity and services; and

WHEREAS, the City Manager and/or Mayor is authorized and directed to execute any documents necessary to increase the rates charged to customers by the Department of Light & Power for electricity and services.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Chapter 78 – Utilities, Article II. – Electric Service Regulations, Division 3. – Billing and Rates, Sec. 78-112. – Schedule of electric rates, shall now state:

Sec. 78-112. Schedule of electric rates.

(a) *Residential service.*

(1) *Defined:* The predominant use of residential service is for domestic purposes in single family occupancy, in a one-unit apartment or residence, or for general farm purposes having single-phase service of 200 or less amperes.

(2) Residential rates:

- a. Customer charge: \$19.00 per month for single-phase service, and
- b. Energy charge: \$0.0810 per kilowatt-hour for all kwh.

(b) *Recreational nonprofit demand (NPD) rate.*

(1) *Defined:* A commercial rate (GS2) general service - demand metered customer who has a demand that is greater than 20 kilowatts (kW) and who is defined as a nonprofit as follows:

A nonprofit organization is formed for the purpose of serving a public or mutual benefit other than the pursuit or accumulation of profits for owners or investors. "The nonprofit sector is a collection of entities that are organizations; private as opposed to governmental; nonprofit distributing; self-governing; voluntary; and of public benefit" The nonprofit sector is often referred to as the third sector, independent sector, voluntary sector, philanthropic sector, social sector, tax exempt sector, or the charitable sector.

This rate use is limited to outdoor lighted sports fields owned and operated by nonprofits.

- (2) Nonprofit demand rate.
 - a. Sign up fee: \$500.00, this pays for the special use demand meter required.
 - b. Customer charge: \$35.00 per month; and
 - c. Energy charge: \$0.0670 per kilowatt hour for all kWh; and
 - d. Demand charge: \$6.76 per kW for billable kilowatt demand used during on-peak times as defined below.
 - e. Determination of billing demand: The monthly billing kilowatt demand for any month shall be the maximum 15 minute integrated kilowatt demand recorded between the hours of 1:00 p.m. and 7:00 p.m. during that month.
- (c) *Commercial rate (GS1)—General service—Nondemand metered.*
 - (1) *Defined:* Any customer who has a demand less than 20 kilowatts (kw) and a monthly usage of less than 8,000 kwh and is not a residential service customer, or who has a separately metered service to an open sports field with no demand meter used for lighting purposes only.
 - (2) GS1 rates:
 - a. Customer charge: \$35.00 per month, and
 - b. Energy charge: \$0.0670 per kilowatt hour for all kwh.
- (d) *Commercial rate (GS2)—General service—Demand metered.*
 - (1) *Defined:* Any nonresidential customer who has a demand meter and has a monthly usage of 8,000 or more kwh or a demand that is greater than or equal to 20 kilowatts (kw). The city will install a demand type meter for any nonresidential customer who has 8,000 or more kwh usage in a month or a three-phase service of any size or a single-phase service larger than 200 amperes.
 - (2) GS2 rates:
 - a. Customer charge: \$75.00 per month, and
 - b. Energy charge:
 - First 365 × kw dem., \$0.0459 per kwh
 - Over 365 × kw dem., \$0.0390 per kwh
 - c. Demand charge: \$6.76 per kw for billing kilowatts as defined below.
 - d. Determination of billing demand: The monthly billing kilowatt demand for any month shall be the maximum 15-minute integrated kilowatt demand recorded during that month.
 - e. Off-peak power: A customer must have at least a 300-kilowatt (kw) billing demand and this power must be scheduled by a customer with a minimum 24-hour notice. This power cannot be used for the customer's normal operating loads and the city has the sole discretion of determining if it is available. The customer can schedule this power for a 24-hour period. The customer will be responsible for any scheduling fees charged to the city and will also be responsible for all costs associated with scheduling power which is not used by the customer. No demand charge will be associated with this power and the energy charge will be determined by the city at the time of service.
 - f. Primary meter discount: A two percent discount will be applied to all primary metered customer's kwh and kw demand usage before being billed on the current rate schedule. Primary metering is available at the sole discretion of the city.

- g. Power factor: Customer shall be responsible for maintaining power at above 85 percent lagging. If the customer's power factor falls below 85 percent lagging, city will provide written notice to the customer of requirement to improve power factor above threshold level of 85 percent lagging. If the customer fails to correct power factor within 90 days of such notice to a level acceptable to city, city shall have the right to apply power factor correction facilities outside of the customer's facilities at the cost of the customer or to adjust the customer's monthly billable demand upwards one percent for each one percent under the required 85 percent month power factor level.
- (e) *Cable TV amplifiers.*
- (1) *Defined: Cable TV amplification devices.* Charges shall be based on estimated usage at the maximum volt-amp (considered to be watts) nameplate rating of the device.
 - (2) Cable TV amplifier rates:
 - a. Customer charge: \$4.50 per month, and
 - b. Energy charge: \$0.0810 per kilowatt hour for all kwh.
- (f) *Rental lighting.*
- (1) *Defined:* This rate shall apply to rental lights installed, energized and maintained by the city and in continuous service 12 months each year from dusk-to-dawn. Basic installation cost covers lights to be installed on existing facilities, within one pole distance from a transformer and mounted on an existing pole. If additional poles, transformers, wiring or other infrastructure are required for installation, there will be an additional charge based on time and materials required for this service.
 - (2) *Rental lighting rates:*
 - 100 W lamp—High pressure sodium/quartz lamp, \$6.15 per month, \$85.00 initial fee.
 - 150 W lamp—High pressure sodium/quartz lamp, \$7.40 per month, no new installs.
 - 250 W lamp—High pressure sodium/quartz lamp, \$10.80 per month, \$115.00 initial fee.
 - 400 W lamp—High pressure sodium/quartz lamp, \$15.00 per month, \$160.00 initial fee.
 - 1000 W lamp—High pressure sodium/quartz lamp, \$36.90 per month, no new installs.
 - 175 W lamp—Mercury vapor lamp, \$7.25 per month, no new installs.
 - 400 W lamp—Mercury vapor lamp, \$10.76 per month, no new installs.
 - 150 W Equivalent LED, \$4.00 per month, \$125.00 initial fee.
 - 250 W Equivalent LED, \$8.35 per month, \$315.00 initial fee.
 - 400 W Equivalent LED, \$12.50 per month, \$480.00 initial fee.
- (g) *Power cost adjustment.*
- (1) *Applicability:* The energy charges in subsections (a) through (e) are subject to the power cost adjustment (PCA), as outlined below.
 - (2) *Power cost adjustment:* A wholesale power cost adjustment (PCA) shall be applied to each kilowatt-hour usage of energy billed under all electric rate classifications. The power cost adjustment for all kilowatt-hours shall be increased by \$0.0001 per kilowatt-hour for each \$0.0001 per kilowatt-hour the utility's average wholesale power cost including debt service exceeds the base rate of \$0.0473 per kilowatt-hour. However, in no event shall the PCA be less than zero. The PCA shall be calculated based on the average of the three months preceding the billing period.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council and approved by the Mayor of the City of Highland, Illinois and deposited and filed in the office of the City Clerk on the ____ day of _____, 2024, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

Kevin B. Hemann, Mayor, City of Highland,
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk, City of Highland,
Madison County, Illinois

**PUBLIC NOTICE
CITY OF HIGHLAND**

The City Council of the City of Highland, by virtue of Ordinance No. _____, passed on March 18, 2024, has amended electric rates for its customers as follows:

Sec. 78-112. Schedule of electric rates.

(a) *Residential service.*

(1) *Defined:* The predominant use of residential service is for domestic purposes in single family occupancy, in a one-unit apartment or residence, or for general farm purposes having single-phase service of 200 or less amperes.

(2) Residential rates:

- a. Customer charge: \$19.00 per month for single-phase service, and
- b. Energy charge: \$0.0810 per kilowatt-hour for all kwh.

(b) *Recreational nonprofit demand (NPD) rate.*

(1) *Defined:* A commercial rate (GS2) general service - demand metered customer who has a demand that is greater than 20 kilowatts (kW) and who is defined as a nonprofit as follows:

A nonprofit organization is formed for the purpose of serving a public or mutual benefit other than the pursuit or accumulation of profits for owners or investors. "The nonprofit sector is a collection of entities that are organizations; private as opposed to governmental; nonprofit distributing; self-governing; voluntary; and of public benefit" The nonprofit sector is often referred to as the third sector, independent sector, voluntary sector, philanthropic sector, social sector, tax exempt sector, or the charitable sector.

This rate use is limited to outdoor lighted sports fields owned and operated by nonprofits.

(2) Nonprofit demand rate.

- a. Sign up fee: \$500.00, this pays for the special use demand meter required.
- b. Customer charge: \$35.00 per month; and
- c. Energy charge: \$0.0670 per kilowatt hour for all kWh; and
- d. Demand charge: \$6.76 per kW for billable kilowatt demand used during on-peak times as defined below.
- e. Determination of billing demand: The monthly billing kilowatt demand for any month shall be the maximum 15 minute integrated kilowatt demand recorded between the hours of 1:00 p.m. and 7:00 p.m. during that month.

(c) *Commercial rate (GS1)—General service—Nondemand metered.*

(1) *Defined:* Any customer who has a demand less than 20 kilowatts (kw) and a monthly usage of less than 8,000 kwh and is not a residential service customer, or who has a separately metered service to an open sports field with no demand meter used for lighting purposes only.

(2) GS1 rates:

- a. Customer charge: \$35.00 per month, and
- b. Energy charge: \$0.0670 per kilowatt hour for all kwh.

(d) *Commercial rate (GS2)—General service—Demand metered.*

- (1) Defined: Any nonresidential customer who has a demand meter and has a monthly usage of 8,000 or more kwh or a demand that is greater than or equal to 20 kilowatts (kw). The city will install a demand type meter for any nonresidential customer who has 8,000 or more kwh usage in a month or a three-phase service of any size or a single-phase service larger than 200 amperes.
- (2) GS2 rates:
 - a. Customer charge: \$75.00 per month, and
 - b. Energy charge:

First 365 × kw dem., \$0.0459 per kwh

Over 365 × kw dem., \$0.0390 per kwh

- c. Demand charge: \$6.76 per kw for billing kilowatts as defined below.
- d. Determination of billing demand: The monthly billing kilowatt demand for any month shall be the maximum 15-minute integrated kilowatt demand recorded during that month.
- e. Off-peak power: A customer must have at least a 300-kilowatt (kw) billing demand and this power must be scheduled by a customer with a minimum 24-hour notice. This power cannot be used for the customer's normal operating loads and the city has the sole discretion of determining if it is available. The customer can schedule this power for a 24-hour period. The customer will be responsible for any scheduling fees charged to the city and will also be responsible for all costs associated with scheduling power which is not used by the customer. No demand charge will be associated with this power and the energy charge will be determined by the city at the time of service.
- f. Primary meter discount: A two percent discount will be applied to all primary metered customer's kwh and kw demand usage before being billed on the current rate schedule. Primary metering is available at the sole discretion of the city.
- g. Power factor: Customer shall be responsible for maintaining power at above 85 percent lagging. If the customer's power factor falls below 85 percent lagging, city will provide written notice to the customer of requirement to improve power factor above threshold level of 85 percent lagging. If the customer fails to correct power factor within 90 days of such notice to a level acceptable to city, city shall have the right to apply power factor correction facilities outside of the customer's facilities at the cost of the customer or to adjust the customer's monthly billable demand upwards one percent for each one percent under the required 85 percent month power factor level.

(e) *Cable TV amplifiers.*

- (1) *Defined: Cable TV amplification devices.* Charges shall be based on estimated usage at the maximum volt-amp (considered to be watts) nameplate rating of the device.
- (2) Cable TV amplifier rates:
 - a. Customer charge: \$4.50 per month, and
 - b. Energy charge: \$0.0810 per kilowatt hour for all kwh.

(f) *Rental lighting.*

- (1) *Defined:* This rate shall apply to rental lights installed, energized and maintained by the city and in continuous service 12 months each year from dusk-to-dawn. Basic installation cost covers lights to be installed on existing facilities, within one pole distance from a transformer and mounted on an existing pole. If additional poles, transformers, wiring or other infrastructure are required for installation, there will be an additional charge based on time and materials required for this service.
- (2) *Rental lighting rates:*

100 W lamp—High pressure sodium/quartz lamp, \$6.15 per month, \$85.00 initial fee.
150 W lamp—High pressure sodium/quartz lamp, \$7.40 per month, no new installs.
250 W lamp—High pressure sodium/quartz lamp, \$10.80 per month, \$115.00 initial fee.
400 W lamp—High pressure sodium/quartz lamp, \$15.00 per month, \$160.00 initial fee.
1000 W lamp—High pressure sodium/quartz lamp, \$36.90 per month, no new installs.
175 W lamp—Mercury vapor lamp, \$7.25 per month, no new installs.
400 W lamp—Mercury vapor lamp, \$10.76 per month, no new installs.
150 W Equivalent LED, \$4.00 per month, \$125.00 initial fee.
250 W Equivalent LED, \$8.35 per month, \$315.00 initial fee.
400 W Equivalent LED, \$12.50 per month, \$480.00 initial fee.

(g) *Power cost adjustment.*

- (1) *Applicability:* The energy charges in subsections (a) through (e) are subject to the power cost adjustment (PCA), as outlined below.
- (2) *Power cost adjustment:* A wholesale power cost adjustment (PCA) shall be applied to each kilowatt-hour usage of energy billed under all electric rate classifications. The power cost adjustment for all kilowatt-hours shall be increased by \$0.0001 per kilowatt-hour for each \$0.0001 per kilowatt-hour the utility's average wholesale power cost including debt service exceeds the base rate of \$0.0473 per kilowatt-hour. However, in no event shall the PCA be less than zero. The PCA shall be calculated based on the average of the three months preceding the billing period.

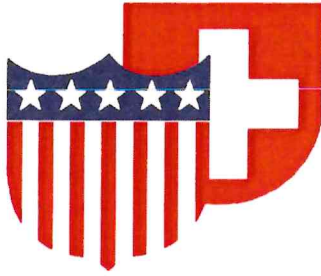
The rates outlined above shall take effect for all City of Highland electric customers beginning with the April 2024 billing cycle. A complete copy of Ordinance No. _____, may be obtained by visiting the City of Highland Electric Department's webpage, or by calling the City Clerk's office at 618-654-9892, extension 1481.

By Barbara Bellm, City Clerk

NOTICE TO EDITOR: Please publish the above notice in the Troy Times Tribune on Thursday, March 28, 2024.

**Send proof of publication to: City of Highland
Attn: City Clerk
PO Box 218
Highland, Illinois 62249**

**Send bill for above notice to: City of Highland
Attn: Accounts Payable
PO Box 218
Highland, Illinois 62249**



City of Highland

Department of Light and Power

Memo to: Chris Conrad, City Manager
From: Dan Cook, Director of Light & Power
Date: March 11, 2024
Subject: Annual adoption of Avoided Cost aka Fair Solar Credit for Solar Net Metering Customers

RECOMMENDATION

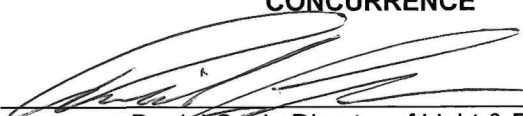
I recommend that you seek council approval to change the Fair Solar Credit value from the current \$0.1014 per kWh to the proposed value of \$0.0539 per kWh for the period beginning May 1st, 2024 and ending April 30th, 2025.

DISCUSSION

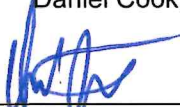
Per ordinance Chapter 78, Article II, Division 6, sec. 78-185, (l), 1(1) which states "(l) "For all approved on-site generating facilities, including currently existing facilities, "avoided cost" shall be determined based on the sum of 1 and 2 below: The rate in cents per kWh as published and approved annually by the governing body of the City of Highland based on the calculations and recommendation from the City of Highlands electric wholesale supplier. Such rate shall be approved annually in a public meeting."

CONCURRENCE

Recommended by: _____


Daniel Cook, Director of Light & Power

Approved by: _____


Chris Conrad, City Manager

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND AUTHORIZING THE
FAIR SOLAR CREDIT
FOR MAY 1, 2024 THROUGH APRIL 30, 2025
PURSUANT TO SECTION 78-185 OF THE CITY CODE**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to adopt the Fair Solar Credit value of \$0.0539 per kWh for the period beginning May 1, 2024 and ending April 30, 2025; and

WHEREAS, City has determined IMUA has calculated City’s Fair Solar Credit based on the calculations attached hereto as **Exhibit A**; and

WHEREAS, City has determined adopting the Fair Solar Credit value of \$0.0539 per kWh for the period beginning May 1, 2024 and ending April 30, 2025, based on the IMUA calculations shown in **Exhibit A**, satisfies the Fair Solar Credit rate requirements stated in Chapter 78, Article II, Division 6, Section 78 - 185; and

WHEREAS, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the Fair Solar Credit value of \$0.0539 per kWh for the period beginning May 1, 2024 and ending April 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Highland, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. The Fair Solar Credit value of \$0.0539 per kWh for the period beginning May 1, 2024 and ending April 30, 2025 (See Exhibit A) is approved.

Section 3. That this Resolution shall be known as Resolution No. _____, and shall be effective upon adoption with implementation date of May 1, 2024.

This Resolution adopted by the City Council of the City of Highland, Illinois and deposited and filed in the office of the City Clerk on the ____ day of _____, 2024, the vote taken by ayes and nays and entered upon the legislative records as follows:

AYES:

NOES:

ABSENT:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

Daniel Cook

From: Sean McCarthy <smccarthy@imea.org>
Sent: Wednesday, January 31, 2024 3:55 PM
To: Daniel Cook
Subject: RE: IMUA Fair Solar Credit Recommended Values for 2024 Available Now

Hi Dan,

I had a vision that you would be emailing so I wanted to get out ahead of it. However, past instances of clairvoyance do not dictate future results, so don't expect me to anticipate all of your needs!

IMUA has calculated the updated recommended Fair Solar Credit amount for Highland to be \$0.0539/kWh. The individual components that make up this amount are listed below for your information. Please let me know if you have any questions regarding the update. As anticipated, this is quite a bit lower than the recommended number for last year. Just as FYI for you, the average credit across the IMUA MISO towns was \$0.0531/kWh. Average solar-weighted real time energy price went from nearly 7.5 cents/kWh in 2022 to around 3.1 cents/kWh in 2023. Likewise, MISO capacity dropped 26% in our calculations. Those were the two leading drivers in the decrease. But we expected this would happen all along and tried to set the proper expectations. I know this matter can carry some level of political charge in Highland, so if you need any additional information or assistance, please don't hesitate to reach out.

Select Utility:	Highland	
Energy Value : (RT Solar Weighted)	\$	0.0318
Capacity Adder	\$	0.0086
Transmission Adder	\$	0.0103
Loss Factor %		6%
Total Rate Adder:	\$	0.0539



Thanks,

Sean McCarthy

Energy Services Representative | [IMEA](#)
3400 Conifer Dr. | Springfield, IL 62711
O: (217) 789-4632 | C: (217) 741-0760

From: Daniel Cook <dcook@highlandil.gov>
Sent: Wednesday, January 31, 2024 3:45 PM
To: Sean McCarthy <smccarthy@imea.org>
Subject: RE: IMUA Fair Solar Credit Recommended Values for 2024 Available Now

Good afternoon Sean:

Funny you should send this email today as I was thinking I need to reach out to you to see if you have the new Fair Solar Credit number ready yet.

Can you please send me the Fair Solar Credit number for Highland.

Thank you,

Dan Cook, P.E.
Director of Light & Power
City of Highland
P.O. Box 218
Highland, IL 62249
Office: 618-654-7511
Cell: 618-978-4633
dcook@highlandil.gov

"Disclaimer: Please take note that any communication sent to, or received by, this account or device may be subject to disclosure pursuant to the Illinois Freedom of Information Act"

From: Sean McCarthy [<mailto:smccarthy@imea.org>]
Sent: Wednesday, January 31, 2024 11:47 AM
To: Sean McCarthy <smccarthy@imea.org>
Subject: IMUA Fair Solar Credit Recommended Values for 2024 Available Now

IMUA Member Electric Utility Personnel –

This email is to inform you that IMUA has calculated updated recommended values for the Fair Solar Credit for all IMUA Electric Utility members for 2024. The Fair Solar Credit is a recommended valuation for the excess electricity that is generated by a qualifying customer's solar generator above and beyond what is consumed in the home or business and instead pushed onto your distribution system. A qualifying customer is one included and approved for participation under the rules and regulations of your locally adopted net metering or customer self-generation policy. If you use the recommended Fair Solar Credit value as a part of your local net metering or customer self-generation process it is important that you ensure your billing clerk or your utility personnel who are in charge of calculating solar credits receive this updated value.

In order to receive the updated 2024 recommended Fair Solar Credit value for your utility, please reply to this email and request your town's Fair Solar Credit value (do not "reply all" please). A Fair Solar Credit value will only be sent to those municipalities that request it.

*Please note that the Fair Solar Credit values this year have seen a sizeable decrease when compared to last year's values. The values provided for 2023 were unusually high due to the volatility in pricing that occurred in the electric markets throughout 2022. The value of the Fair Solar Credit moves with the market each year, and, as we expected, this year's Fair Solar Credit values have moved back toward a much more typical valuation.

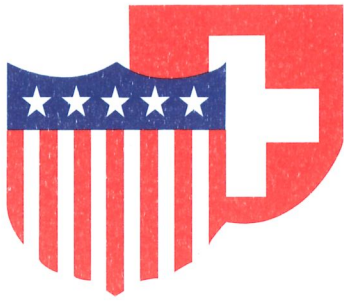
If you have any questions after receiving your Fair Solar Credit value, or any other issues involving your solar customers or net metering issues, please do not hesitate to contact me.



Thanks,

Sean McCarthy

Energy Services Representative | [IMEA](http://imea.org)
3400 Conifer Dr. | Springfield, IL 62711
O: (217) 789-4632 | C: (217) 741-0760



City of Highland

MEMO TO: Christopher Conrad, City Manager

FROM: Joe Gillespie, Director of Public Works

DATE: March 7, 2024

SUBJECT: Shared Use Path Sealing U.S. Hwy. 40 to State Route 143
Recommendation for Approval of ACT Community Action Grant Program

RECOMMENDATION

I recommend you request council approval of a resolution for the Madison County ACT Community Action Grants Program to support and request funding of \$27,000 for the project, as attached.

DISCUSSION

The project will clean and fill cracks, clean the surface, and apply 1/4" slurry sealer to the path from U.S. Hwy. 40 to State Route 143. We are assisting the Parks and Recreation Department with their project to seal shared use paths. The estimated construction cost is \$27,000. We are requesting the full amount.

The application requires a city resolution supporting the project and requesting funding. The resolution is included in the application submittal. Funding is planned for this upcoming year in the street and alley budget.

FISCAL IMPACT

The work is in the proposed Street and Alley budget.

CONCURRENCE

Recommended by: Joe Gillespie
Joe Gillespie, Director of Public Works

Approved by: Christopher J Conrad
Christopher Conrad, City Manager

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE CITY OF HIGHLAND'S APPLICATION TO THE MADISON COUNTY AGENCY FOR COMMUNITY TRANSIT COMMUNITY ACTION GRANTS PROGRAM FOR A GRANT IN THE AMOUNT OF \$27,000.00 TO SEAL THE SHARED USE PATHS FROM U.S. HWY. 40 TO STATE ROUTE 143 ALONG FRANK WATSON PARKWAY AND KOEPFLI LANE IN HIGHLAND, ILLINOIS

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City desires to apply for a \$27,000.00 grant to seal the shared use path from U.S. Hwy. 40 to State Route 143 in City ("Project"), and desires to apply to the Madison County Agency for Community Transit ("ACT") for said grant; and

WHEREAS, City has completed the ACT Community Action Grants Program Application – CY24 ("ACT Application") for the \$27,000.00 grant for the Project (*see Exhibit A*); and

WHEREAS, City has determined the ACT Application for the Project should be approved (*see Exhibit A*); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to approve the ACT Application for the Project; and

WHEREAS, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the ACT Application.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Highland, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. The ACT Application (**Exhibit A**) is approved.

Section 3. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council and approved by the Mayor of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

ABSENT:

APPROVED:

Kevin B. Hemann, Mayor, City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk, City of Highland
Madison County, Illinois



Community Action Grants Program Application - CY24

Project Sponsor: _____
(List one entity)

Project Name: _____

Applications requesting more than \$10,000 in funding maintain a quarterly deadline and are due by 11:00pm CT January 2, April 1, July 1, October 1 or until 100% of the quarterly allocated CY24 grant funds are pledged, whichever is sooner. All projects are prioritized based on available funding and scoring criteria. Applications for projects with a dollar value of \$10,000 or less can be submitted throughout the year.

Project Sponsor is a:

- 501(c)(3) Nonprofit City, Village, Township Park, Library, Transit, or Airport District

Submit application to:

Agency for Community Transit
Attention: Miriam Bell
1 Transit Way
Pontoon Beach, IL 62040
ACTgrants@insideact.org

FOR OFFICE USE ONLY

Date and Time Received: _____

ACT Community Action Grants Program Information

Organizational Information: Agency for Community Transit, Inc. (ACT) is a private, non-profit 501(c)(3) agency incorporated in the State of Illinois. ACT provides transportation services for Madison County residents through the operation of fixed route and paratransit services for Madison County Transit (MCT).

Funding: ACT has committed \$2 million for the CY24 Community Action Grant with a maximum of \$100,000 per project and maximum of \$100,000 per entity.

Program Intent: To provide multi-modal transportation services to the people, organizations, and communities of Madison County to enhance mobility for the elderly and disabled, improve ADA accessibility, and promote alternative transportation modes to improve the quality of life of Madison County residents. ACT's Community Action Grant intends to provide technical and financial assistance and assist in securing funds for impactful transportation related projects.

Submittal Details: Applications requesting more than \$10,000 are due by 11:00pm CT January 2, April 1, July 1, October 1 or until 100% of the quarterly allocated CY24 grant funds are pledged, whichever is sooner. All projects are prioritized based on available funding and scoring criteria. Applications for projects with a dollar of \$10,000 or less can be submitted throughout the year.

Notification: ACT will review each application and provide notification of the Board of Directors decision to approve or deny requested funding. The ACT Board reserves the right to fund smaller portions of projects than requested.

Eligible Applicants: The following entities are eligible to apply:

- City, Village, or Township located in Madison County, Illinois.
- 501(c)(3) nonprofit organizations, parks districts, (including Metro East Park and Recreation District) transit districts, library districts, and airport districts which are based in and/or provide service within Madison County, Illinois.

Ineligible Applicants: Universities/colleges, schools/school districts, special taxing districts, and Madison County government are not eligible to apply.

Examples of Eligible Project Types: Transportation / Bicycle / Pedestrian / ADA Accessibility Improvements / Related Projects. All shared use path and trails infrastructure projects must be included in the Project Sponsor's Bicycle/Pedestrian Master Plan and adhere to American Association of State Highway and Transportation Officials (AASHTO) standards. Projects examples include, but are not limited to the following:

- Purchase of an accessible vehicle for transporting the public, and not eligible for MCT's program
- Funds to operate a vehicle used to transport the public
- Purchase of MCT fare products for distribution
- Construction of an ADA accessible bus stop
- Construction of wheelchair ramps or other ADA improvements
- Funds to provide shuttle service for community festivals and events
- Addition of amenities or safety features to a bus stop
- Construction or improvement of a trail or shared use path
- Construction of a connector to a MCT Trail
- Addition of amenities, enhancements, or safety features to a shared use path or bike trail
- Flashing beacons or other equipment to facilitate safe bicycle/pedestrian crossings
- Funds to support a bicycle or pedestrian event
- Development of a bicycle/pedestrian master plan
- Bicycle/pedestrian marketing and/or education materials
- Support for a program which promotes bicycle/pedestrian development, safety, or education
- Funds to purchase and/or distribute helmets or other bicycle safety gear
- Funds for land acquisition to allow a community to build a trail
- Funds to provide transportation services for elderly and disabled residents
- Funds for transportation services for youth programs

Eligible Project Components

- Components of projects eligible for reimbursement include, but are not limited to, acquisition, development, restoration, education, maintenance, planning, programmatic, or operations expenses.

Ineligible Project Types: Projects which are neither transportation related OR accessibility related are NOT eligible for assistance. Such ineligible projects include, but are not limited to the following. Sidewalks are NOT eligible. Non ADA accessible shared use paths are NOT eligible. Parks and roadways are NOT eligible. Non-ADA accessible vehicles are NOT eligible.

Project Scope and Budget: Project Sponsors should make every effort to obtain an accurate project scope and budget for their application. Changes to scope must be approved by ACT prior to implementation to ensure reimbursement.

Application Process: Upon receipt of application, ACT staff will score the application for presentation of the information to the ACT Board. The board will review the subjective score and take discretionary action at its next regular Board meeting. If approved, a Project Agreement will be sent to the applicant for execution. Applicant will have 90 days to sign and execute the Project Agreement.

The project period begins upon the date the last person signs the Project Agreement. Expiration of the Project Agreement will be based upon the type and circumstances of the project.

Costs incurred prior to a fully executed Project Agreement are ineligible for reimbursement, unless at the discretion of ACT's Board, such costs are specifically approved. ACT reserves the right to terminate the Project Agreement if the Project Sponsor fails to start the project within one (1) year of the Project Agreement's execution date. The Project Sponsor shall make reasonable and timely progress on the project and advise ACT of project's status on a regular basis. Projects not completed, in whole or in part regardless of reason, may be ineligible for funding in future ACT grant cycles.

Application Review: The ACT Board of Directors will receive submitted applications with a score sheet completed by ACT Staff. The Board will review the information presented and take action to award funds as its discretion.

Application Scoring: The application scoring process will award points for the following categories:

- Project Applicability- Project is transportation related. (20%)
- Project Impact- Significant impact on residents in community. (20%)
- Local Support- Board/Governance support through action or commitment of funds. (20%)
- Leveraging Funds- Project leverages funds from local, state, federal, or other grants. (16%)
- ADA Accessibility- Project improves ADA accessibility within the community. (10%)
- Minority & Low-Income Equity- Project benefits Title VI community and/or low-income community. (8%)
- Geographic Equity-Project is located in, or positively impacting, a census tract that is disadvantaged as defined by the U.S. Department of Transportation's Equitable Transportation Community (ETC) Explorer. (6%)

Awarded Funds: Funds approved by the Board may be used toward the local match for transportation related projects or used toward 100% of the project's cost. The ACT Board reserves the right to fund smaller portions of projects than requested. Use of funds must be approved by the ACT Board.

Reimbursement: Payment by ACT shall be made on a reimbursement basis for a completed project. The Project Sponsor shall complete and submit an ACT Grant Reimbursement Request Form along with applicable supporting documentation. Final inspection and acceptance of the completed project must be made by an ACT representative for reimbursement to be issued. ACT's payment will be made payable to the Project Sponsor.

Application Checklist

A complete ACT Community Action Grant Application for CY24 should contain an application and each of the following required components, in this order:

- Project Scope: Written narrative describing the project including a detail description of how this project improves equitable and inclusive transportation opportunities for residents of Madison County, Illinois.
- Cost Estimate: Bids, quotes, or documentation supporting the estimated project costs identified within the application.
- Project Timeline: Timeline for the project along with an estimated start date and completion date.
- Resolution in support of the project and/or request for funding signed by the Project Sponsor's governing body.
- Bicycle/Pedestrian Master Plan, when relevant.
- Project Location Map, when relevant.
- Project Photos, when relevant.
- Certification Statement found on page 7 of this application signed by the Mayor, Board President, or Chief Executive of the Project Sponsor

Application Form

Please fill out this form in its entirety. Incomplete applications will not be considered for funding.

1. Project Sponsor (list only one entity): _____

2. Project Sponsor Address: _____

3. Project Sponsor FEIN: _____

4. Project Title: _____

5. Project Address/Location: _____

6. Project Contact Name and Title: _____

7. Project Contact Address: _____

8. Project Contact Phone: _____

9. Project Contact Email: _____

10. Is the project located within Madison County? Yes No

11. Estimated project completion date (month and year): _____

12. Total Estimated Project Cost: \$ _____

13. Requested ACT Grant: \$ _____

14. Briefly explain how the proposed project is transportation related and will enhance existing public transportation services and/or improve bicycle/pedestrian access and/or ADA accessibility.

15. Briefly explain how this project addresses a transportation need in Madison County and how many Madison County residents will be positively impacted.

16. Describe the Project Sponsor's support for the proposed project in the form of contributions of funds and/or support or action taken by the board.

17. If applicable, provide details on any other current or potential local, state, or federal or grant funding sources for this project. Include funding information such as timeline, terms, conditions, and amount.

18. If applicable, explain how the proposed project improves ADA accessibility within Madison County.

19. If applicable, please explain how the proposed project serves a Title VI community, low income community, or transportation disadvantaged community. (For assistance or questions contact the Grants Coordinator.)

Title VI

Low Income

Transportation Disadvantaged

Certification Statement

In WITNESS WHEREOF, the undersigned parties have caused this grant application to be executed by their duly designated and authorized representatives.

I do hereby certify that I have the legal authority to represent the Project Sponsor and submit this grant application on behalf of the Project Sponsor and that the information presented in this grant application and the referenced attachments are true and correct. I do further certify that the project will be completed in accordance with the provisions set forth in this grant application and the ACT Project Agreement and that the Project Sponsor has the financial resources to fund one hundred percent (100%) of the proposed project costs. The award may be less than what is requested but may not exceed the amount requested. It is understood that the project must be completed within the timeframe established in this application and the Project Agreement, and the reimbursement request must be submitted within ninety (90) days of project completion, unless extenuating circumstances prevent such a request and are discussed with and approved by ACT. Failure to do so will result in the Project Sponsor forfeiting all project reimbursements and relieves ACT from further payment obligations of the grant.

(Certification must be signed by Mayor, Board President, or Chief Executive of Project Sponsor)

Project Sponsor: _____

Print Name: _____

Print Title: _____

Signature and Date: _____

Attested by: _____

Signature and Date: _____

[This space left intentionally blank.]

Project Agreement

This Project Agreement is entered into on ____ day of _____, 20____ between **AGENCY FOR COMMUNITY TRANSIT (“ACT”)** and _____ (“**Project Sponsor**”).

Whereas the Project Sponsor has submitted an application to ACT for the Community Action Grant concerning the project named_____. Whereas this grant is for the exclusive purpose of supporting the Project Sponsor’s transportation related project within Madison County, Illinois. Now, therefore, ACT has approved the project and agrees to award a grant for the sum of _____ dollars (\$_____). The Parties to this Project Agreement agree to the following:

Execution & Termination: The project period begins upon the date the last person signs this Project Agreement. Expiration of this Project Agreement shall be _____. Costs incurred prior to a fully executed Project Agreement are ineligible for reimbursement. ACT reserves the right to terminate this Project Agreement if the Project Sponsor fails to start the project within one (1) year of the Project Agreement’s execution date. The Project Sponsor shall make reasonable and timely progress on the project and advise ACT of project’s status on a regular basis. Projects not completed, in whole or in part regardless of reason, may be ineligible for funding in future ACT grant cycles.

Reimbursement: Payment by ACT shall be made on a reimbursement basis for a completed project. The Project Sponsor shall complete and submit an ACT Grant Reimbursement Request Form along with applicable supporting documentation. Final inspection and acceptance of the completed project must be made by an ACT representative for reimbursement to be issued. ACT’s payment will be made payable to the Project Sponsor.

Financial Records: All funds expended by the Project Sponsor in conjunction with the project must comply with Local, State, and Federal laws pertaining to the expenditure of public funds. Documentation of project costs and payments may be requested by ACT. All project records must be maintained for a period of no less than five (5) years, or longer if required by law.

Acknowledgment: Upon ACT Board approval of the Application and receipt of the executed Project Agreement with ACT, all press/public communications in reference to the project by the Project Sponsor shall state that it is funded in-part by ACT. Acknowledgment must be included in any publicly shared drafts of the plan, as well as the final version. To satisfy this requirement, the Project Sponsor must insert, where deemed appropriate, ACT’s logo. If ACT logo is used, ACT must review all public materials prior to release to ensure all brand standards are observed.

Insurance: Project Sponsor and any contractor hired or retained by the Project Sponsor in connection with this project shall maintain all necessary insurance in full force and effect throughout the term of Project Agreement.

Indemnification: The Project Sponsor and contractors shall indemnify, defend, and hold harmless ACT, its board members, employees and agents from all claims, liabilities, obligations, and causes of action in connection with this Project.

Assignment: Project Sponsor agrees that this Project Agreement shall not be assigned or transferred without the written consent of ACT and that any successor to the Project Sponsor’s rights under this Project Agreement will be required to accede to all of the terms, conditions and requirements of the Agreement as a condition precedent to such succession.

Amendment: The parties agree that no change or modification to this Project Agreement shall be of any force or effect unless the amendment is dated and is reduced to writing and executed by both parties.

Compliance with Law: The Project Sponsor shall comply with all applicable laws, ordinances, and codes of the United States, the State of Illinois, and local governments, including, but not limited to, Title VII of the Civil Rights Act of 1964, and no person shall, on the grounds of race, color, national origin, sex, age, religion, sexual orientation, veteran status, or disability be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any grant, program, or activity for which the Project Sponsor receives assistance from ACT. Project Sponsor acknowledges that it has performed due diligence to assure its Project complies with the requirements of the Americans with Disabilities Act of 1990.

On behalf of Project Sponsor, I understand this fully executed agreement serves as a Notice to Proceed and agree to the foregoing terms and conditions of the ACT Community Action Grant, and hereby certify my authority to execute this agreement.

Project Sponsor:

(Printed Name and Title)

(Signature of Authorized Representative)

(Date)

Agency for Community Transit:

Steven J. Morrison, Executive Director

(Signature of Executive Director)

(Date)

Shared Use Path Resealing – US 40 to IL 143

This project consists of cleaning of cracks with high pressured air blowers and filling with hot pour crack sealant. After crack sealing is complete the surface will be cleaned with high velocity air blowers and stiff bristle brooms. Seal coat will then be squeegee applied to the clean surface.

This project allows us to maintain a portion of shared use path that connects to the rest of the shared use paths in the City of Highland. This section of path connects U.S. Highway 40 to State Route 143. Additionally, the path connects to trails in our largest park, Glik Park. They provide bicycle and pedestrian access to many of our other parks and allow residents to reach the majority of town by bicycle or walking.

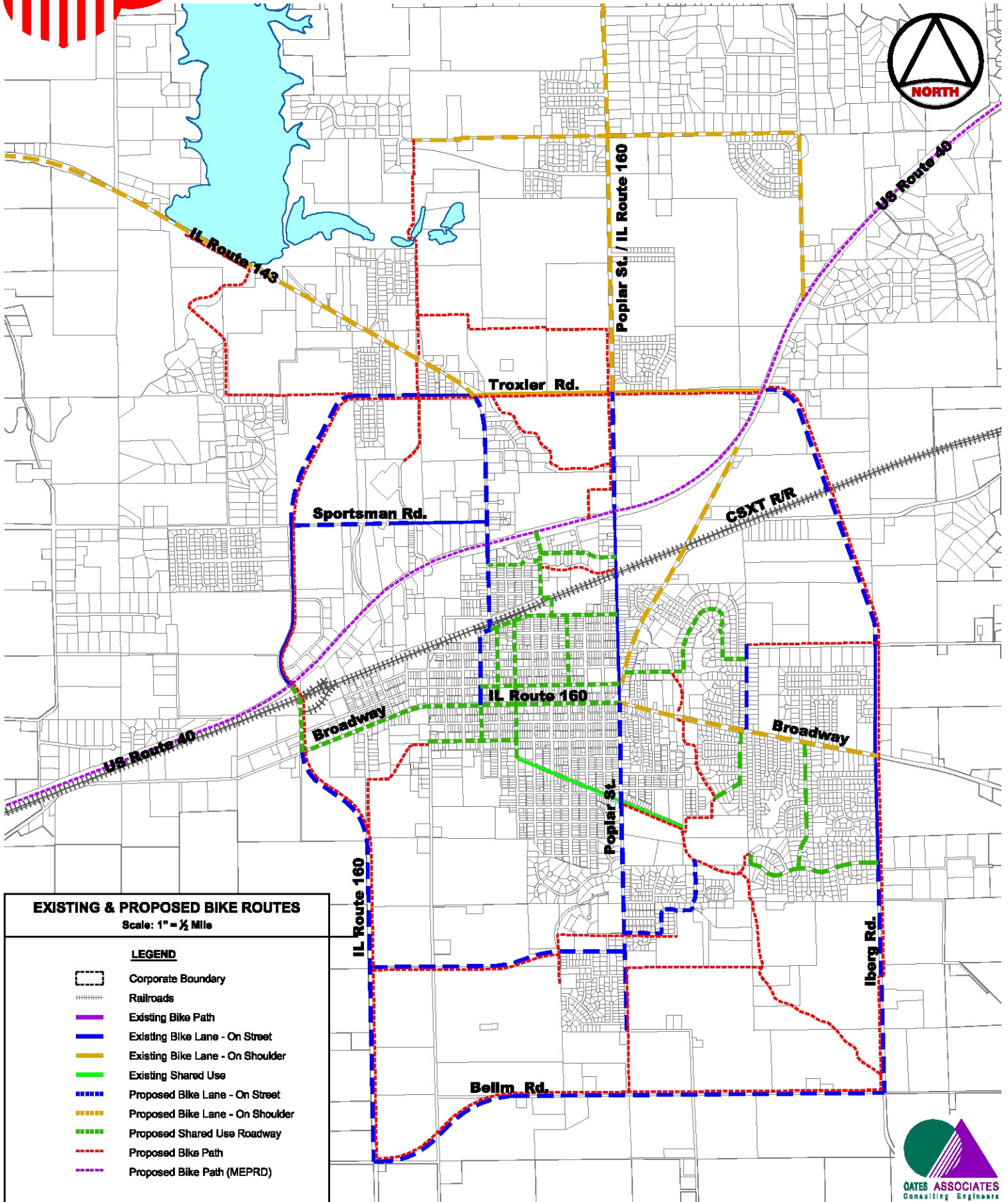
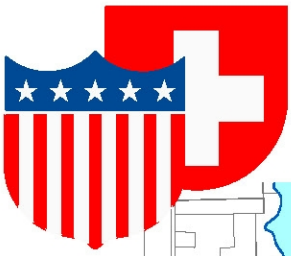
The project is expected to start May 2024 and end June 2024.

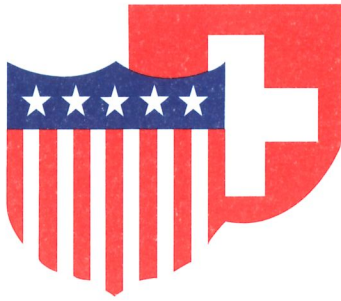
SUP Resealing - US 40 to IL 143
Engineer's Estimate

Item	Unit	Estimated Quantity	Unit Cost	Total
Crack Sealing	LF	5450	\$ 1.15	\$ 6,268
Sealcoating	SY	9400	\$ 1.83	\$ 17,202
Striping Paint	LF	2153	\$ 1.64	\$ 3,531
			TOTAL	\$ 27,000

Pricing based on unit costs extrapolated from attached proposal received on 11/8/23.







City of Highland

MEMO TO: Christopher Conrad, City Manager

FROM: Joe Gillespie, Director of Public Works

DATE: March 11, 2024

SUBJECT: 6th Street Reconstruction, PW-04-22
Section Numbers 19-00061-01-PV and 20-00061-02-RS
Recommendation for Award

RECOMMENDATION

I recommend you request council approval to award a construction contract to RCS Construction, Inc. in East Alton, IL for \$1,549,285.00.

DISCUSSION

Bids were opened on March 8, 2024 at the Illinois Department of Transportation in Springfield. The state handles all of the bidding processes. The engineer's estimate was \$2,185,225.50.

RCS Construction, Inc.	\$1,549,285.00
Baxmeyer Construction, Inc.	\$1,683,533.77
Keller Construction, Inc.	\$1,649,101.76
Stutz Excavating, Inc.	\$1,884,200.00

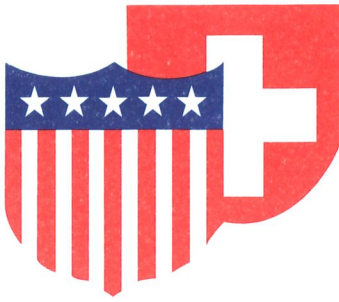
FISCAL IMPACT

The project is funded by the Non-Home Rule Sales Tax account for the City's portion. The federal and state funds will account for \$907,000 and the city is responsible for \$642,285.

CONCURRENCE

Recommended by: Joe Gillespie
Joe Gillespie, Director of Public Works

Approved by: Christopher J Conrad
Christopher Conrad, City Manager



City of Highland

MEMO TO: Christopher Conrad, City Manager

FROM: Joe Gillespie, Director of Public Works

DATE: March 12, 2024

SUBJECT: Street Resurfacing 2024, PW-02-24
Notice of Municipal Letting

RECOMMENDATION

I recommend you request council approval to advertise the NOML for the Street Resurfacing project. The proposed bidding documents are available for review.

DISCUSSION

The project will resurface the following streets:

- Laurel Street from 6th Street to Main Street
- Pine Street from 6th Street to Broadway
- Cypress Street from 6th Street to Broadway

The work consists of milling the existing asphalt surface and replacing it with new hot mix asphalt. These streets were last overlaid in the late 1990s.

FISCAL IMPACT

Unused ARPA monies fund the project.

CONCURRENCE

Recommended by: _____

 Joe Gillespie, Director of Public Works

Approved by: _____

 Christopher Conrad, City Manager



COVER SHEET

Proposal Submitted By:

Contractor's Name

Contractor's Address

City

State

Zip Code

STATE OF ILLINOIS

Local Public Agency

County

Section Number

Route(s) (Street/Road Name)

Type of Funds

Proposal Only Proposal and Plans Proposal only, plans are separate

Submitted/Approved

For Local Public Agency:

For a County and Road District Project
Submitted/Approved
Highway Commissioner Signature & Date
Submitted/Approved
County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project
Submitted/Approved/Passed
Signature & Date
Official Title
Mayor

Department of Transportation
Released for bid based on limited review
Regional Engineer Signature & Date

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
City of Highland	Madison	NA	Laurel, Pine and Cypress Stree

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of City of Highland Public Works
Name of Office

1113 Broadway, Highland, IL 62249 until _____ on _____
Time Date
Address

Sealed proposals will be opened and read publicly at the office of City of Highland Public Works
Name of Office

1113 Broadway, Highland, IL 62249 at _____ on _____
Time Date
Address

DESCRIPTION OF WORK

Location	Project Length
Street Resurfacing 2024, PW-02-24 (Laurel Street, Pine Street and Cypress Streets)	4507

Proposed Improvement
Milling/Removal of existing asphalt surface from face of curb to face of curb, patching of existing concrete street in various locations, and application of 2-1/2 inch hot-mix asphalt surface course.

1. Plans and proposal forms will be available in the office of
Curry & Associates Engineers, Inc.
243 East Elm Street, Nashville, IL 62263

2. Prequalification
If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.
3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.
4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:
 - a. Local Public Agency Formal Contract Proposal (BLR 12200)
 - b. Schedule of Prices (BLR 12201)
 - c. Proposal Bid Bond (BLR 12230) (if applicable)
 - d. Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
 - e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)
5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.
6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.
7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.
8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.
9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
City of Highland	Madison	NA	Laurel, Pine and Cypress Stree

PROPOSAL

1. Proposal of _____ Contractor's Name _____

Contractor's Address _____

2. The plans for the proposed work are those prepared by Curry & Associates Engineers, Inc. and approved by the Department of Transportation on NA.

3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.

4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.

5. The undersigned agrees to complete the work within 30 working days or by _____ unless additional time is granted in accordance with the specifications.

6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.

7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.

8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.

9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.

10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: _____ Treasurer of City of Highland.

The amount of the check is _____ (_____).

Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number NA.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
City of Highland	Madison	NA	Laurel, Pine and Cypress Stree

CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.
2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State of Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter or record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.
4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
City of Highland	Madison	NA	Laurel, Pine and Cypress Stree

SIGNATURES

(If an individual)

Bidder Signature & Date

Business Address

City

State

Zip Code

(If a partnership)

Firm Name

Signature & Date

Title

Business Address

City

State

Zip Code

Insert the Names and Addresses of all Partners

(If a corporation)

Corporate Name

Signature & Date

Title

Business Address

City

State

Zip Code

Insert Names of Officers

President

Attest:

Secretary

Secretary

Treasurer



Contractor's Name

Contractor's Address

City

State

Zip Code

Local Public Agency

County

Section Number

Route(s) (Street/Road Name)

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Single Bid

(For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total
1	MOBILIZATION/DEMOLIZAT	L.SUM	1		
2	MILLING (SURF REM), 2-1/2"	SQ. YD.	16,630		
3	PAVEMENT PATCH (ALLOW.)	SQ. YD.	640		
4	WATER VALVES ADJUSTED	EACH	10		
5	MANHOLE LIDS ADJUSTED	EACH	5		
6	LEVEL BINDER (ALLOWANCE	TON	100		
7	HMA SURF., N50, "C", 2-1/2"	TON	2330		
8	DETECTOR LOOP	L. SUM	1		
9	MATERIAL DISPOSAL	L. SUM	1		
10	TRAFFIC CONTROL & PROT.	L. SUM	1		
Bidder's Total Proposal					

1. Each pay item should have a unit price and a total price.
2. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
City of Highland	Madison	NA	Laurel, Pine and Cypress

4. A bid may be declared unacceptable if neither a unit price or total price is shown.



Local Public Agency Proposal Bid Bond

Local Public Agency: City of Highland, County: Madison, Section Number: NA

WE, _____ as PRINCIPAL, and _____ as SURETY, are held jointly, severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the LPA this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this _____ of _____ Day Month and Year

Principal

Company Name, Signature & Date, Title fields for Principal

Company Name, Signature & Date, Title fields for Surety

(If Principal is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

Surety

Name of Surety field

Signature of Attorney-in-Fact Signature & Date field

STATE OF IL
COUNTY OF

I _____, a Notary Public in and for said county do hereby certify that

(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ Month and Year

(SEAL, if required by the LPA)

Notary Public Signature & Date field

Date commission expires _____

Local Public Agency

County

Section Number

City of Highland

Madison

NA

ELECTRONIC BID BOND

Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Company/Bidder Name

--

Signature & Date

--

Title

--



Apprenticeship and Training Program Certification

Local Public Agency	County	Street Name/Road Name	Section Number
City of Highland	Madison	Laurel, Pine and Cypress	NA

All contractors are required to complete the following certification

- For this contract proposal or for all bidding groups in this deliver and install proposal.
- For the following deliver and install bidding groups in this material proposal.

Illinois Department of Transportation policy, adopted in accordance with the provisions of the Illinois Highway Code, requires this contract to be awarded to the lowest responsive and responsible bidder. The award decision is subject to approval by the Department. In addition to all other responsibility factors, this contract or deliver and install proposal requires all bidders and all bidder's subcontractors to disclose participation in apprenticeship or training programs that are (1) approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, and (2) applicable to the work of the above indicated proposals or groups. Therefore, all bidders are required to complete the following certification:

1. Except as provided in paragraph 4 below, the undersigned bidder certifies that it is a participant, either as an individual or as part of a group program, in an approved apprenticeship or training program applicable to each type of work or craft that the bidder will perform with its own employees.
2. The undersigned bidder further certifies, for work to be performed by subcontract, that each of its subcontractors either (A) is, at the time of such bid, participating in an approved, applicable apprenticeship or training program; or (B) will, prior to commencement of performance of work pursuant to this contract, establish participation in an approved apprenticeship or training program applicable to the work of the subcontract.
3. The undersigned bidder, by inclusion in the list in the space below, certifies the official name of each program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the bidder is a participant and that will be performed with the bidder's employees. Types of work or craft that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category for which there is no applicable apprenticeship or training program available.

4. Except for any work identified above, if any bidder or subcontractor shall perform all or part of the work of the contract or deliver and install proposal solely by individual owners, partners or members and not by employees to whom the payment of prevailing rates of wages would be required, check the following box, and identify the owner/operator workforces and positions of ownership.

The requirements of this certification and disclosure are a material part of the contract, and the contractor shall require this certification provision to be included in all approved subcontracts. The bidder is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the project is accounted for and listed. The Department at any time before or afterward may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the contractor and any or all of its subcontractors. In order to fulfill the participation requirement, it shall not be necessary that any applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this contract or deliver and install proposal.

Bidder	Signature & Date		
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 40px;"></div>		
Title			
<div style="border: 1px solid black; height: 20px;"></div>			
Address	City	State	Zip Code
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>



Affidavit of Illinois Business Office

Local Public Agency	County	Street Name/Road Name	Section Number
City of Highland	Madison	Laurel, Pine and Cypress	NA

I, _____ of _____, _____,
Name of Affiant City of Affiant State of Affiant

being first duly sworn upon oath, state as follows:

1. That I am the _____ of _____.
Officer or Position Bidder
2. That I have personal knowledge of the facts herein stated.
3. That, if selected under the proposal described above, _____, will maintain a business office in the
Bidder
 State of Illinois, which will be located in _____ County, Illinois.
County
4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.
5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature & Date

Print Name of Affiant

Notary Public

State of IL

County _____

Signed (or subscribed or attested) before me on _____ by
(date)

_____, authorized agent(s) of
(name/s of person/s)

Bidder

Notary Public Signature & Date

My commission expires _____

(SEAL)

INDEX
FOR
SUPPLEMENTAL SPECIFICATIONS
AND RECURRING SPECIAL PROVISIONS

Adopted January 1, 2024

This index contains a listing of SUPPLEMENTAL SPECIFICATIONS, frequently used RECURRING SPECIAL PROVISIONS, and LOCAL ROADS AND STREETS RECURRING SPECIAL PROVISIONS.

ERRATA Standard Specifications for Road and Bridge Construction
(Adopted 1-1-22) (Revised 1-1-24)

SUPPLEMENTAL SPECIFICATIONS

<u>Std. Spec. Sec.</u>		<u>Page No.</u>
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204	Borrow and Furnished Excavation	2
207	Porous Granular Embankment	3
211	Topsoil and Compost	4
407	Hot-Mix Asphalt Pavement (Full-Depth)	5
420	Portland Cement Concrete Pavement	6
502	Excavation for Structures	7
509	Metal Railings	8
540	Box Culverts	9
542	Pipe Culverts	29
586	Granular Backfill for Structures	34
630	Steel Plate Beam Guardrail	35
644	High Tension Cable Median Barrier	36
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821	Roadway Luminaires	43
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1061	Waterproofing Membrane System	49
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RECURRING SPECIAL PROVISIONS

The following RECURRING SPECIAL PROVISIONS indicated by an “X” are applicable to this contract and are included by reference:

<u>CHECK SHEET #</u>	<u>PAGE NO.</u>
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LOCAL ROADS AND STREETS RECURRING SPECIAL PROVISIONS

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Check Sheet for Recurring Special Provisions

Local Public Agency	County	Section Number
City of Highland	Madison	NA

Check this box for lettings prior to 01/01/2024.

The Following Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Recurring Special Provisions

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8	<input type="checkbox"/> Temporary Stream Crossings and In-Stream Work Pads	86
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15	<input type="checkbox"/> Polymer Concrete	101
16	<input type="checkbox"/> Reserved	103
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32	<input type="checkbox"/> Station Numbers in Pavements or Overlays	151

Local Public Agency

County

Section Number

City of Highland

Madison

NA

The Following Local Roads And Streets Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Local Roads And Streets Recurring Special Provisions

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LRS 4	<input checked="" type="checkbox"/> Flaggers in Work Zones	156
LRS 5	<input checked="" type="checkbox"/> Contract Claims	157
LRS 6	<input checked="" type="checkbox"/> Bidding Requirements and Conditions for Contract Proposals	158
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Local Public Agency	County	Section Number
City of Highland	Madison	NA

The following Special Provision supplement the "Standard Specifications for Road and Bridge Construction", adopted

January 1, 2022, the latest edition of the "Manual on Uniform Traffic Control Devices for Streets and Highways", and the "Manual of Test Procedures of Materials" in effect on the date of invitation of bids, and the Supplemental Specification and Recurring Special Provisions indicated on the Check Sheet included here in which apply to and govern the construction of the above named section, and in case of conflict with any parts, or parts of said Specifications, the said Special Provisions shall take precedence and shall govern.

See attached Project Specific Special Provisions.

PROJECT SPECIFIC SPECIAL PROVISIONS

STREET RESURFACING 2024, PW-02-24
(LAUREL STREET, PINE STREET & CYPRESS STREET)
for the
CITY OF HIGHLAND,
MADISON COUNTY, ILLINOIS

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ATTACHMENTS

- LR107-4 INSURANCE
- LR SD13 REQUIRED COLD MILLED SURFACE TEXTURE
- CERTIFICATE OF COMPLIANCE WITH THE SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT
- CERTIFICATE THAT CONTRACTOR IS NOT BARRED FROM CONTRACTING WITH UNIT OF LOCAL GOVERNMENT BECAUSE OF CONVICTION OF AN OFFENSE RELATED TO BIDDING
- CERTIFICATE OF NON-DELINQUENCY OF TAX
- HOLD HARMLESS AND INDEMNITY AGREEMENT , CITY OF HIGHLAND, IL
- PREVAILING WAGE RATES – MADISON COUNTY, IL – POSTED 3/4/2024

DESCRIPTION OF WORK

The majority of the work consists of Milling, Patching and Resurfacing of Laurel Street from 6th Street to Main Street, Pine Street from 6th Street to Broadway, and Cypress Street from 6th Street to Broadway. Milling includes removal of the existing street surface from face of curb to face of curb as indicated in the special provision. Pavement patching includes removal of unsuitable concrete street material and replacement with high early strength Portland cement concrete. Resurfacing includes placement of level binder as needed to fill depressions, and placement of 2-1/2 inches of hot-mix asphalt surface mix as indicated herein.

TRAFFIC CONTROL PLAN

Schedule work to minimize disruption of traffic flow. City will permit daily street closures that would be limited to daily construction hours. No overnight closures will be permitted. Contractor shall give minimum 48 hour advance notice to all residents that would be affected by the street closure via flyers hand delivered to residents or by other methods approved by the City. City of Highland shall also be given a minimum 48 hour advance notice of all planned street closures. Traffic Control during construction shall be according to Highway Standards 701501 & 701901 and at the direction of the Engineer. Traffic Control Plan will be paid by the pay item TRAFFIC CONTROL & PROTECTION STANDARD 701501.

WORK SCHEDULE

All work on this project shall be completed in a manner that will result in the least possible disruption to traffic movements in the area of the work while still completing the project within the specified contract time. Coordinate with the City of Highland regarding work schedules and street closures. Contract completion time shall be 30 working days as indicated in the contract documents.

After award of the contract and prior to starting work, the Contractor shall submit to the City of Highland a work schedule which shall show the proposed sequence of work. Work shall not begin until this schedule is approved by the City of Highland.

AWARD OF CONTRACT AND ADDITIONS OR DELETIONS

If the Contract is awarded, it will be awarded by the City of Highland to the low, responsive, responsible Bidder on the basis of the lowest Base Bid. All Bids must be regular in every respect, and no interlineations, excisions, or special conditions shall be made or included in or attached to the Bid form by the Bidder. If a Bidder does not comply with this provision, the Bid shall be rejected as being non-responsive. Owner reserves the right to reject any and all Bids, and to waive any and all informalities not involving price, time or changes in the Work and to negotiate contract terms with

the Successful Bidder, and the right to disregard all nonconforming, nonresponsive, unbalanced or conditional Bids. Also, Owner reserves the right to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Owner.

VARIATIONS IN ESTIMATED QUANTITIES

For items to be constructed on unit price basis, the quantities may be adjusted either upward or downward. The unit prices as bid may be adjusted either upward or downward if the actual quantities differ by more than twenty percent from the estimated quantities shown on the bid form. For quantity changes less than twenty percent of the amount shown on the bid form, the unit prices as bid shall apply.

Any adjustment to unit prices shall be at mutual approval of Owner and Contractor, via execution of a change order subject to approval of both parties.

This special provision shall apply only to quantity adjustments which may be made after contract award and issuance of the Notice to Proceed.

STATUS OF UTILITIES TO BE ADJUSTED

<u>Name, Address and Contact for Utility</u>	<u>Type</u>	<u>Location</u>	<u>Estimated Date Relocation Completed</u>
City of Highland 1113 Broadway Highland, IL 62249	Water/Sewer Manhole Lids Valve Boxes	Various	Contractor to provide adjustment as needed.

Attn: Randy Rinderer, Supervisor Water/Sewer Maintenance

The above represents the best information of the Engineer and is only included for the convenience of the bidder. The applicable provision of Articles 102, 105.07, and 107.31 of the Standard Specifications for Road and Bridge Construction and the special provision for “Cooperation with Utilities” shall apply.

If any utility adjustment has not been completed when required by the Contractor’s operations, the Contractor should notify the Engineer in writing. A request for an extension of time will be considered to the extent the Contractor’s operations were affected.

INSURANCE

Contractors and Subcontractors shall purchase and maintain insurance in compliance with the following insurance requirements prior to commencement of any Work:

1. Builders Risk/Installation Floater "All Risk" Insurance Coverage (including without limitation, coverage for earthquake, flood, fire, water damage, collapse, malicious mischief, vandalism, sprinkler - water line - sewer line and other piping leakage, and all those perils included from time to time in the so-called "broad form extended coverage endorsement") shall be purchased and maintained by Contractor. Such insurance shall provide coverage for the full replacement value of loss or damage to the work and improvements which is the subject of the Construction Contract. Such insurance may have a deductible clause, not to exceed \$5,000., except that the earthquake deductible may be in accordance with generally accepted insurance practices in the locale where the project is located. Contractor shall be solely responsible for all deductible amounts of the losses or damages.

2. Compensation Insurance - Worker's Compensation Insurance for all of its employees employed at the site of the Project. Coverage in accordance with the Worker's Compensation Act of the State of Illinois shall be provided for all operations together with the minimum Employer's Liability Limit of \$500,000. In case any work is sublet, the Contractor shall require the Subcontractor to similarly provide Worker's Compensation Insurance for all of the latter's employees, unless such employees are covered by the protection afforded by the Contractor. In case any class of employees of Contractor or any Subcontractor engaged in Work under this Contract at the site of the Project is not protected under the Worker's Compensation Act, the Contractor shall provide, and shall cause said Subcontractor to provide all such employees with Employer's Liability Insurance for the protection of said employees.

3. (a) Commercial (Formerly known as Comprehensive) General Liability Insurance a Premises and Operations coverage insuring against claims and damages because of bodily injury and property damage in or about the Project site and/or related, directly or indirectly, to the Work, with a general aggregate limit of \$2,000,000. and Each Occurrence limit of \$1,000,000.

(b) Insurance Covering Special Hazards - The following special hazards shall be covered by the Contractor, whose work involves these hazards, by rider or endorsement to the Commercial General Liability Insurance policies hereinabove required (or by separate policies of insurance) in amounts as specified hereinabove:

- (i) Blasting, Explosion, and Collapse and Underground Hazard.
- (ii) Damage to Underground Utilities.
- (iii) Trucking and Motor Vehicle Operations.
- (iv) Owner's Protective Liability Insurance.
(Independent Contractor coverage.)

(v) Products-Completed Operations Hazard.

(vi) Any other hazards involved in the Work to be performed under the Contract, which, in the opinion of the Owner and/or Engineer at any time during the contract period, appears to be sufficiently dangerous to require special insurance.

(c) Coverage shall remain in effect for at least (2) two years after completion of work.

4. Comprehensive Auto Liability - Contractor shall purchase and maintain such coverage for all owned, non-owned and hired vehicles under control of the Contractor or its Subcontractors with the minimum limits of liability to be \$1,000,000. each person and \$1,000,000. each occurrence for Bodily Injury and \$1,000,000. each occurrence for Property Damage, commonly referred to as combined single limit of \$1,000,000.

5. Subcontractor's Insurance - The Contractor shall require Subcontractors, if any, not protected under the Contractor's insurance policies to take out and maintain insurance of the same nature and in the same amounts as required of the Contractor for Commercial General Liability. Subcontractors shall also be required to take out and maintain Auto Insurance in like amounts to that required of the Contractor on all vehicles operated by each Subcontractor on the site of the Work.

6. Waiver of Subrogation and Release - With respect to all insurance as required to be maintained by Contractor and/or Subcontractor as set forth hereinabove, Contractor hereby releases and waives, and shall cause all Subcontractors to release and waive, on behalf of themselves and their respective insurers, any and all rights of recovery against the Owner and Engineer, and their respective officials, directors, officers, employees, agents and representatives, for loss of or damage to Contractor or any Subcontractor or any third party to the extent that such loss or damage is insured against under any applicable insurance policy.

7. Owner's and Contractor's Protective (OCP) Liability Insurance - The Contractor shall purchase and maintain this coverage to cover claim demands, suits or judgements which the Owner or Engineer becomes obligated to pay as damages due to Bodily Injury or Property Damage caused by or arising out of operations performed under this contract by the Contractor. This insurance shall name the Owner and Engineer as named insureds. The Limit of Liability shall be at least \$1,000,000. each occurrence. The Policy shall be issued by an insurance company which is authorized to do insurance business in the State of Illinois, which has a Best's rating of B+ or better, and which is acceptable to the Owner. Original shall be filed with the Owner prior to commencement of any work under this contract.

8. Insured Parties - All of the insurance policies required to be purchased and maintained by Contractor and any Subcontractors set forth hereinabove (except Worker's Compensation insurance) shall name Owner and Engineer as additional insureds.

9. Certificate of Insurance - Prior to commencement of any Work, the Contractor shall cause to be delivered to Owner and Engineer, for their review and approval, certificates of insurance from the insurers, evidencing that all of the above-described insurance has been obtained by Contractor and all

Subcontractors. All of such certificates of insurance shall (i) specify that the respective insurance policies shall not be canceled, modified or amended without and until thirty (30) days advance written notice is issued to Owner and Engineer, (ii) contain a specific acknowledgment of this Agreement and in the case of the certificate for the commercial general liability insurance, a specific acknowledgment of the contractual liability indemnification obligations of the insurers herein, (iii) evidence that the Owner and Engineer are additional insureds on the respective policies, and (iv) evidence the coverage amounts, deductibles and limits of each policy.

10. Indemnity Agreement - To the maximum extent permitted by law, Contractor shall indemnify, hold harmless, and defend Owner and Engineer, and their respective agents and employees, from and against any and all claims, damages (including direct, liquidated, consequential, incidental and other damages), losses and liabilities, including reasonable attorneys' fees, costs and expenses, of whatsoever kind or nature arising out of or resulting from the performance under or in connection with this contract, whether arising before or after completion of the work, provided that such claim, damage, loss or liability is attributable to bodily injury or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, and provided further that the scope of this indemnity shall be limited to the extent the claim, damage, loss or liability was caused by any negligent act or omission of the Contractor, any Subcontractor of the Contractor, or anyone directly or indirectly employed by anyone for whose acts they or either of them may be liable. Owner's and Engineer's rights under this indemnification provision shall not be reduced by any sum or sums paid or payable by Contractor or others under the workers' compensation law. Nothing herein shall be construed in a manner inconsistent with the Illinois Anti-Indemnity Act.

11. The cost of purchasing and maintaining all insurance specified herein shall be included in the bid price submitted by the Contractor for this Project. The Contractor shall submit certificates of insurance to the Engineer for review. Incomplete and/or incorrect certificates shall be sent back to the Contractor and the Contractor shall resubmit corrected certificates. For the second and subsequent certificate reviews, the Contractor shall be charged \$100.00 for each certificate reviewed. Said charge shall be deducted from the Contract price for the purpose of reimbursing the Engineer for additional reviews.

12. It shall be the Contractor's sole responsibility to notify its insurance carrier of the requirements of these conditions and of the entire contract documents, and the Contractor's non-compliance with the specified insurance requirements shall be just cause for the Owner to retain and collect the full amount of the Contractor's bid security, in addition to all other available relief. Neither the failure of the Owner or Engineer to secure the certificates of insurance or the original of the OCP policy, nor the failure to detect or to notify Contractor of any non-compliance with the insurance requirements herein, shall be treated as a waiver of any of the rights of Owner or Engineer.

13. All liability insurance which Contractor and the Subcontractors are required herein to purchase and maintain shall be on an occurrence basis and not a claims made basis. All such insurance shall be considered to be primary coverage.

14. To the extent of any conflict between the terms, provisions and conditions of these Supplemental Conditions, including but not limited to this Article C, and the terms, provisions and conditions of

the General Conditions, the terms, provisions and conditions of these Supplemental Conditions shall prevail and be controlling.

SHOP DRAWINGS

The Contractor shall submit shop drawings for review and approval for the following items:

- Hot-Mix Asphalt Mix Design
- Manhole Lids or Adjustment Rings
- Valve Box Lid Adjustment Rings
- Detector Loop Materials

Shop Drawings shall be submitted to:

Curry & Associates Engineers, Inc.
P.O. Box 246
243 East Elm Street
Nashville, IL 62263

Submittal of electronic (pdf) copies of shop drawing submittals will be permitted. Electronic shop drawings may be emailed to mbrandt@curryassociates.com. Contractor shall also follow up with paper copies if requested by the Owner or Engineer.

EXAMINATION OF EXISTING CONDITIONS:

It is the responsibility of each bidder to satisfy himself/herself as to conditions he/she will encounter in performing the work. Failure to do so **will not** be considered as grounds for additional compensation for unforeseen adverse conditions encountered during the progress of the work.

JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS:

Whenever a question arises regarding the existence or location of a buried utility, call the toll free J.U.L.I.E. telephone number, 1-800-892-0123, and the City of Highland before starting excavation. Allow 48 hours for other than emergency assistance.

MILLING

This work shall consist of removing hot-mix asphalt (HMA) surfaces to the limits specified on the plans according to Section 440 of the “Standard Specifications for Road and Bridge Construction”, except as modified herein.

The milling (removal of existing asphalt or concrete surface) shall be completed from face of curb to face of curb as indicated on the drawings. The milling shall be completed within approximately 1-1/2 inches of the existing curb face as indicated on the drawings. Contractor shall use appropriately sized (smaller) mill as required to mill to within 1-1/2 inches of the face of curb as indicated above. Larger mill may be used to mill remainder of pavement. Existing pavement shall be milled to provide a 2% cross slope from the center of the street to the face of the curb.

Materials resulting from the HMA surface removal process shall be as described in the Special Provision for MATERIAL DISPOSAL.

Concrete patches which have to be partially removed will be paid for as MILLING.

Manhole and valve vault frames which are exposed by the HMA surface removal and transverse cuts at the end of the day that are more than 1/2 in. deep shall be tamped with a cold-mix asphalt. The cost of this temporary taper shall be included in the cost of MILLING.

When the removal width of the machine is less than the width of the lane, the operations shall be planned such that after the asphalt surface for a portion of the lane has been removed, the remaining portion shall have been removed by the end of the day so that the two passes begin and terminate even with each other.

If the depth of removal is greater than 1/2 in., the removal shall be tapered at the terminating point at the end of each day's operation when the lane is open to traffic. All materials, equipment, and labor necessary to complete the work and maintenance of the tapers as specified above shall be included in the contract unit price for MILLING.

All costs for the removal (milling) of the existing street surface prior to the resurfacing shall be included with the cost per square yard for MILLING and no additional compensation will be allowed.

PAVEMENT PATCHING

The proposed locations for patching of the existing pavement will be determined by the Owner or Engineer after the milling operations have been completed unless the proposed patches have already been determined prior to milling and/or have been indicated on the drawings. The Owner or Engineer will mark the locations for patches with white paint after milling has been completed. Contractor shall provide saw-cut and removal of existing concrete street to the horizontal limits indicated by the Owner or Engineer and to 4 inches below the bottom of the existing concrete street, thickness of which is to be determined by the Contractor. Existing concrete and base material removed for patching shall be disposed of as indicated in the special provision for MATERIAL DISPOSAL. Concrete patching shall consist of placement a 4" compacted CA6 aggregate base course topped with high early strength Portland cement concrete pavement (IDOT PP-2 mix same thickness as existing concrete) up to the existing pavement surface with a struck off finish. Concrete testing including slump, air and temperature shall be

performed for each day of patching and cylinders shall be taken. Concrete Testing - 3 concrete test cylinders shall be taken for every 20 or less cubic yards of each class of concrete placed and for each day's pour. 1 slump test and 1 air test shall be taken for each set of test cylinders taken. Follow sampling and testing procedures referenced in ASTM C94, ASTM C172, ASTM C173, ACI 350, and ASTM C39. Contractor shall have 24-hour breaks performed to verify compressive strength meets IDOT standards for that mix prior to opening the patches up to traffic. All costs for the patching of the existing concrete street after milling and prior to the resurfacing including the testing indicated above shall be included with the cost per square yard for PAVEMENT PATCHING and no additional compensation will be allowed.

LEVEL BINDER

Level binder shall be the same hot-mix asphalt material as to be provided for the surface course (Mix C, N50) and shall be placed in depressions in the pavement determined after the milling as required to fill any significant depressions prior to the application of the hot-mix asphalt surface. After milling has been completed, Owner or Engineer shall determine if any depressions exist and will mark such areas for application of level binder. Contractor shall place level binder in the indicated areas and shall compact with rollers to the density requirements in compliance with Section 406 of the Standard Specifications. All costs for the Hot-Mix Asphalt Level Binder including the testing shall be included in the cost per Ton of LEVEL BINDER and no additional compensation will be allowed.

HOT-MIX ASPHALT SURFACING

The Contractor shall provide a 2-1/2" thick Hot-Mix-Asphalt Surface Course, Mix C, N50 in accordance with section 406 of the standard specifications. The Contractor shall provide testing of all Hot-Mix Asphalt constructed as part of this project. The Contractor shall provide density testing of the surface course and the density shall be according to Articles 1030.05(d)(3), (d)(4), and (d)(7). Testing shall include an Asphalt Plant production report including theoretical density and compaction density tests (core of nuclear at Contractor's option), minimum of (2) density tests on the Hot-Mix Asphalt Surface Course for each day's production and placement operation. The Contractor shall use testing results to establish a rolling pattern to assure that the compaction of the mat is within the density limits indicated in the IDOT specifications. Copies of all of the inspection reports shall be delivered to the Owner and Engineer. All costs for the Hot-Mix Asphalt paving including the testing shall be included in the cost per Ton of HOT-MIX ASPHALT SURFACE COURSE, MIX C, N50 and no additional compensation will be allowed.

MATERIAL DISPOSAL

Contractor shall properly dispose of milled asphalt material as well as any materials removed for pavement patching off site or at the disposal site designated by the City of Highland. All materials removed will become property of the Contractor. The City of Highland will allow disposal of the

material at a disposal site designated by the City at no cost to the Contractor, but if the material is disposed of at the City disposal site, the material shall then become property of the City and may not be removed by the Contractor. All costs for the disposal of the existing millings, pavement removed for patching, and any other materials to be disposed of shall be included in the cost per square yard for MATERIAL DISPOSAL and no additional compensation will be allowed.

DETECTOR LOOP

Contractor shall provide new detector loop on Cypress Street at the Broadway intersection in accordance with Section 886 of the “Standard Specifications for Road and Bridge Construction” and in accordance with IDOT Highway Standards 886001 and 886006. The detector loop materials shall be in accordance with Section 1079.02. The existing detector loop will be destroyed by the milling operations. This work shall consist of furnishing and installing a detector loop in the new hot-mix asphalt surface after the resurfacing is completed. The new detector loop shall be installed as soon as possible after the placement of the new pavement. The work shall include all materials, installation, testing, and any other work required for the replacement of the detector loop and to place in service. All costs for the detector loop removal and replacement including the testing shall be included in the lump sum cost per DETECTOR LOOP and no additional compensation will be allowed.

WATER VALVES TO BE ADJUSTED

This work shall consist of adjusting domestic water valves to grade according to Section 602 of the “Standard Specifications for Road and Bridge Construction”.

Existing material shall be reused where possible as directed by the Engineer. If the Engineer determines that the existing material is not reusable, the Contractor shall provide new valve box adjusting materials for adjusting the water valve. This work shall be included in the contract unit price per each for WATER VALVES TO BE ADJUSTED.

MANHOLE LIDS TO BE ADJUSTED

This work shall consist of adjusting sanitary or storm sewer manhole lids to grade according to Section 602 of the “Standard Specifications for Road and Bridge Construction”.

Existing material shall be reused where possible as directed by the Engineer. If the Engineer determines that the existing material is not reusable, the Contractor shall provide new manhole lid adjusting materials for adjusting the manhole lid. This work shall be included in the contract unit price per each for MANHOLES TO BE ADJUSTED.

PREVAILING WAGE REQUIRMENTS

Street Resurfacing 2024, PW-02-24 (Laurel Street, Pine Street & Cypress Street) is a “Public Works Construction” Project as defined in the Illinois Prevailing Wage Act 820 ILCS 130. As such, all bidders shall account for in their bids and will be subject to the general prevailing wage rates for Madison County, Illinois, currently published and as amended from time to time by the Department of Labor. Prevailing rate of wages are revised by the Department of Labor and are available on the Department’s official website. Current Prevailing Wage Rates are attached to these special provisions.

State of Illinois
Department of Transportation
Bureau of Local Roads and Streets

SPECIAL PROVISION
FOR
INSURANCE

Effective: February 1, 2007
Revised: August 1, 2007

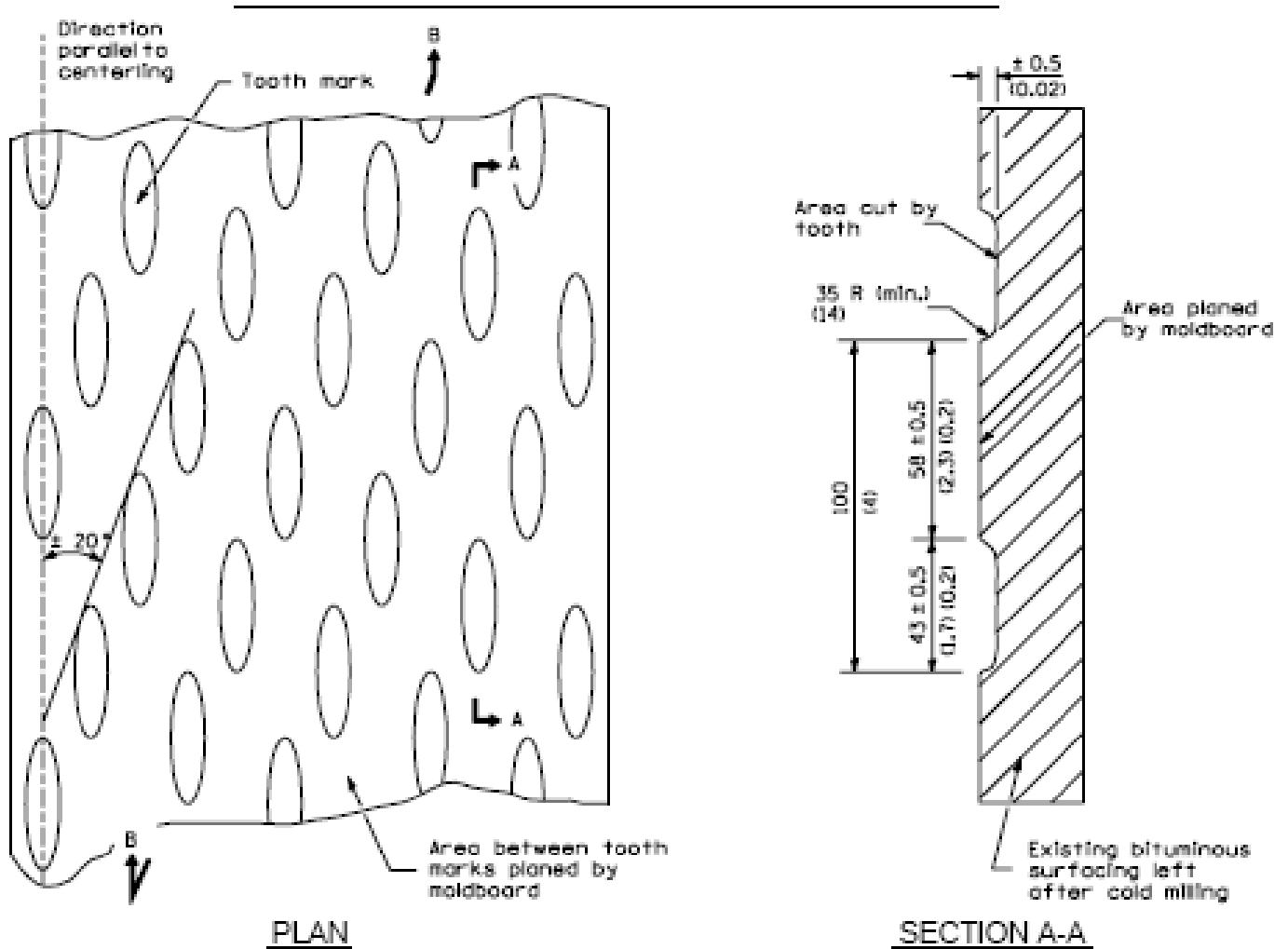
All references to Sections or Articles in this specification shall be construed to mean specific Section or Article of the Standard Specifications for Road and Bridge Construction, adopted by the Department of Transportation.

The Contractor shall name the following entities as additional insured under the Contractor's general liability insurance policy in accordance with Article 107.27:

The entities listed above and their officers, employees, and agents shall be indemnified and held harmless in accordance with Article 107.26.

REQUIRED COLD MILLED SURFACE TEXTURE

Effective: November 1, 1987
Revised: January 1, 2007



GENERAL NOTES

1. Cold Milling shall consist of two processes:
 - Cutting with carbide teeth mounted on a rotating drum, and
 - Planing with a moldboard mounted immediately behind the cutting drum.
2. Other similar patterns will be acceptable if they consist of a smooth, flat, planed surface interspersed with a portion of discontinuous longitudinal striations.
3. All dimensions are in millimeters (inches) unless otherwise shown.



City of Highland

To: All Vendors

From: City of Highland

RE: Certificate of Compliance with the Substance Abuse Prevention on Public Works Projects Act

“The Substance Abuse Prevention on Public Works Projects Act” (Pub. L. 95-0635, codified as 820 ILCS 265/1 *et seq.*) became effective in the State of Illinois on January 1, 2008.

Due to the above-stated law, all bids from contractors and subcontractors for work on a public works project of the City of Highland shall be accompanied by a Certification of Compliance indicating, *first*, whether the bidder has signed collective bargaining agreements that are in effect for all of its employees and that deal with the subject matter of the above-stated Act; and, if not, *second*, that the bidder’s written substance abuse program is attached to the Certification of Compliance and that the bidder’s written substance abuse program meets or exceeds the requirements of “The Substance Abuse Prevention on Public Works Projects Act” (Pub. L. 95-0635, codified as 820 ILCS 265/1 *et seq.*).

Certification of Compliance

**Substance Abuse Prevention
Program Certification**

CITY OF HIGHLAND

Letting Date: _____ Item No.: _____
Contract No.: _____
Route: _____
Section: _____
Job No. _____
County: _____

The Substance Abuse Prevention on Public Works Projects Act, Public Act 95-0635, prohibits the use of drugs and alcohol, as defined in the Act by employees of the Contractor and by employees of all approved Subcontractors while performing work on a public works project. The Contractor/Subcontractor herewith certifies that it has a superseding collective bargaining agreement or makes the public filing of its written substance abuse prevention program for the prevention of substance abuse among its employees who are not covered by a collective bargaining agreement dealing with the subject as mandated by the Act.

- A. The undersigned representative of the Contractor/Subcontractor certifies that the contracting entity has signed collective bargaining agreements that are in effect for all of its employees, and that deal with the subject matter of Public Act 95-0635.

Contractor/Subcontractor

Name of Authorized Representative (type or print)

Title of Authorized Representative (type or print)

Signature of Authorized Representative Date

- B. The undersigned representative of the Contractor/Subcontractor certifies that the contracting entity has in place for all of its employees not covered by a collective bargaining agreement that deals with the subject of the Act, the attached substance abuse prevention program that meets or exceeds the requirements of Public Act 95-0635.

Contractor/Subcontractor

Name of Authorized Representative (type or print)

Title of Authorized Representative (type or print)

Signature of Authorized Representative Date

CERTIFICATE THAT CONTRACTOR
IS NOT BARRED FROM CONTRACTING
WITH UNIT OF LOCAL GOVERNMENT
BECAUSE OF CONVICTION OF AN OFFENSE
RELATED TO BIDDING

The undersigned Bidder / Proposer on a Contract submitted for bids / proposals by the City of Highland, Illinois known as: _____, hereby certifies that he/she/it is not barred from bidding on the Contract as a result of violation of either Section 33E-3 (Bid Rigging) or Section 33E-4 (Bid Rotating) of Chapter 38 of the Illinois Revised Statutes.

Dated: _____, 20____

Company Name

Address

City / State / Zip Code

Signature

Print Name

Title



City of Highland

To: All Vendors and Contractors

From: City of Highland

RE: Certificate of Non-Delinquency of Tax

As a result of a recent amendment to the Illinois Municipal Code (Adding Section 11-42.1-1), the City of Highland is prohibited from entering into a contract with any individual or anyone else that is delinquent in the payment of any tax administered by the Illinois Department of Revenue, unless that party is contesting the tax in accordance with procedure established by the particular taxing act.

Further, before awarding a contract, the City of Highland is required to obtain a statement under oath from the party with whom it's contracting that no such taxes are delinquent. If a false statement is made, it voids the contract and allows the City to recover all amounts paid to the individual in a civil action.

CERTIFICATE OF NON-DELINQUENCY OF TAX

As required by Section 11-42.1-1 of the
Illinois Municipal Code

The undersigned hereby and herewith certifies under oath that he/she/it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if delinquent, is currently contesting the liability or the amount of such tax in accordance with the procedures established by the appropriate Taxing Act.

A person is not considered delinquent in the payment of a tax for the purposes of this certification if such person has entered into an Agreement with the Illinois Department of Revenue for the payment of all taxes claimed delinquent, and is in compliance with that Agreement. If such is the case with the undersigned, the undersigned certifies that he/she/it has made such an Agreement and is in compliance therewith.

Date

Company Name

Federal I.D. Number

Address

City / State / Postal Code

Signature / Title

Signed and sworn to before me this _____ day of _____, 20____.

Notary Public

**HOLD HARMLESS AND INDEMNITY AGREEMENT
CITY OF HIGHLAND, ILLINOIS**

The Contractor _____, by affixing his signature hereto agrees to the following conditions:

1. To save and keep the City (including its agents and employees) free and harmless from all liability, public or private penalties contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of actions, claims, or judgments, resulting from claimed injury, damages, or judgments resulting from claimed injury, damage, loss or loss of use to or of any person, including natural persons and any other legal entity, or property of any kind (including but not limited to causes in action) arising out of or in any way connected with the performance of work or work to be performed under this permit, excepting, however, the negligence of the City and shall indemnify the City for any costs, expenses, judgments, and attorneys' fees paid or incurred, by or on behalf of the City and its agents and employees, or paid for on behalf of the City and its agents and employees by insurance provided by the City.
2. To hold harmless the City (including its agents and employees) from liability or claims for any injuries to or death of Contractor's or any Subcontractor's employees, resulting from any cause whatsoever, excluding negligence of the City, including protection against any claim of the Contractor or any Subcontractor for any expenses of or payments made by any workman's compensation insurance payments under any workman's compensation law or any carrier on behalf of said Contractor or Subcontractor and shall indemnify the City for any costs, expenses, judgments, and attorneys' fees paid or incurred with respect to such liability or claims by it or on its behalf or on behalf of its agents and employees, whether or not by or through insurance provided by the City.
3. In the event the City's machinery or equipment is used by the Contractor, or Subcontractor, in the performance of the work called for by this permit, such machinery or equipment shall be considered as being under the custody and control for the Contractor during the period of such use by the Contractor or any Subcontractor, and if any person or persons in the employ of the City should be used to operate said machinery or equipment during the period of such use, such person or persons shall be deemed during such period of operation to be an employee or employees of the Contractor.

Signature

Date

Print Name

Title

Madison County Prevailing Wage Rates posted on 3/4/2024

Trade Title	Rg	Type	C	Base	Foreman	Overtime					Pension	Vac	Trng	Other Ins	Add OT 1.5x owed	Add OT 2.0x owed
						M-F	Sa	Su	Hol	H/W						
ASBESTOS ABT-GEN	NW	ALL		34.79	35.79	1.5	1.5	2.0	2.0	7.75	19.84	0.00	0.80		13.80	27.59
ASBESTOS ABT-GEN	SE	ALL		34.78	35.78	1.5	1.5	2.0	2.0	8.70	18.90	0.00	0.80		13.80	27.60
ASBESTOS ABT-MEC	All	BLD		34.30	35.30	1.5	1.5	2.0	2.0	10.20	6.80	0.00	0.50	0.00	0.00	0.00
BOILERMAKER	All	BLD		42.50	46.00	1.5	1.5	2.0	2.0	7.07	27.21	0.00	1.06		0.00	0.00
BRICK MASON	All	BLD		36.74	38.94	1.5	1.5	2.0	2.0	9.05	15.68	0.00	0.91	0.00	0.00	0.00
CARPENTER	All	ALL		43.52	46.02	1.5	1.5	2.0	2.0	10.00	10.55	0.00	0.70	0.00	0.00	0.00
CEMENT MASON	All	ALL		38.00	39.00	1.5	1.5	2.0	2.0	11.00	16.80	0.00	0.50	0.00	14.15	28.30
CERAMIC TILE FINISHER	All	BLD		28.08		1.5	1.5	2.0	2.0	9.05	7.69	1.00	0.85	0.00	0.00	0.00
ELECTRIC PWR EQMT OP	NW	ALL		52.57	52.57	1.5	1.5	2.0	2.0	7.25	14.72	0.00	0.53	3.50	0.00	0.00
ELECTRIC PWR EQMT OP	SE	ALL		52.84	63.69	1.5	1.5	2.0	2.0	6.95	14.79	0.00	0.53		11.14	22.27
ELECTRIC PWR GRNDMAN	NW	ALL		34.63	34.63	1.5	1.5	2.0	2.0	7.25	9.70	0.00	0.35	3.50	0.00	0.00
ELECTRIC PWR GRNDMAN	SE	ALL		39.45	63.69	1.5	1.5	2.0	2.0	5.19	11.04	0.00	0.39		8.33	16.62
ELECTRIC PWR LINEMAN	NW	ALL		61.41	64.87	1.5	1.5	2.0	2.0	7.25	17.19	0.00	0.61	3.50	0.00	0.00
ELECTRIC PWR LINEMAN	SE	ALL		60.74	63.69	1.5	1.5	2.0	2.0	7.99	17.02	0.00	0.61		12.81	25.62
ELECTRIC PWR TRK DRV	NW	ALL		39.23	39.23	1.5	1.5	2.0	2.0	7.25	10.99	0.00	0.39	3.50	0.00	0.00
ELECTRIC PWR TRK DRV	SE	ALL		43.13	63.69	1.5	1.5	2.0	2.0	5.67	12.08	0.00	0.43		9.10	18.18
ELECTRICIAN	NW	ALL		49.79	53.54	1.5	1.5	2.0	2.0	11.25	14.55	0.00	0.25	1.25	0.87	1.74
ELECTRONIC SYSTEM TECH	NW	BLD		35.80	38.80	1.5	1.5	2.0	2.0	11.25	8.80	0.00	0.40	0.00	0.54	1.07
ELECTRONIC SYSTEM TECH	SE	BLD		38.42	41.42	1.5	1.5	2.0	2.0	4.00	11.16	0.00	0.40	1.50	0.58	1.15
ELEVATOR CONSTRUCTOR	All	BLD		57.69	64.90	2.0	2.0	2.0	2.0	16.07	20.56	4.61	0.70		0.00	0.00
FLOOR LAYER	All	BLD		38.73	40.23	1.5	1.5	2.0	2.0	10.00	10.55	0.00	0.70	0.00	0.00	0.00
GLAZIER	All	BLD		41.25	43.75	1.5	1.5	2.0	2.0	9.76	14.23	0.00	1.26	0.00	0.00	0.00
HEAT/FROST INSULATOR	All	BLD		41.73	42.73	1.5	1.5	2.0	2.0	11.74	13.50	0.00	1.05		0.00	0.00
IRON WORKER	All	ALL		40.40	42.40	1.5	1.5	2.0	2.0	10.55	19.05	0.00	0.58		15.09	30.18
LABORER	NW	ALL		34.29	35.29	1.5	1.5	2.0	2.0	7.75	19.84	0.00	0.80		13.80	27.59
LABORER	SE	ALL		34.28	35.28	1.5	1.5	2.0	2.0	8.70	18.90	0.00	0.80		13.80	27.60
MACHINIST	All	BLD		55.74	59.74	1.5	1.5	2.0	2.0	9.93	8.95	1.85	1.47		0.00	0.00

Madison County Prevailing Wage Rates posted on 3/4/2024

MARBLE FINISHER	All	BLD		28.08		1.5	1.5	2.0	2.0	9.05	7.69	1.00	0.85	0.00	0.00	0.00
MARBLE MASON	All	BLD		33.62		1.5	1.5	2.0	2.0	9.05	9.25	1.00	0.94	0.00	0.00	0.00
MILLWRIGHT	All	ALL		43.52	46.02	1.5	1.5	2.0	2.0	10.00	10.55	0.00	0.70		0.00	0.00
OPERATING ENGINEER	All	BLD	1	43.95	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	2	42.82	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	3	38.34	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	4	44.95	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	5	45.95	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	6	46.50	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	7	46.80	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	8	47.10	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	9	47.75	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	10	48.25	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	11	45.95	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	12	46.95	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	13	43.95	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	BLD	14	38.40	46.95	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	1	42.45	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	2	41.32	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	3	36.84	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	4	43.45	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	5	44.45	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	6	45.00	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	7	45.30	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	8	45.60	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	9	46.25	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	10	46.75	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	11	44.45	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	12	45.45	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85
OPERATING ENGINEER	All	HWY	13	36.90	45.45	1.5	1.5	2.0	2.0	14.45	19.75	0.00	1.65		17.93	35.85

Madison County Prevailing Wage Rates posted on 3/4/2024

PAINTER	All	BLD		32.87	34.37	1.5	1.5	2.0	2.0	7.85	14.25	0.00	0.70	0.00	0.00	0.00
PAINTER	All	HWY		34.07	35.57	1.5	1.5	2.0	2.0	7.85	14.25	0.00	0.70	0.00	0.00	0.00
PAINTER OVER 30 FT.	All	BLD		33.87	35.37	1.5	1.5	2.0	2.0	7.85	14.25	0.00	0.70	0.00	0.00	0.00
PAINTER PWR EQMT	All	BLD		33.87	35.37	1.5	1.5	2.0	2.0	7.85	14.25	0.00	0.70	0.00	0.00	0.00
PAINTER PWR EQMT	All	HWY		35.07	36.57	1.5	1.5	2.0	2.0	7.85	14.25	0.00	0.70	0.00	0.00	0.00
PILEDRIIVER	All	ALL		43.52	46.02	1.5	1.5	2.0	2.0	10.00	10.55	0.00	0.70		0.00	0.00
PIPEFITTER	N	BLD		50.11	55.12	1.5	1.5	2.0	2.0	5.55	10.90	0.00	0.90	0.00	0.00	0.00
PIPEFITTER	S	BLD		42.55	46.55	1.5	1.5	2.0	2.0	10.21	10.85	0.00	1.75		0.00	0.00
PLASTERER	All	BLD		36.50	38.00	1.5	1.5	2.0	2.0	11.00	12.00	0.00	0.75	0.00	11.88	23.75
PLUMBER	N	BLD		50.11	55.12	1.5	1.5	2.0	2.0	5.55	10.90	0.00	0.90	0.00	0.00	0.00
PLUMBER	S	BLD		42.25	44.75	1.5	1.5	2.0	2.0	10.95	8.40	0.00	1.70		0.00	0.00
ROOFER	All	BLD		38.00	40.50	1.5	1.5	2.0	2.0	9.75	10.60	0.00	0.91		0.00	0.00
SHEETMETAL WORKER	All	ALL		39.53	41.03	1.5	1.5	2.0	2.0	11.05	9.81	2.37	0.71	1.88	0.00	0.00
SPRINKLER FITTER	All	BLD		48.38	52.38	2.0	2.0	2.0	2.0	10.90	15.45	0.00	1.15		0.00	0.00
TERRAZZO FINISHER	All	BLD		28.08		1.5	1.5	2.0	2.0	9.05	7.69	1.00	0.85	0.00	0.00	0.00
TERRAZZO MASON	All	BLD		33.62		1.5	1.5	2.0	2.0	9.05	9.25	1.00	0.94	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	1	42.25	46.61	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	2	42.83	46.61	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	3	43.15	46.61	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	4	43.50	46.61	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	5	44.61	46.61	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	1	33.80	37.26	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	2	34.26	37.26	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	3	34.52	37.26	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	4	34.80	37.26	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	5	35.69	37.26	1.5	1.5	2.0	2.0	15.39	7.73	0.00	0.25	0.00	0.00	0.00

Legend

Rg Region

Type Trade Type - All,Highway,Building,Floating,Oil & Chip,Rivers

Madison County Prevailing Wage Rates posted on 3/4/2024

C Class

Base Base Wage Rate

OT M-F Unless otherwise noted, OT pay is required for any hour greater than 8 worked each day, Mon through Fri. The number listed is the multiple of the base wage.

OT Sa Overtime pay required for every hour worked on Saturdays

OT Su Overtime pay required for every hour worked on Sundays

OT Hol Overtime pay required for every hour worked on Holidays

H/W Health/Welfare benefit

Vac Vacation

Trng Training

Other Ins Employer hourly cost for any other type(s) of insurance provided for benefit of worker.

Explanations MADISON COUNTY

ELECTRICIANS AND ELECTRIC SYSTEMS TECHNICIAN (NORTHWEST) - Townships of Godfrey, Foster and Wood River, and the western one mile of Moro, Ft. Russell and Edwardsville, south to the north side of Hwy. 66 and west to the Mississippi River. This includes SIU-Edwardsville Dental Facility and Alton Mental Health Hospital.

ELECTRICIANS AND ELECTRIC SYSTEMS TECHNICIAN (SOUTHEAST) - Remainder of county not covered by ELECTRICIANS AND ELECTRIC SYSTEMS TECHNICIAN (NW) including SIU-Edwardsville Main Campus.

LABORERS (NORTHWEST) - That area northwest of a diagonal line running from the Mississippi River at the intersection of the waterway known as Wood River at Maple Island, northeast through the highway intersection of Illinois Routes 3 and 143 and following the boundary of Alton/East Alton, then preceding northeast to the county line at a point approximately one mile west of Illinois Route 159.

PLUMBERS AND PIPEFITTERS (SOUTH) - That part of the county South of a line between Mitchell and Highland including the town of Glen Carbon.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

Oil and chip resealing (O&C) means the application of road oils and liquid asphalt to coat an existing road surface, followed by application of aggregate chips or gravel to coated surface, and subsequent rolling of material to seal the surface.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold

Madison County Prevailing Wage Rates posted on 3/4/2024

and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER AND MARBLE FINISHER

The handling, at the building site, of all sand, cement, tile, marble or stone and all other materials that may be used and installed by [a] tile layer or marble mason. In addition, the grouting, cleaning, sealing, and mixing on the job site, and all other work as required in assisting the setter. The term "Ceramic" is used for naming the classification only and is in no way a limitation of the product handled. Ceramic takes into consideration most hard tiles.

ELECTRONIC SYSTEMS TECHNICIAN

Installation, service and maintenance of low-voltage systems which utilizes the transmission and/or transference of voice, sound, vision, or digital for commercial, education, security and entertainment purposes for the following: TV monitoring and surveillance, background/foreground music, intercom and telephone interconnect, field programming, inventory control systems, microwave transmission, multi-media, multiplex, radio page, school, intercom and sound burglar alarms and low voltage master clock systems.

Excluded from this classification are energy management systems, life safety systems, supervisory controls and data acquisition systems not intrinsic with the above listed systems, fire alarm systems, nurse call systems and raceways exceeding fifteen feet in length.

OPERATING ENGINEER - BUILDING

GROUP I

Cranes, Draglines, Shovels, Skimmer Scoops, Clamshells or Derrick Boats, Pile Drivers, Crane-Type Backhoes, Asphalt Plant Operators, Concrete Plant Operators, Dredges, Asphalt Spreading Machines, Screws on Asphalt Spreading Machines, All Locomotives, Cable Ways or Tower Machines, Hoists, Hydraulic Backhoes, Ditching Machines, or Backfiller, Cherrypickers, overhead Cranes, Roller, Steam or Gas, Concrete Pavers, Excavator Concrete Breakers, Concrete Pumps, Bulk Cement Plants, Cement Pumps, Derrick-Type Drills, Boat Operators, Motor Graders or Pushcats, Scoops or Tournapulls, Bulldozers, Endloaders or Fork Lifts, Power Blade or Elevating Graders, Winch Cats, Boom or Winch Trucks or Boom Tractors, Pipe Wrapping or Painting Machines, Asphalt Plant Engineer, Journeyman Lubricating Engineer, Drills (other than derrick type), Mud Jacks, or Well Drilling Machines, Boring Machines or Track Jacks, Mixers, Conveyors (two), Air Compressors (two) Water Pumps, regardless of size (two), Welding Machines (two), Siphons or Jets (two), Winch Head or Apparatuses (two), Light Plants (two), Waterblasters (two), all Tractors, regardless of size (straight tractor only), Fireman on Stationary Boilers, Automatic Elevators, Form Grading Machines, Finishing Machines, Power Sub-Grader or Ribbon Machines, Longitudinal Floats, Distributor Operators on Trucks, Winch Heads or Apparatuses (one), Mobil Track air and heaters (two to five), Heavy Equipment Greaser, Relief Operator, Assistant Master Mechanic and Heavy Duty Mechanic, Autonomous and semi-autonomous equipment, concrete saws of all types and sizes with

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their attachments, gob-hoppers, excavators all sizes, the repair, greasing, and fueling of all diesel hammers, the operation, set-up and cleaning of bidwells, concrete placement booms, the alterations, repair of all barges, water blasters of all sizes and their clutches, mobile lifts, hydraulic jacks where used for hoisting, diesel or gas powered flashing signs used for traffic control, micro pavers, log skidders, iceolators used on and off of pipeline, condor cranes, drill rigs of all sizes, bow boats, survey boats, ross carriers, bob-cats and all their attachments, skid steer loaders and all their attachments, creter crane, direct drive electric motors the bolting and unbolting the adjusting and shimming, (dewatering jobs, whirley crane, conveyor belts) etc., batch plants (all sizes), roto mills, conveyors systems of any size and any configuration, hydroseeders and straw-blowers all sizes, operation, repair, service of all vibratory hammers, all power pacs and their controls regardless of location, curtains or brush burning machines, stump cutter machines, grout machines regardless of size, Nail Launchers when mounted on a machine or self-propelled, con-cover machines, Goldhofer and similar S.P.M.T. (self-propelled modular transporters) heavy transport units and all Operators (except those listed below).

GROUP II

Assistant Operators

GROUP III

Air Compressors (one), Water Pumps, regardless of size (one), Water-blasters (one), Welding Machine (one), Mixers (one bag), Conveyor (one), Siphon or Jet (one), Light Plant (one), Heater (one), Immobile Track Air (one), and Self-Propelled Walk Behind Rollers.

GROUP IV

CCO-17 ton and below

GROUP V

CCO-17.5 to 35 Ton and Boom to 50'

GROUP VI

CCO-35.5 to 75 Ton and Boom to 100'

GROUP VII

CCO-75.5 to 125 Ton and Boom to 125'

GROUP VIII

CCO- 125.5 to 200 Ton and Boom to 100'

GROUP IX

CCO-200.5 to 300 Ton and Boom to 100'

GROUP X

CCO-300.5 to 450 Ton and Boom to 150'

GROUP XI

Master Mechanic

Madison County Prevailing Wage Rates posted on 3/4/2024

GROUP XII

Operator Foreman, Licensed Boat Pilot

GROUP XIII

Track type hydraulic hoes & crawler gradealls prep time.

GROUP XIV

Fireman on Whirlies and Heavy Equipment Oilers, Truck Cranes, Dredges, Monigans, Large Cranes - (Over 65-ton rated capacity) Concrete Plant Oiler, Blacktop Plant oiler and Creter Crane Oiler (when required), barge tenders, oilers on drill rigs used for caisson or for pile driving and Oiler.

OPERATING ENGINEERS – Highway

GROUP I

Cranes, Draglines, Shovels, Skimmer Scoops, Clamshells or Derrick Boats, Pile Drivers, Crane-Type Backhoes, Asphalt Plant Operators, Concrete Plant Operators, Dredges, Asphalt Spreading Machines, Screws on Asphalt Spreading Machines, All Locomotives, Cable Ways or Tower Machines, Hoists, Hydraulic Backhoes, Ditching Machines, or Backfiller, Cherrypickers, overhead Cranes, Roller, Steam or Gas, Concrete Pavers, Excavator Concrete Breakers, Concrete Pumps, Bulk Cement Plants, Cement Pumps, Derrick-Type Drills, Boat Operators, Motor Graders or Pushcats, Scoops or Tournapulls, Bulldozers, Endloaders or Fork Lifts, Power Blade or Elevating Graders, Winch Cats, Boom or Winch Trucks or Boom Tractors, Pipe Wrapping or Painting Machines, Asphalt Plant Engineer, Journeyman Lubricating Engineer, Drills (other than derrick type), Mud Jacks, or Well Drilling Machines, Boring Machines or Track Jacks, Mixers, Conveyors (two), Air Compressors (two) Water Pumps, regardless of size (two), Welding Machines (two), Siphons or Jets (two), Winch Head or Apparatuses (two), Light Plants (two), Waterblasters (two), all Tractors, regardless of size (straight tractor only), Fireman on Stationary Boilers, Automatic Elevators, Form Grading Machines, Finishing Machines, Power Sub-Grader or Ribbon Machines, Longitudinal Floats, Distributor Operators on Trucks, Winch Heads or Apparatuses (one), Mobil Track air and heaters (two to five), Heavy Equipment Greaser, Relief Operator, Assistant Master Mechanic and Heavy Duty Mechanic, concrete saws of all types and sizes with their attachments, gob-hoppers, excavators all sizes, the repair, greasing, and fueling of all diesel hammers, the operation, set-up and cleaning of bidwells, concrete placement booms, the alterations, repair of all barges, water blasters of all sizes and their clutches, mobile lifts, hydraulic jacks where used for hoisting, diesel or gas powered flashing sings used for traffic control, micro pavers, log skidders, iceolators used on and off of pipeline, condor cranes, drill rigs of all sizes, bow boats, survey boats, ross carriers, bob-cats and all their attachments, skid steer loaders and all their attachments, creter crane, direct drive electric motors the bolting and unbolting the adjusting and shiming, (dewatering jobs, whirley crane, conveyor belts) etc., batch plants (all sizes), roto mills, conveyors systems of any size and any configuration, hydroseeders and straw-blowers all sizes, operation, repair, service of all vibratory hammers, all power pacs and their controls regardless of location, curtains or brush burning machines, stump cutter machines, grout machines regardless of size, Nail launchers when mounted on a machine or self-propelled, con-cover machines, Goldhofer and similar S.P.M.T. (self-propelled modular transporters) heavy transport units and all Operators (except those listed below).

GROUP II

Madison County Prevailing Wage Rates posted on 3/4/2024

Assistant Operators

GROUP III

Air Compressors (one), Water Pumps, regardless of size (one), Water-blasters (one), Welding Machine (one), Mixers (one bag), Conveyor (one), Siphon or Jet (one), Light Plant (one), Heater (one), Immobile Track Air (one), and Self-Propelled Walk Behind Rollers.

GROUP IV

CCO-17 ton and below

GROUP V

CCO-17.5 to 35 Ton and Boom to 50'

GROUP VI

CCO- 35.5 to 75 Ton and Boom to 100'

GROUP VII

CCO- 75.5 to 125 Ton and Boom to 75'

GROUP VIII

CCO- 125.5 to 200 Ton and Boom to 100'

GROUP IX

CCO- 200.5 to 300 Ton and Boom to 100'

GROUP X

CCO- 300.5 to 450 Ton and Boom to 150'

GROUP XI

Master Mechanic, Working Foreman/Mechanic.

GROUP XII

Operator Foreman, licensed boat pilot.

GROUP XIII

Fireman on Whirlies and Heavy Equipment Oilers, Truck Cranes, Dredges, Monigans, Large Cranes - (Over 65-ton rated capacity) Concrete Plant Oiler, Blacktop Plant Oiler and Creter Crane Oiler (when required), barge tenders, oilers on drill rigs used for caisson or for pile driving, and Oiler.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION Class 1. Drivers on 2 axle trucks hauling less than 9 ton. Air compressor and welding machines and brooms, including those pulled by separate units, truck driver helpers, warehouse employees, mechanic helpers, greasers and tiremen, pickup trucks when hauling materials, tools, or workers to and from and on-the-job site, and fork lifts up to 6,000 lb. capacity.

Madison County Prevailing Wage Rates posted on 3/4/2024

Class 2. Two or three axle trucks hauling more than 9 ton but hauling less than 16 ton. A-frame winch trucks, hydrolift trucks, vactor trucks or similar equipment when used for transportation purposes. Fork lifts over 6,000 lb. capacity, winch trucks, four axle combination units, and ticket writers.

Class 3. Two, three or four axle trucks hauling 16 ton or more. Drivers on water pulls, articulated dump trucks, mechanics and working forepersons, and dispatchers. Five axle or more combination units.

Class 4. Low Boy and Oil Distributors.

Class 5. Drivers who require special protective clothing while employed on hazardous waste work.

TRUCK DRIVER - OIL AND CHIP RESEALING ONLY.

This shall encompass laborers, workers and mechanics who drive contractor or subcontractor owned, leased, or hired pickup, dump, service, or oil distributor trucks. The work includes transporting materials and equipment (including but not limited to, oils, aggregate supplies, parts, machinery and tools) to or from the job site; distributing oil or liquid asphalt and aggregate; stock piling material when in connection with the actual oil and chip contract. The Truck Driver (Oil & Chip Resealing) wage classification does not include supplier delivered materials.

TERRAZZO FINISHER

The handling of all materials used for Mosaic and Terrazzo work including preparing, mixing by hand, by mixing machine or transporting of pre-mixed materials and distributing with shovel, rake, hoe, or pail, all kinds of concrete foundations necessary for Mosaic and Terrazzo work, all cement terrazzo, magnesite terrazzo, Do-O-Tex terrazzo, epoxy matrix ter-razzo, exposed aggregate, rustic or rough washed for exterior or interior of buildings placed either by machine or by hand, and any other kind of mixture of plastics composed of chips or granules when mixed with cement, rubber, neoprene, vinyl, magnesium chloride or any other resinous or chemical substances used for seamless flooring systems, and all other building materials, all similar materials and all precast terrazzo work on jobs, all scratch coat used for Mosaic and Terrazzo work and sub-bed, tar paper and wire mesh (2x2 etc.) or lath. The rubbing, grinding, cleaning and finishing of same either by hand or by machine or by terrazzo resurfacing equipment on new or existing floors. When necessary finishers shall be allowed to assist the mechanics to spread sand bed, lay tarpaper and wire mesh (2x2 etc.) or lath. The finishing of cement floors where additional aggregate of stone is added by spreading or sprinkling on top of the finished base, and troweled or rolled into the finish and then the surface is ground by grinding machines.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

Madison County Prevailing Wage Rates posted on 3/4/2024

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

INDEX OF SHEETS

- 1 COVER SHEET AND LIST OF STANDARDS
- 2 GENERAL NOTES, SUMMARY OF QUANTITIES, TYPICAL SECTIONS
- 3-5 DETAIL PLAN SHEET
- 6 DETAILS AND SCHEDULES

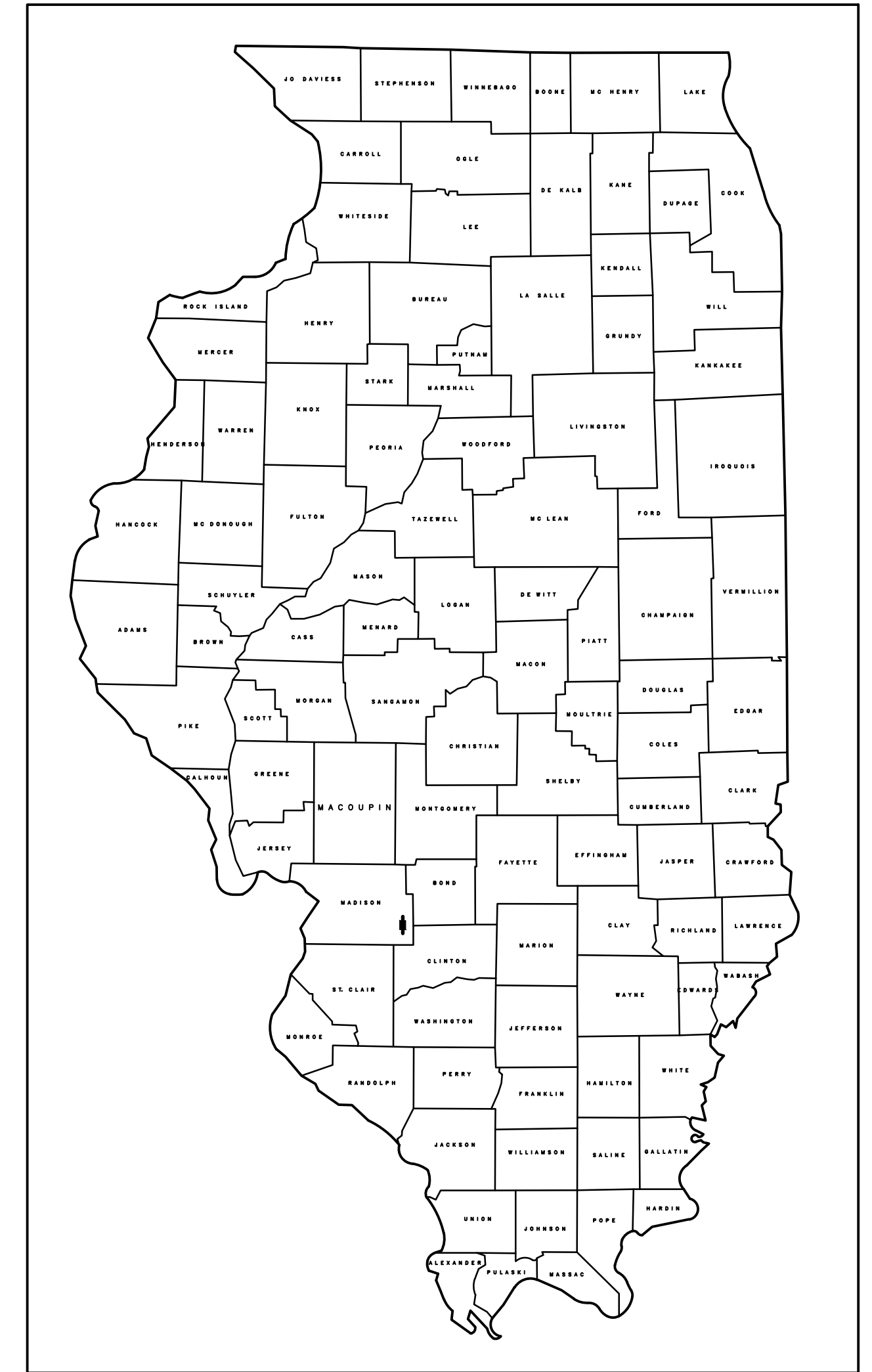
STANDARDS

- 701501-06
- 701901-08
- 886001-01
- 886006-01
- BLR 17-4

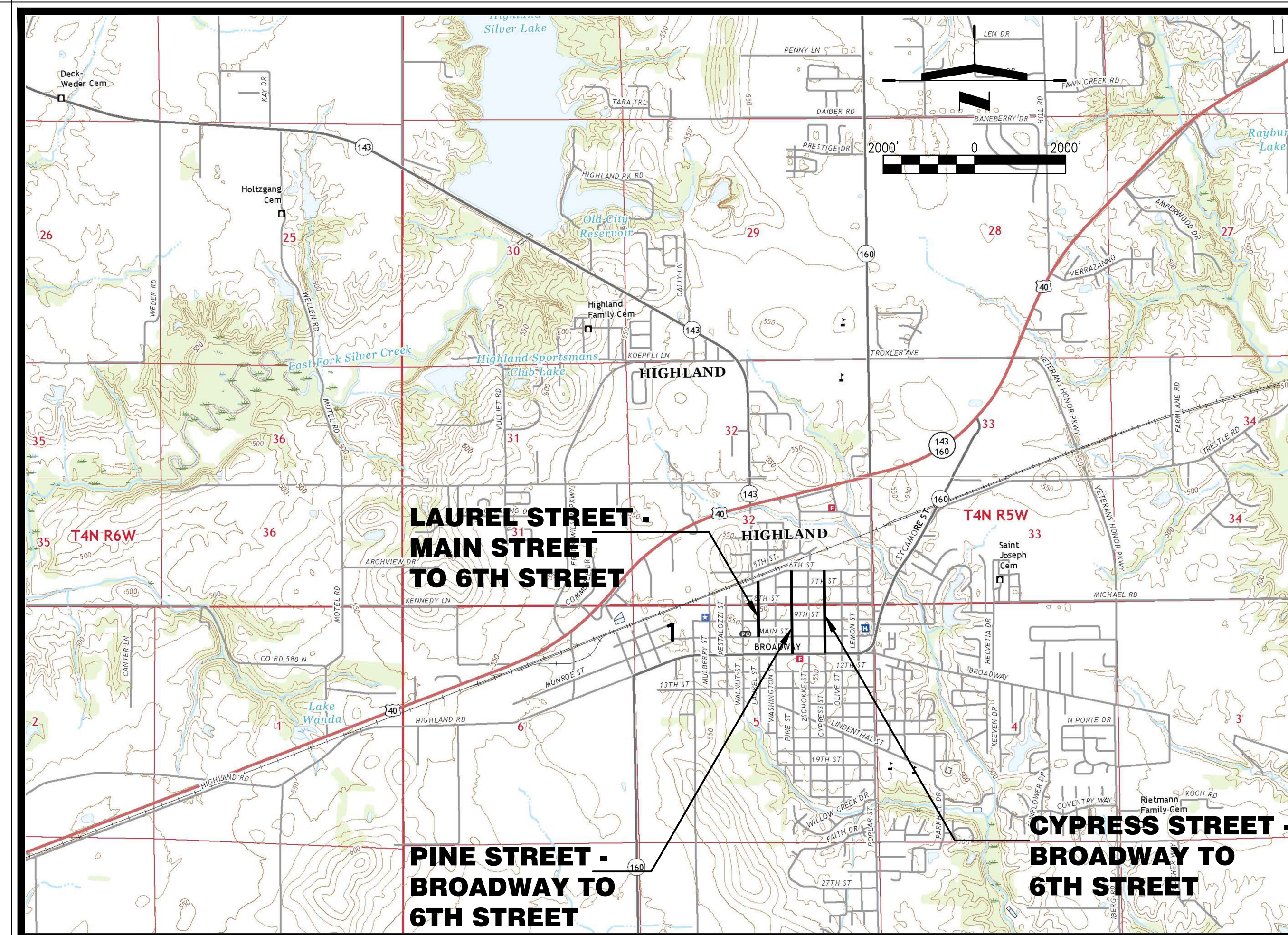
STATE OF ILLINOIS CITY OF HIGHLAND MADISON COUNTY, IL

PLANS FOR STREET RESURFACING 2024 PW-02-24 (LAUREL STREET, PINE STREET & CYPRESS STREET)

SCALE IN FEET
PLAN 1 INCH = 30 FEET



LOCATION OF SECTION INDICATED THUS: →



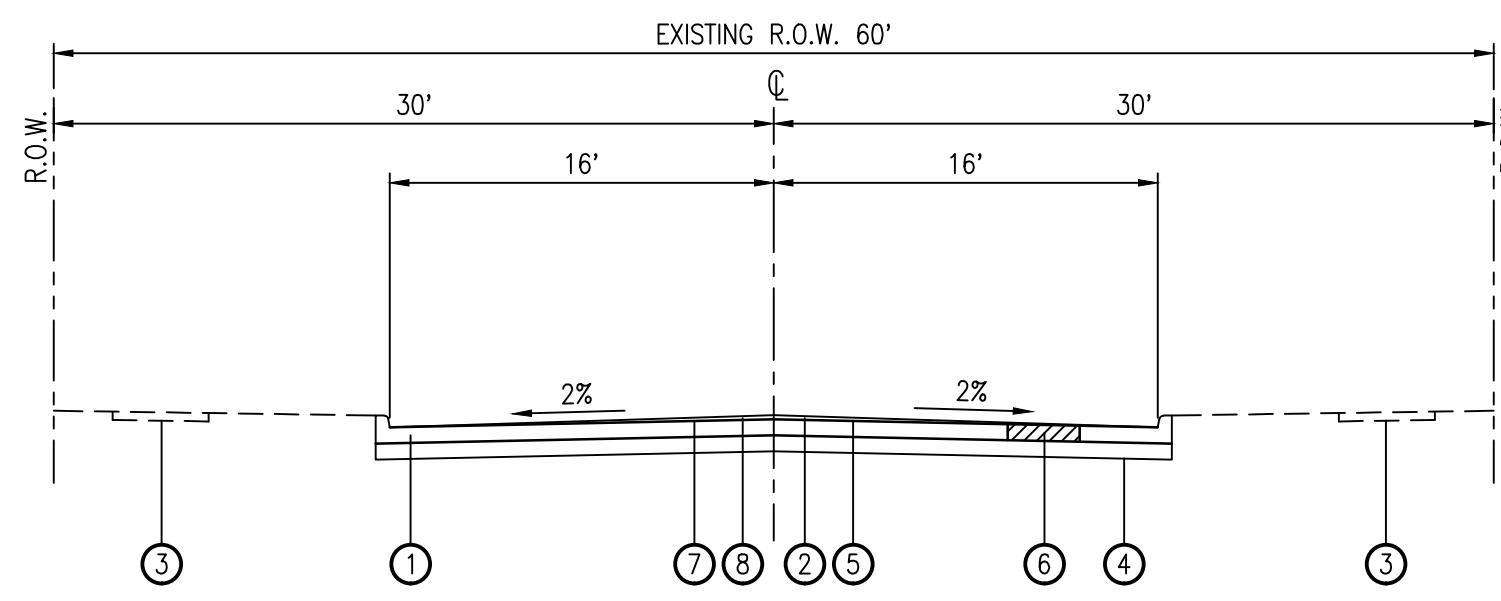
LOCATION MAP

CALL J.U.L.I.E. BEFORE YOU DIG 1-800-892-0123

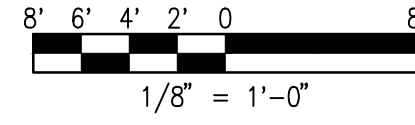
NET LENGTH OF PROJECT
LAUREL STREET = 1147 FT. (0.217 MI.)
PINE STREET = 1608 FT. (0.305 MI.)
CYPRESS STREET = 1752 FT. (0.332 MI.)

PREPARED BY:
 CURRY & ASSOCIATES ENGINEERS, INC.
 NASHVILLE, ILLINOIS 62263
 (618) 327-8841
 JOB NO. 2024.28

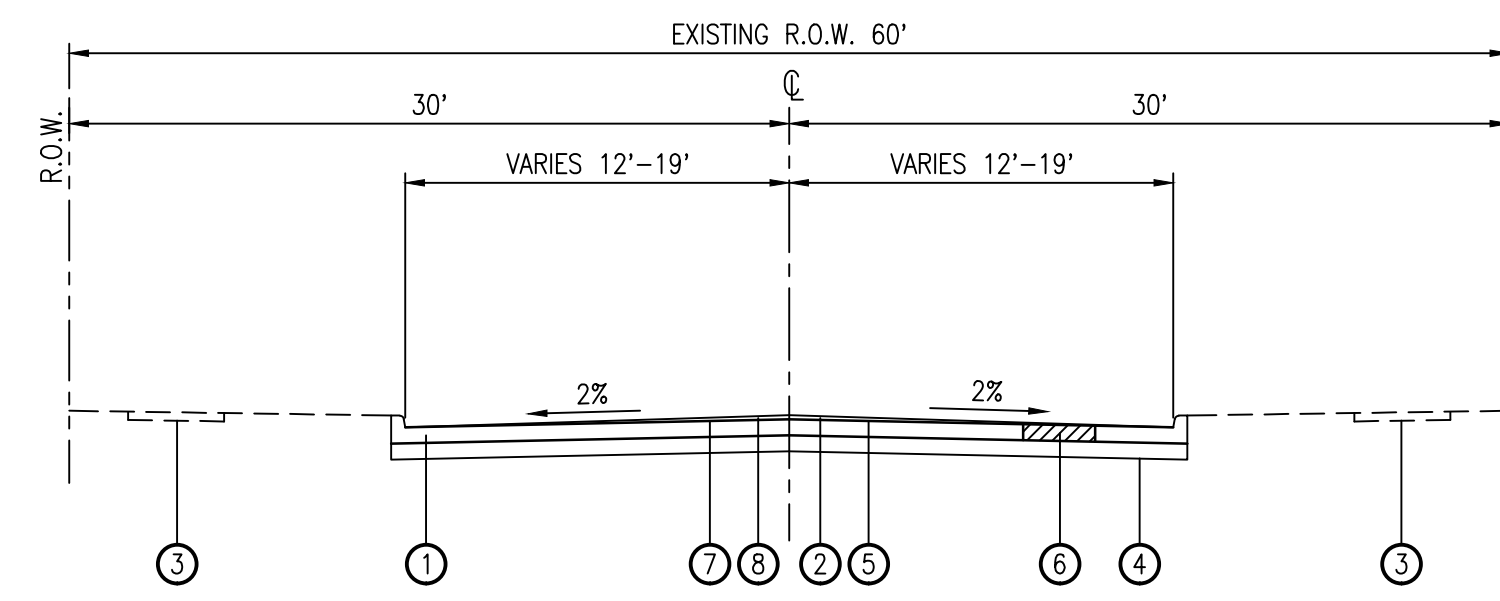
PHILIP CURRY
 ILLINOIS P.E. NO. 062-063543
 EXPIRATION DATE: 11/30/2025



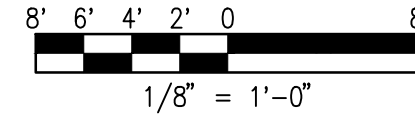
TYPICAL SECTION - LAUREL STREET



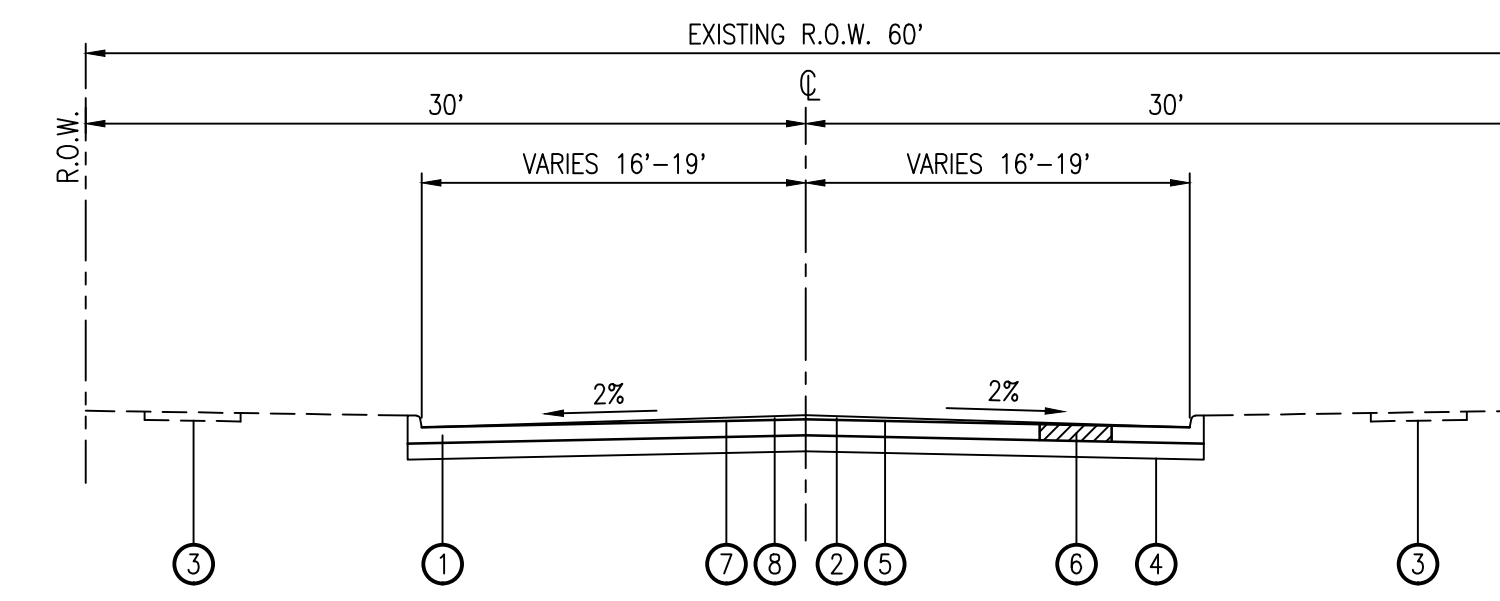
- | MARK | DESCRIPTION |
|------|---|
| ① | EXISTING CONCRETE STREET WITH INTEGRAL CONCRETE CURB AND GUTTER, 8" APPROXIMATE THICKNESS, CONTRACTOR VERIFY. |
| ② | EXISTING HOT-MIX ASPHALT SURFACE COURSE, THICKNESS VARIES. |
| ③ | EXISTING CONCRETE SIDEWALK (DO NOT DISTURB). |
| ④ | EXISTING BASE MATERIAL, THICKNESS UNKNOWN. |
| ⑤ | PROPOSED SURFACE REMOVAL (MILLING), 2-1/2". |
| ⑥ | PROPOSED PAVEMENT PATCHING (LOCATIONS VARY). |
| ⑦ | PROPOSED LEVEL BINDER (HAND METHOD) (LOCATIONS VARY). |
| ⑧ | PROPOSED HOT-MIX ASPHALT SURFACE COURSE, 2-1/2". |



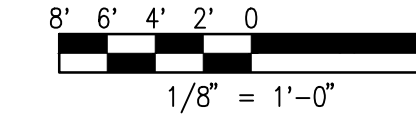
TYPICAL SECTION - PINE STREET



- | MARK | DESCRIPTION |
|------|---|
| ① | EXISTING CONCRETE STREET WITH INTEGRAL CONCRETE CURB AND GUTTER, 8" APPROXIMATE THICKNESS, CONTRACTOR VERIFY. |
| ② | EXISTING HOT-MIX ASPHALT SURFACE COURSE, THICKNESS VARIES. |
| ③ | EXISTING CONCRETE SIDEWALK (DO NOT DISTURB). |
| ④ | EXISTING BASE MATERIAL, THICKNESS UNKNOWN. |
| ⑤ | PROPOSED SURFACE REMOVAL (MILLING), 2-1/2". |
| ⑥ | PROPOSED PAVEMENT PATCHING (LOCATIONS VARY). |
| ⑦ | PROPOSED LEVEL BINDER (HAND METHOD) (LOCATIONS VARY). |
| ⑧ | PROPOSED HOT-MIX ASPHALT SURFACE COURSE, 2-1/2". |



TYPICAL SECTION - CYPRESS STREET



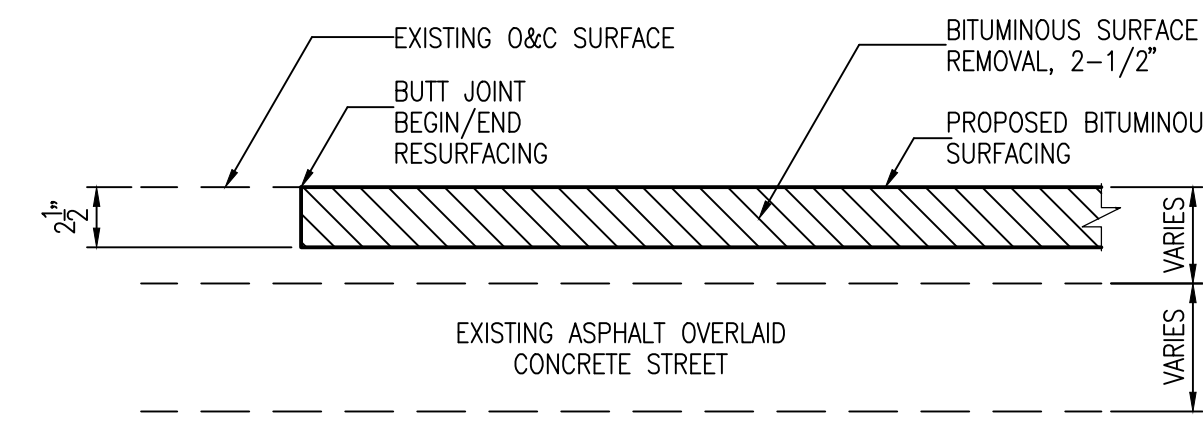
- | MARK | DESCRIPTION |
|------|---|
| ① | EXISTING CONCRETE STREET WITH INTEGRAL CONCRETE CURB AND GUTTER, 8" APPROXIMATE THICKNESS, CONTRACTOR VERIFY. |
| ② | EXISTING HOT-MIX ASPHALT SURFACE COURSE, THICKNESS VARIES. |
| ③ | EXISTING CONCRETE SIDEWALK (DO NOT DISTURB). |
| ④ | EXISTING BASE MATERIAL, THICKNESS UNKNOWN. |
| ⑤ | PROPOSED SURFACE REMOVAL (MILLING), 2-1/2". |
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| ⑧ | PROPOSED HOT-MIX ASPHALT SURFACE COURSE, 2-1/2". |

EXISTING TOPOGRAPHIC LEGEND

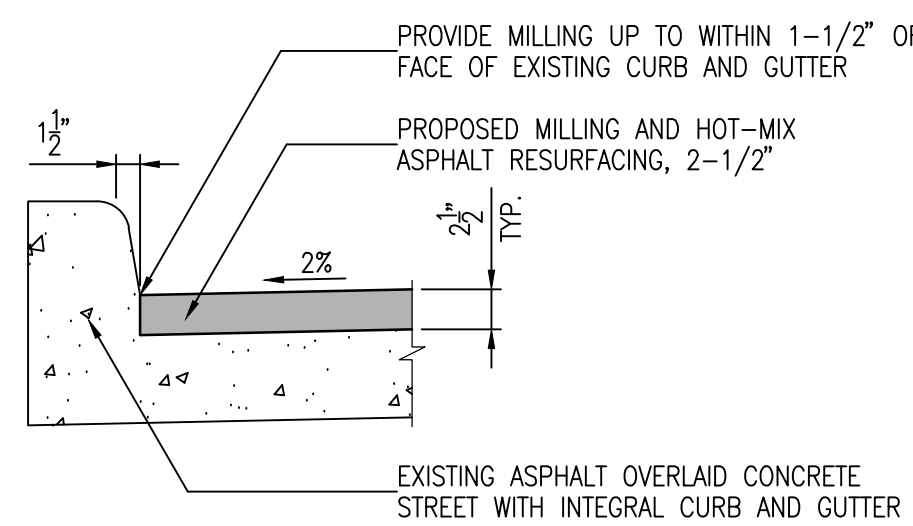
- UTILITY POLE
- UTILITY POLE GUY WIRE
- BURIED TELEPHONE CABLE
- TELEPHONE PEDESTAL (SPLICE BOX)
- MAIL BOX
- I.P. IRON PIN (PROPERTY CORNER)
- FENCE LINE
- FENCE GATE
- RIGHT OF WAY LINE
- CENTER LINE OF ROADWAY/SURVEY
- ▨ CONCRETE SIDEWALK
- OPEN DRAINAGE DITCH
- STORM SEWER
- STORM SEWER INLETS
- TREE (SIZE INDICATED)
- ROAD/STREET SIGN
- 6" W WATER MAIN
- WATER MAIN GATE VALVE & BOX
- THREE WAY FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER (GRAVITY)
- GAS MAIN
- GAS VALVE
- GAS MAIN VENT PIPES
- PAVED ROADWAY
- SECURITY LIGHT
- FLOWER BOX
- FLAG POLE

PROPOSED LEGEND

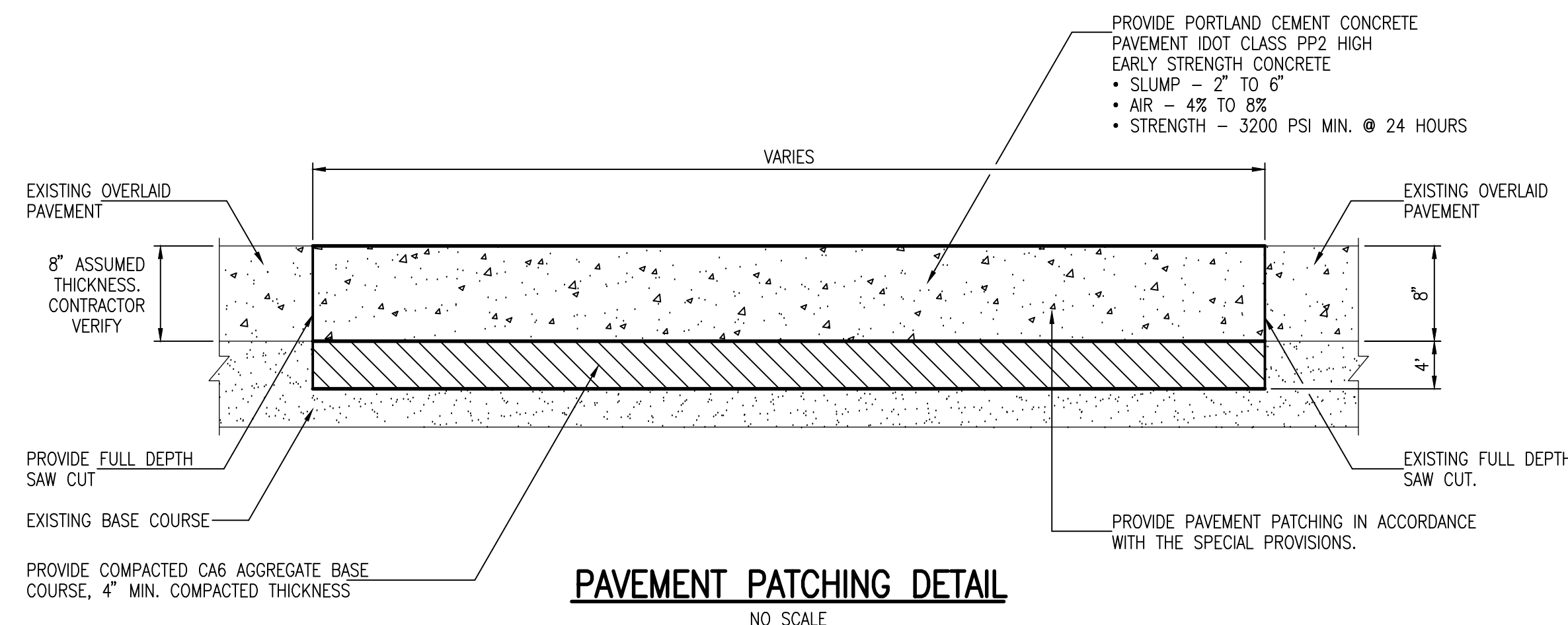
- ▨ PROPOSED MILLING AND RESURFACING
- ▨ PROPOSED PAVEMENT PATCHING



BUTT JOINT DETAIL (BEGIN/END RESURFACING)
NO SCALE



MILLING DETAIL AT FACE OF CURB
NO SCALE



PAVEMENT PATCHING DETAIL
NO SCALE

SUMMARY OF QUANTITIES

ITEM NO.	ITEM	UNIT	QUANTITY
1	MOBILIZATION/DEMOLITION	L. SUM	1
2	MILLING (SURFACE REMOVAL), 2-1/2"	SQ YD	16,630 *
3	PAVEMENT PATCHING (ALLOWANCE)	SQ YD	640 *
4	VALVE BOX ADJUSTMENT	EA	10 *
5	MANHOLE LID ADJUSTMENT	EA	5 *
6	LEVEL BINDER (ALLOWANCE)	TON	100 *
7	HOT-MIX ASPHALT SURFACE COURSE, N50, "C" MIX, 2-1/2"	TON	2,330 *
8	DETECTOR LOOP	L. SUM	1 *
9	MATERIAL DISPOSAL	L. SUM	1 *
10	TRAFFIC CONTROL AND PROTECTION	L. SUM	1 *

* SEE SPECIAL PROVISIONS.

GENERAL NOTES

THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ADOPTED JANUARY 1, 2022) SHALL APPLY TO THIS PROJECT IN ADDITION TO THE SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE BID DOCUMENTS.

THE STANDARDS WITH THE REVISION NUMBER LISTED ON THE COVER SHEET OF THE PLANS SHALL APPLY TO THIS PROJECT.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IF IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. FIELD LOCATIONS OF UNDERGROUND FACILITIES MAY BE OBTAINED BY CALLING THE J.U.L.I.E. SYSTEM AT 800-892-0123 AND PROVIDING 48 HOURS ADVANCE NOTICE. NON-J.U.L.I.E. MEMBERS MAY BE CONTACTED DIRECT. AGENCIES KNOWN TO HAVE FACILITIES WITHIN THE PROJECT LIMITS ARE LISTED ON THE COVER SHEET.

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION WHICH MAY REQUIRED ADJUSTMENT, RELOCATION OR REMOVAL.

AMEREN (GAS) 2600 NORTH CENTER MARYVILLE, IL 62262 (800) 755-5000	CITY OF HIGHLAND (WATER, SEWER, ELECTRIC) 1113 BROADWAY HIGHLAND, IL 62249 (618) 654-7511
--	--

IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR HAS TAKEN THE FOREGOING INTO CONSIDERATION IN PREPARING HIS/HER BID, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY DELAYS OR INCONVENIENCE CAUSED BY SAME.

THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AN AUTHORIZED SURVEYOR, OR AGENT, HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE AREA LOCATED WITHIN THE CONSTRUCTION LIMIT LINES, SHOWN ON THE PLANS. ANY AREA DISTURBED BEYOND THESE LIMITS SHALL BE RESTORED TO ITS' ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

PROVIDE CLEAN SAW CUT JOINTS AT ALL LIMITS OF REMOVAL OF PAVEMENT, FOR PAVEMENT PATCHING. COST FOR SAW CUTS SHALL BE INCIDENTAL TO THE INDICATED REMOVAL ITEM.

SEE THE SPECIAL PROVISIONS FOR OTHER INCIDENTAL CONSTRUCTION ITEMS AND OPERATIONS WHICH ARE TO BE INCLUDED WITH AND PAID FOR UNDER CERTAIN SPECIFICATION PAY ITEMS.

THE FOLLOWING ITEMS AND APPROXIMATE QUANTITIES ARE INCLUDED IN THE PROPOSAL IN ORDER TO ESTABLISH A UNIT COST FOR WORK WHICH MAY BE REQUIRED TO CONSTRUCT THIS SECTION. THE ACTUAL QUANTITY OF EACH ITEM SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD.

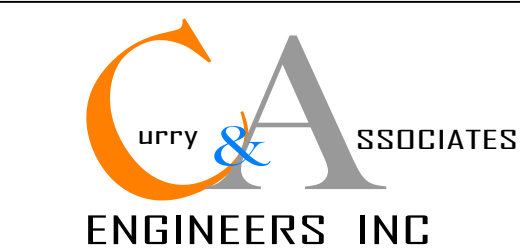
PAVEMENT PATCHING	640 SQ. YD.
LEVEL BINDER	100 TON

PROVIDE REMOVAL AND REPLACEMENT OF EXISTING DETECTOR LOOP ON CYPRESS AT BROADWAY. SEE SPECIAL PROVISIONS FOR DETAILS.

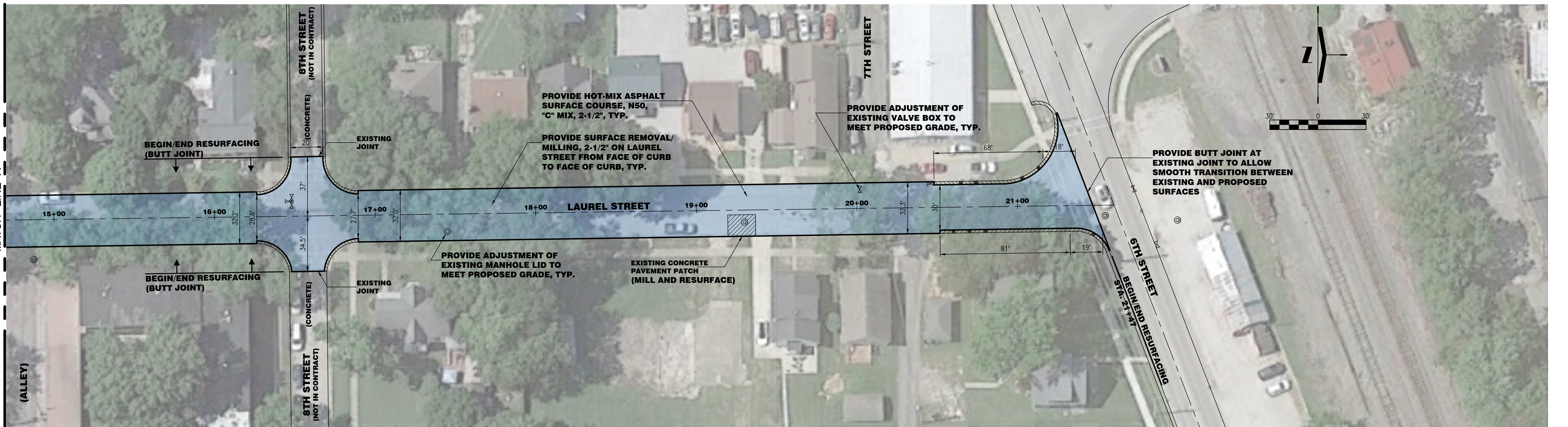
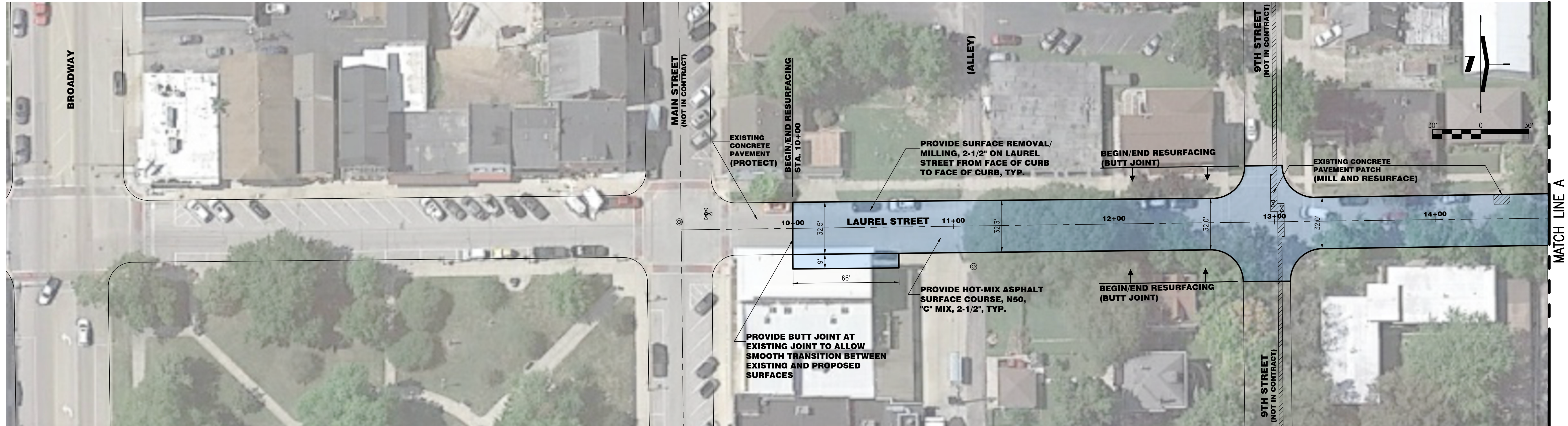
STRIPING OF PARKING SPACES AND CROSSWALKS TO BE PROVIDED BY CITY OF HIGHLAND FOLLOWING COMPLETION OF CONTRACTOR'S RESURFACING OPERATIONS.

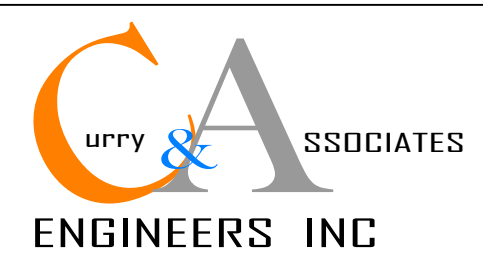
**STREET RESURFACING 2024
PW-02-04 (LAUREL ST.,
PINE ST., AND CYPRESS ST.)
CITY OF HIGHLAND, ILLINOIS**

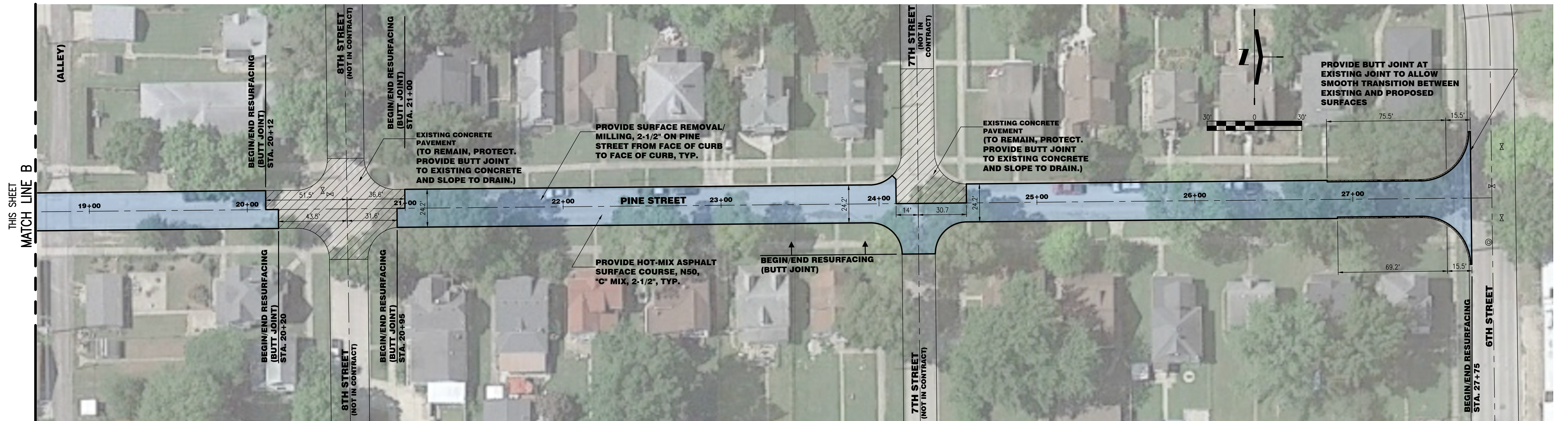
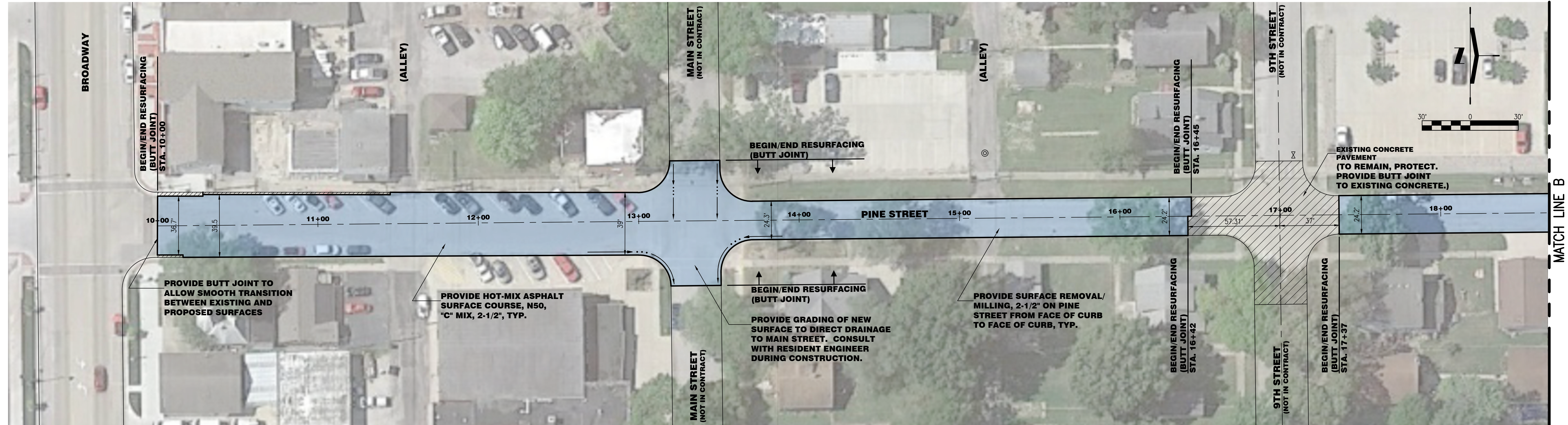
**GENERAL NOTES,
SUMMARY OF QUANTITIES,
TYPICAL SECTIONS, AND
STRUCTURAL DESIGN DATA**



Revisions	Survey	SHEET
	Design MRB	
Layout LAYOUT 1	Drawn ALH	2
Plot Date 3-13-2024	Checked	OF
Dwg File 2428-GENERAL	Date FEB. 2024	Job No. 2024.28

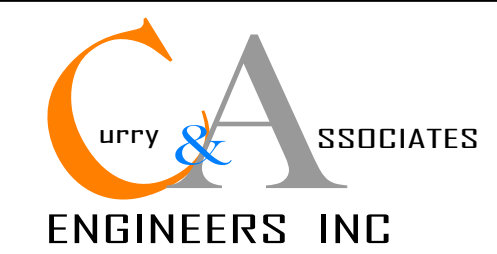


STREET RESURFACING 2024 PW-02-24, (LAUREL ST., PINE ST. AND CYPRESS ST.) CITY OF HIGHLAND, ILLINOIS		DETAIL PLAN SHEET LAUREL STREET			<table border="1"> <tr><td>Revisions</td><td>Survey</td></tr> <tr><td></td><td>Design</td></tr> <tr><td></td><td>MRB</td></tr> <tr><td></td><td>Drawn</td></tr> <tr><td></td><td>ALH</td></tr> <tr><td></td><td>Checked</td></tr> <tr><td></td><td>Date</td></tr> <tr><td></td><td>FEB. 2024</td></tr> <tr><td>Dwg. File</td><td>2428-TOPO</td></tr> </table>	Revisions	Survey		Design		MRB		Drawn		ALH		Checked		Date		FEB. 2024	Dwg. File	2428-TOPO	<table border="1"> <tr><td>SHEET</td><td>3</td></tr> <tr><td>OF</td><td></td></tr> <tr><td>Job No.</td><td>2024.28</td></tr> </table>	SHEET	3	OF		Job No.	2024.28
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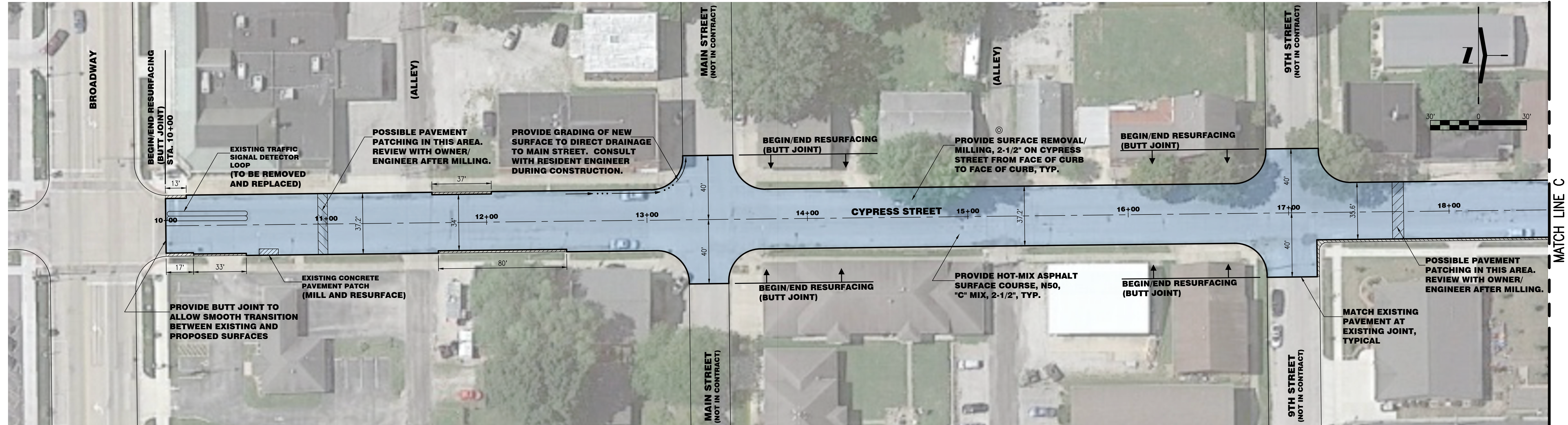


STREET RESURFACING 2024
 PW-02-24, (LAUREL ST.,
 PINE ST. AND CYPRESS ST.)
 CITY OF HIGHLAND, ILLINOIS

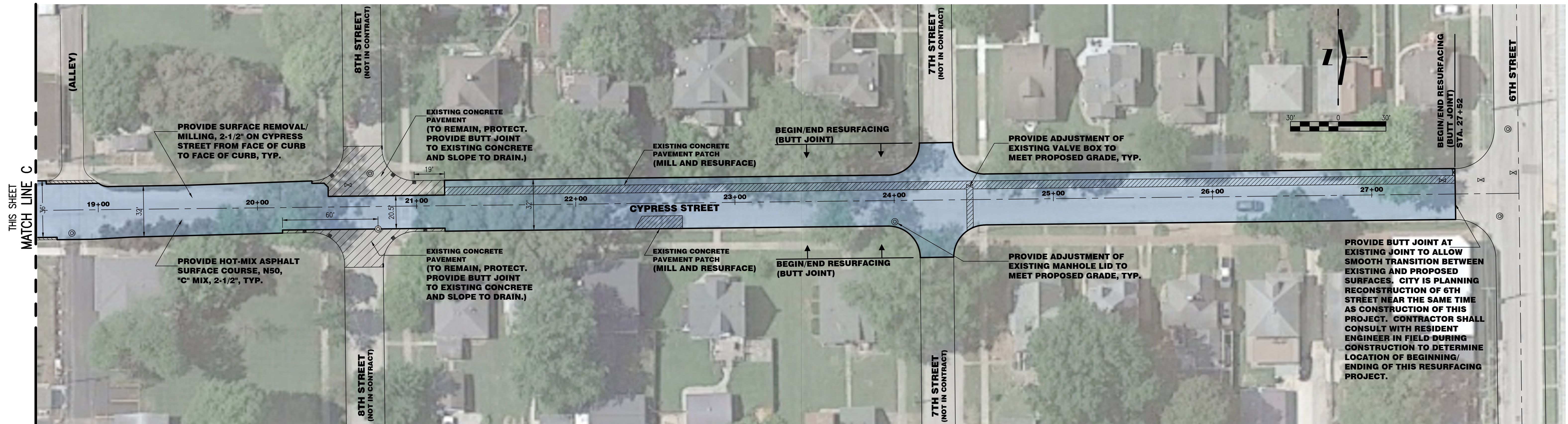
DETAIL PLAN SHEET
 PINE STREET



Revisions	Survey	SHEET 4 OF OF
	Design	
	Drawn	
	Checked	
	Date	
Dwg. File	Date	Job No.
2428-TOPO	FEB. 2024	2024.28

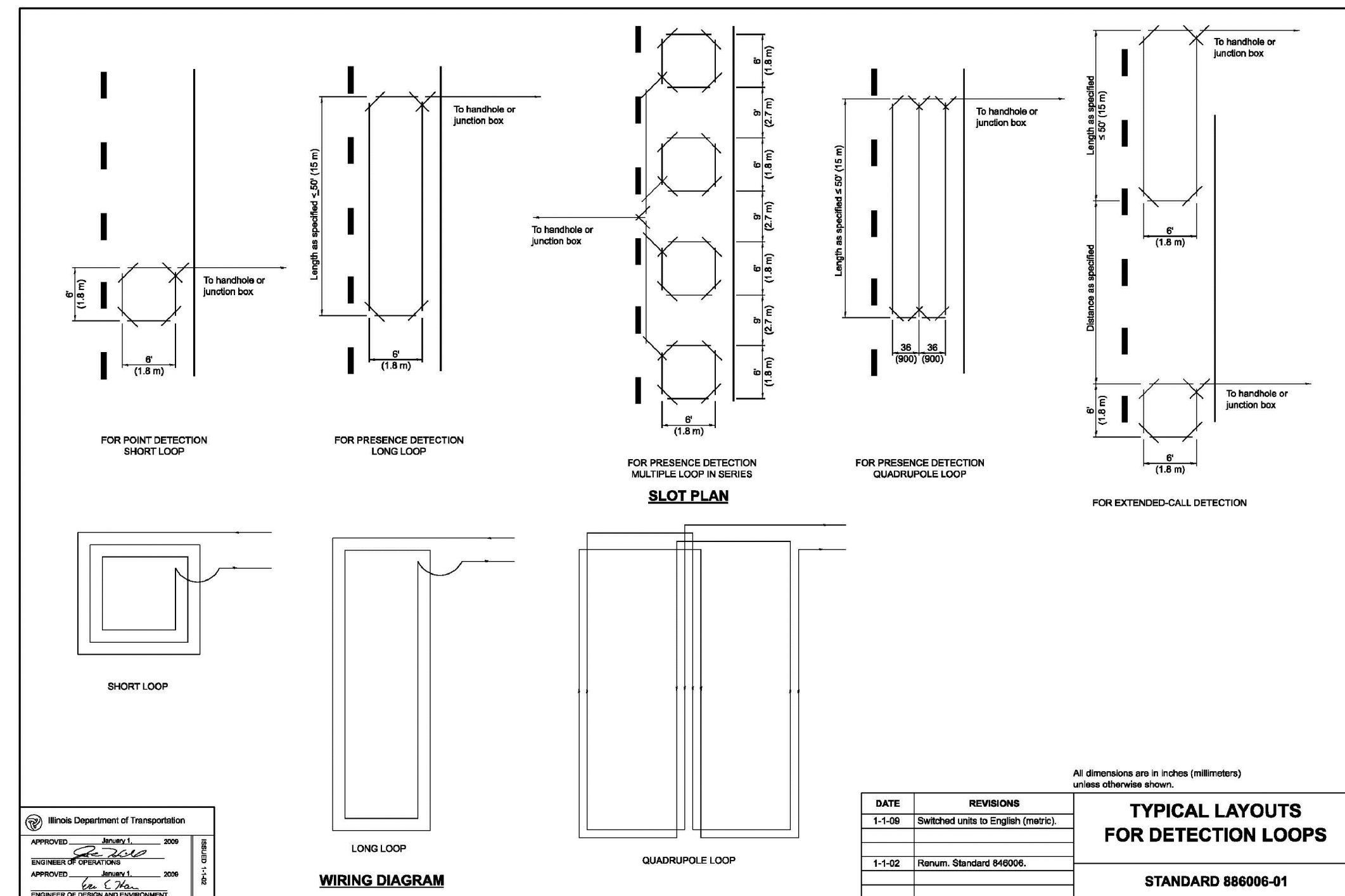
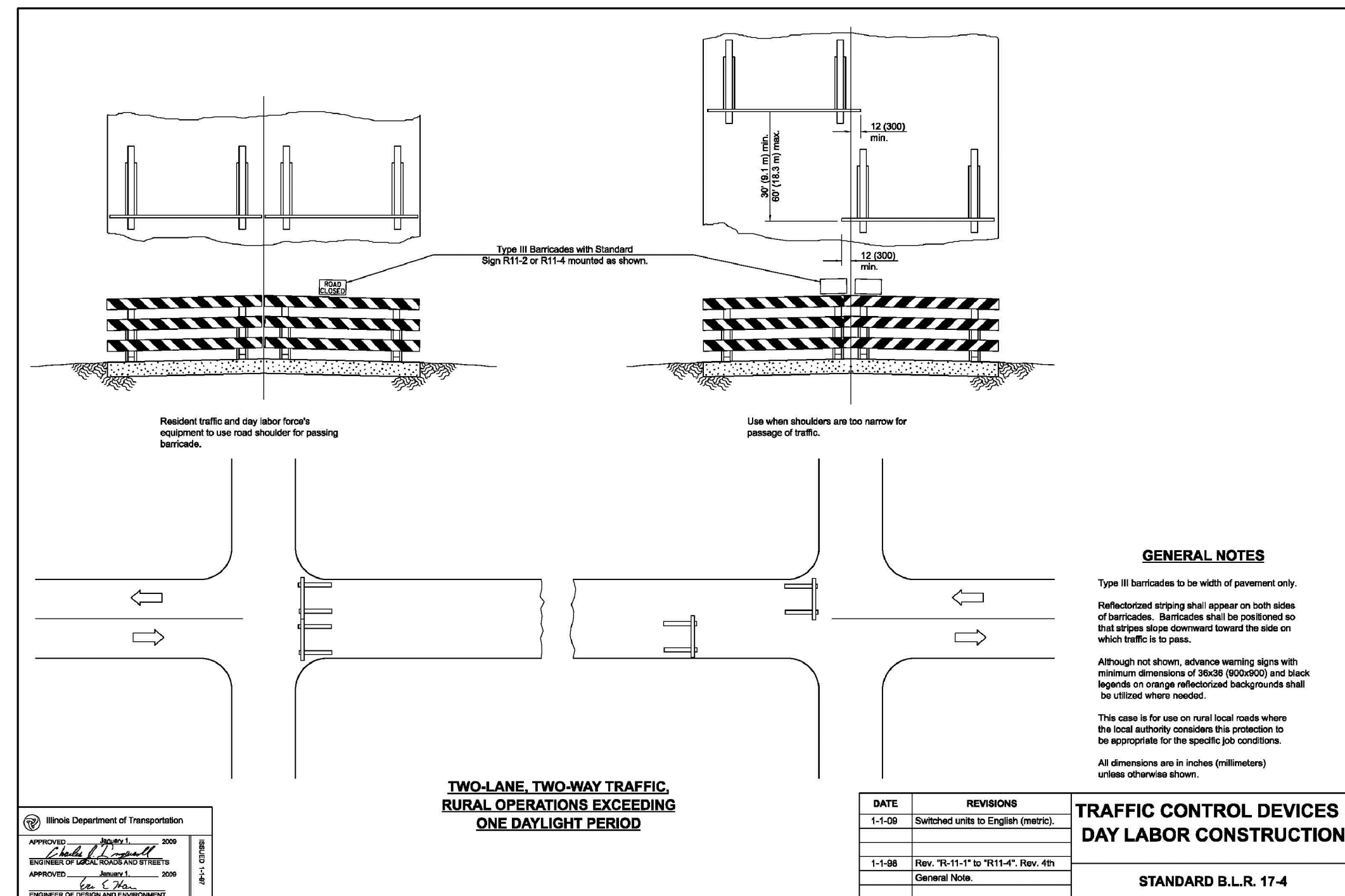
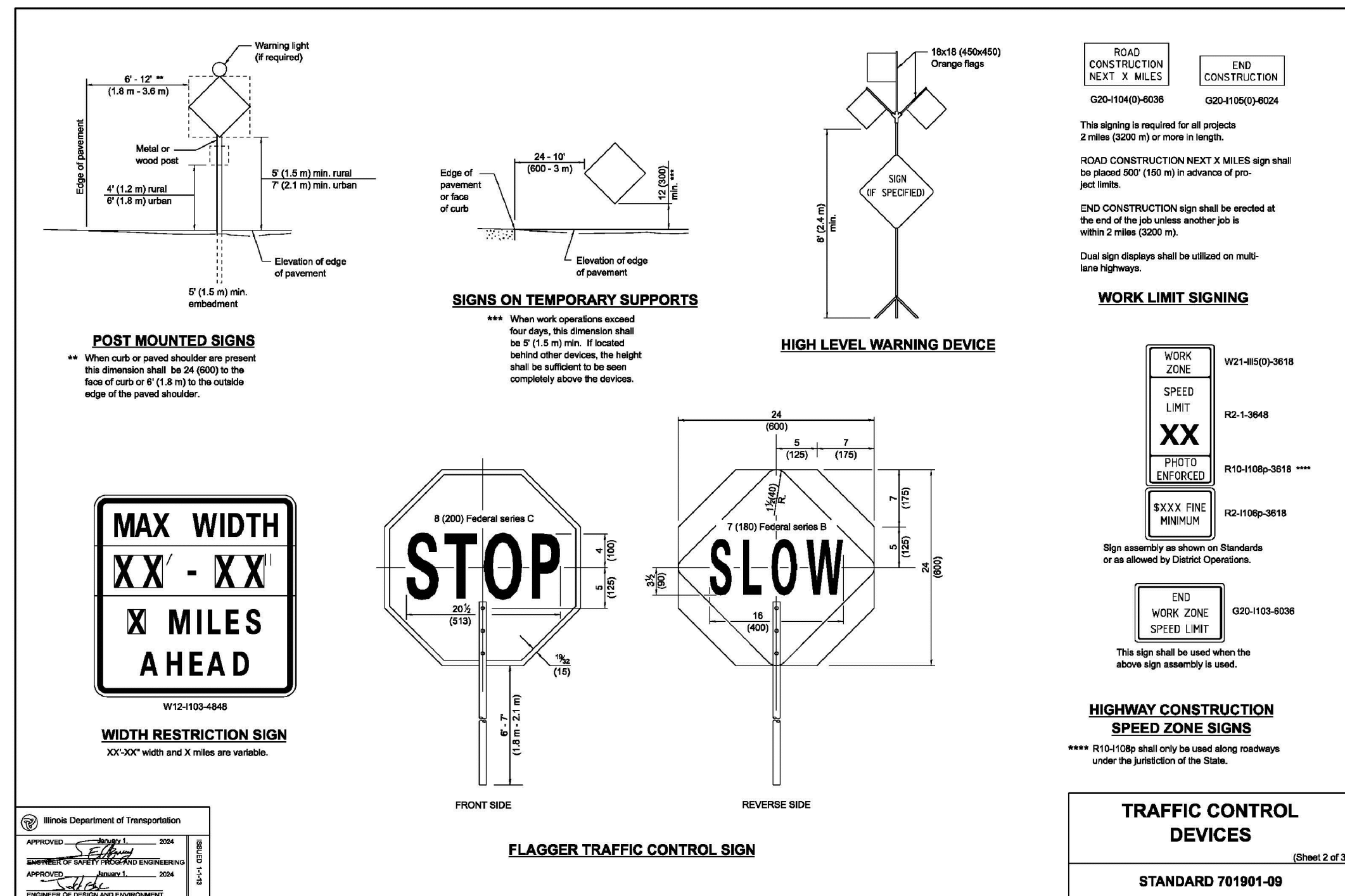
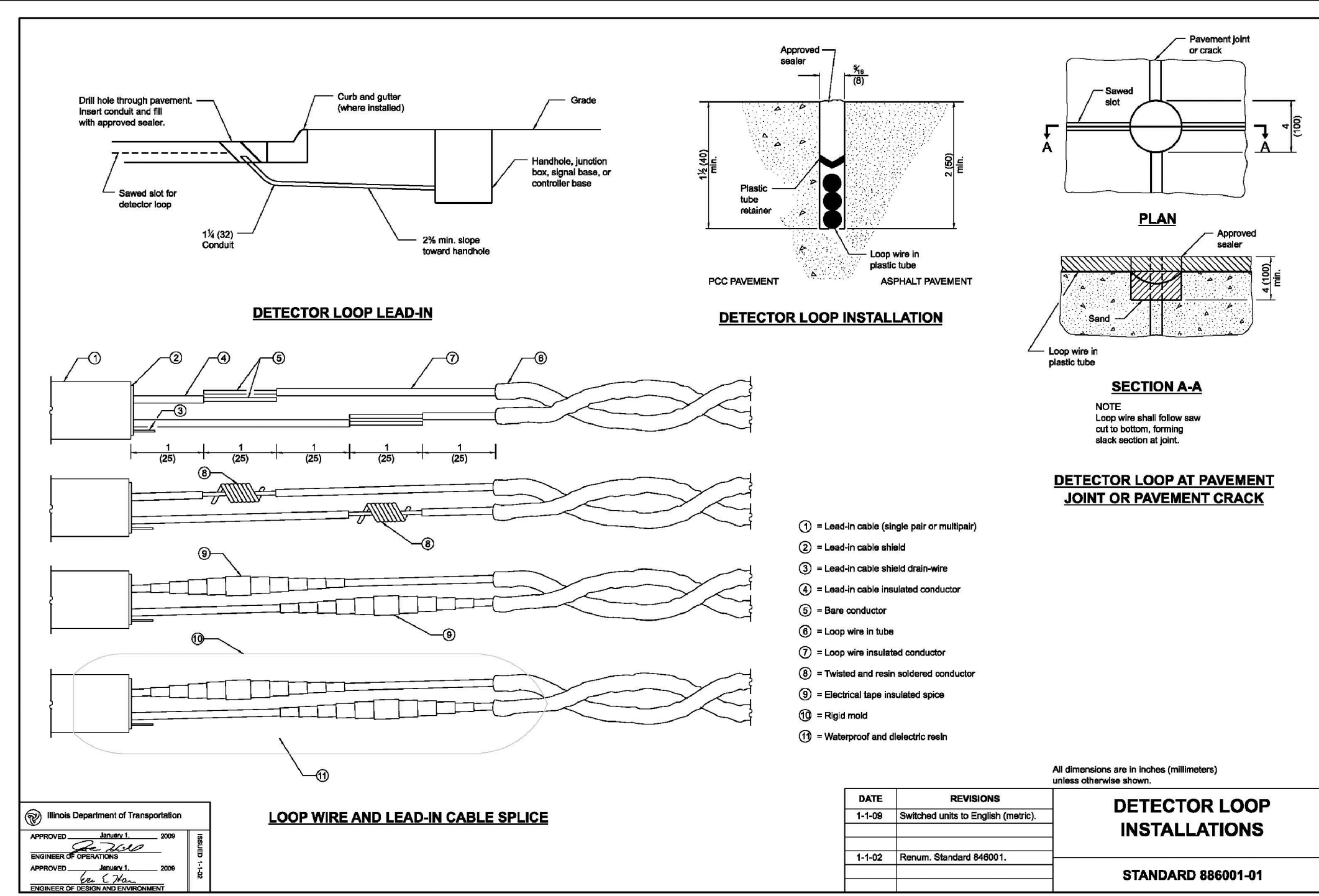
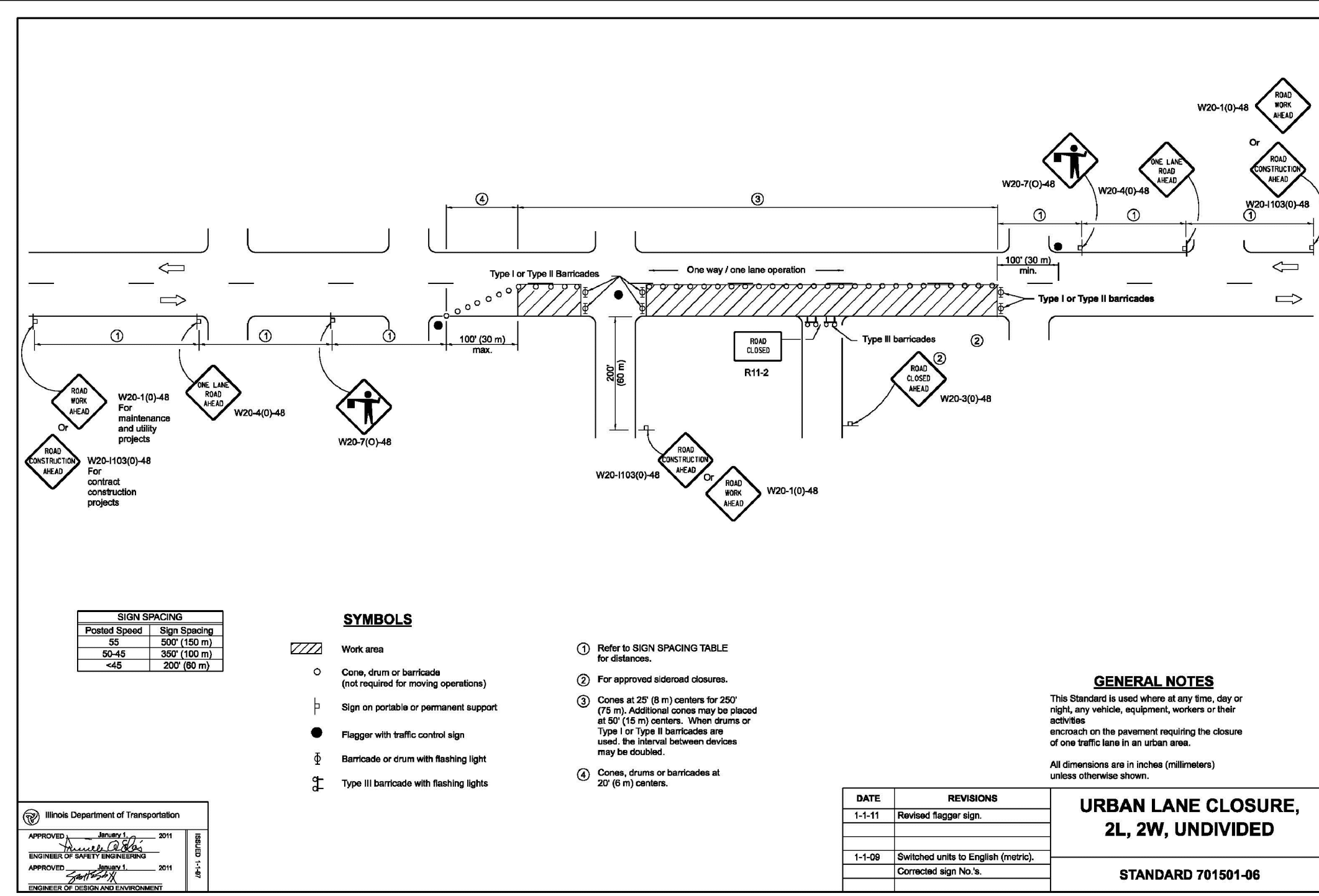
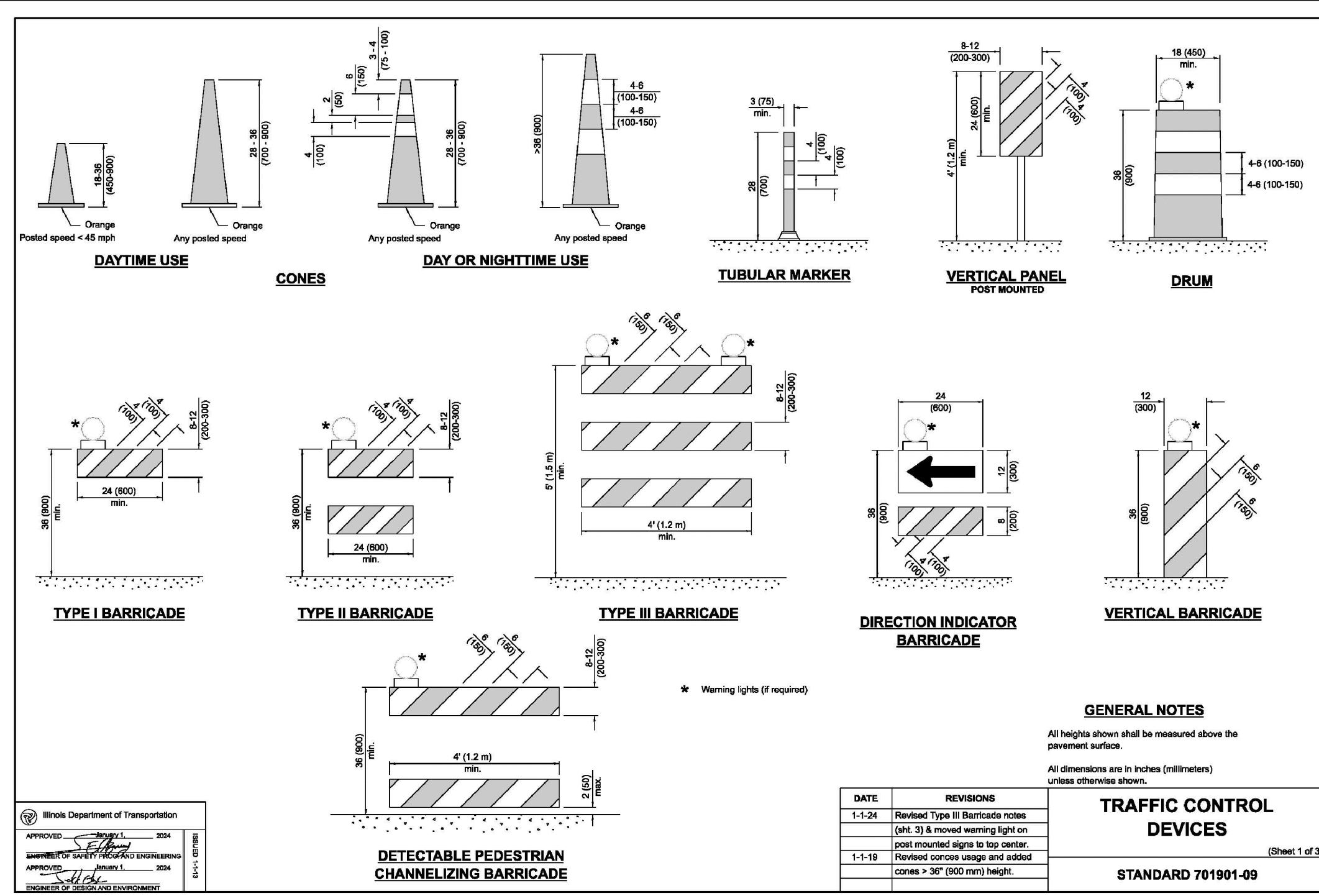


MATCH LINE C
THIS SHEET



THIS SHEET
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STREET RESURFACING 2024 PW-02-24, (LAUREL ST., PINE ST. AND CYPRESS ST.) CITY OF HIGHLAND, ILLINOIS		DETAIL PLAN SHEET CYPRESS STREET				<table border="1"> <tr> <td>Revisions</td> <td>Survey</td> <td rowspan="5">SHEET 5 OF</td> </tr> <tr> <td></td> <td>Design</td> </tr> <tr> <td></td> <td>Drawn</td> </tr> <tr> <td></td> <td>Checked</td> </tr> <tr> <td></td> <td>Date</td> </tr> <tr> <td></td> <td>Job No.</td> <td>2024.28</td> </tr> </table>	Revisions	Survey	SHEET 5 OF		Design		Drawn		Checked		Date		Job No.	2024.28
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Date	FEB. 2024																			



STREET RESURFACING 2024 PW-02-24, (LAUREL ST., PINE ST. AND CYPRESS ST.) CITY OF HIGHLAND, ILLINOIS		DETAILS AND SCHEDULES	
Revisions	Survey	SHEET	
	Design MRB	6	
Layout LAYOUT 1	Drawn ALH	OF	
Plot Date 3-11-2024	Checked		
Dwg File 2428-DTLs	Date FEB. 2024	Job No. 2024.28	

Curry & Associates ENGINEERS INC



City of Highland
1115 Broadway, PO Box 218
Highland, IL 62249

To: Honorable Mayor Hemann and City Council

From: Chris Conrad- City Manager

Date: March 13, 2024

Re: Hotel-Motel Tax Grant Allocations

We submit for the council's approval the attached Hotel/Motel tax allocations for FY 24-25.

This year is the first year we are doing these allocations in a grant style. The applicants submitted their requests to staff and the applications were evaluated based on past requests and funding amounts; available funds based on historic HMT collections, availability of alternate funding sources and if a particular groups had more than one request.

We are happy to report that we had a total requested amount of \$47,900.00, and staff is recommending the approval of \$44,400 in awards to the various organizations. This is a \$6,700.00 increase over the previous year's spending of HMT funds, and leaves the council with an anticipated \$3,000.00 in discretionary funds for any requests that may straggle in throughout the year. The only other project that is funded through HMT funds is \$10,000.00 annually that goes towards the fireworks display. This also is accounted for from the total collections.

Budget Impact: By approving this recommendation the allocations will fall within the anticipated revenues for the FY 24-25 budget. By approving this recommendation as a block grant recommendation from staff, we believe we have defeated any potential conflict of interest of any council member who may participate or otherwise support any of the individual groups of events as we are requesting an up or down vote of the staff recommendation for the allocations.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING
ALLOCATION OF HOTEL / MOTEL TAX FUNDING
(2024 Requests - Various)**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined applicants for hotel / motel tax funding shall fill out an application to determine whether the funding request may be granted according to 65 ILCS 5/8-3-14, which reads, in pertinent part:

The amounts collected by any municipality pursuant to this Section shall be expended by the municipality solely to promote tourism and conventions within that municipality or otherwise to attract nonresident overnight visitors to the municipality

See 65 ILCS 5/8-3-14; and

WHEREAS, City has determined the various applicants have submitted “Hotel / Motel Tax Funding Applications,” a summary of which is attached hereto as **Exhibit A**; and

WHEREAS, City has determined the applicants have requested funds for tourism and/or conventions and/or overnight visitors to City, and the applicants’ requests for funds may be permitted pursuant to the spirit of 65 ILCS 5/8-3-14 (*See* **Exhibit A**); and

WHEREAS, the City Council finds that the City Manager should be authorized and directed, on behalf of the City of Highland, to execute whatever documents are necessary to allocate hotel / motel tax funds to the applicants pursuant to the “Hotel / Motel Tax Funding Applications Summary” (*See* **Exhibit A**).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Highland, Illinois, as follows:

- Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.
- Section 2.* The “Hotel / Motel Tax Funding Applications Summary” (*See* **Exhibit A**) is approved.
- Section 3.* The City Manager is directed and authorized, on behalf of the City of Highland, to execute whatever documents are necessary to allocate hotel / motel funds to the applicants pursuant to the “Hotel / Motel Tax Funding Applications Summary” (*See* **Exhibit A**).

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann, Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk
City of Highland
Madison County, Illinois

Applicant	Event	Amount Requested	Council Approval Amount	Amount Previously Approved
City of Highland Fire Department	Highland Fire Fighters Picnic	\$1,500	\$1,000	\$500
Highland Area Arts Council	Art in the Park	\$7,000	\$7,000	\$7,000
Highland Chamber of Commerce	Street Art Festival	\$3,500	\$3,500	\$2,500
Highland Chamber of Commerce	Local Dine Around	\$1,500	\$1,500	\$0
Highland Chamber of Commerce	Annual Lighted Christmas Parade	\$1,500	\$1,500	\$1,500
Highland Fire Department Auxiliary	Hydrants, Horses, Heroes 5k	\$1,000	\$1,000	\$0
Highland Historical Society	Homestead Harvest Days	\$1,200	\$1,200	\$1,000
Highland Jaycees	Schweizerfest	\$5,000	\$5,000	\$5,000
Highland Optimist Club	Highland Optimist Shootout	\$4,500	\$4,500	\$4,000
Highland Speedway	Highland Speedway Special Races	\$6,000	\$6,000	\$5,000
Leaps of Love, Inc.	Leaps of Love Night at the Races	\$3,000	\$2,000	\$2,000
Madison County Fair Association	Madison County Fair	\$12,000	\$10,000	\$9,000
VFW Post 5694 & American Legion Post 439	Memorial Day Parade & Service	\$200	\$200	\$200
		\$47,900	\$44,400	\$37,700

ORDINANCE NO. _____

**ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT
BETWEEN CITY OF HIGHLAND, ILLINOIS, AND
COTTAGE HILLS FIRE PROTECTION DISTRICT
FOR PURCHASE OF A FIRE TRUCK**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the Cottage Hills Fire Protection District (hereinafter “Fire District”), is existing and operating in accordance with the provisions of Illinois Law; and

WHEREAS, City and Fire District have prepared an Intergovernmental Agreement, a true and accurate copy of which is attached hereto as **Exhibit A** and adopted and incorporated by reference as if set forth fully herein; and

WHEREAS, pursuant to the Intergovernmental Agreement (**Exhibit A**), City shall sell to Fire District:

1. 1998 Pierce Lance
2. VIN# 4P1CT02S2WA000451
3. Mileage: 51871

(hereinafter “Fire Truck”); and

WHEREAS, City and Fire District have agreed Fire District will pay City for the Fire Truck as follows:

1. \$5,000.00 down payment at time of delivery
2. \$7,500.00 per year until paid off
3. Total payments: \$25,000.00
4. Minimum Payments to be made as follows:
 - a. \$5,000.00 – down payment
 - b. Year 1 - \$7,500.00
 - c. Year 2 - \$7,500.00
 - d. Year 3 - \$5,000.00

and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to enter the Intergovernmental Agreement attached hereto as **Exhibit A**; and

WHEREAS, City has determined the City Manager should be authorized and directed to

sign the Intergovernmental Agreement attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland as follows:

- Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.
- Section 2.* The Intergovernmental Agreement attached hereto as **Exhibit A** is approved.
- Section 3.* City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to authorize the City Manager to sign the Intergovernmental Agreement attached hereto as **Exhibit A**.
- Section 4.* This Ordinance shall be known as Ordinance No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

INTERGOVERNMENTAL AGREEMENT

This INTERGOVERNMENTAL AGREEMENT (hereinafter “Agreement”) is executed by the undersigned parties, to be effective as of the date of approval by the last of the undersigned after due notice, presentation, discussion and approval as required by law, all on the following terms and conditions:

- RECITALS -

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the Cottage Hills Fire Protections District, Madison County, Illinois (hereinafter “Fire District”), is existing and operating in accordance with the provisions of Illinois Law; and

WHEREAS, The Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to enter into intergovernmental agreements and agree or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) provides that any power or powers, privileges, or authority exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government pursuant to agreement; and

WHEREAS, Section 5 of the Intergovernmental Cooperation Act (5 ILCS 220.5) provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform, provided that such agreement shall be authorized by the governing body of each party to the agreement; and

WHEREAS, the purpose of this agreement is for City to sell a used 1998 Pierce Lance Fire Truck to the Fire District according to the terms and conditions of the Agreement; and

WHEREAS, the fire truck to be sold by City to the Fire District can be identified as follows:

1. 1998 Pierce Lance
2. VIN# 4P1CT02S2WA000451
3. Mileage: 51871

(hereinafter “Fire Truck”); and

WHEREAS, City has agreed to sell the Fire Truck to the Fire District as follows:

1. \$5,000.00 down payment at time of delivery

2. \$7,500.00 per year until paid off
3. Total payments: \$25,000.00
4. Minimum Payments to be made as follows:
 - a. \$5,000.00 – down payment
 - b. Year 1 - \$7,500.00
 - c. Year 2 - \$7,500.00
 - d. Year 3 - \$5,000.00

and

WHEREAS, Fire District agrees they are purchasing the Fire Truck **AS IS** with no warranty of any kind; and

WHEREAS, Fire District agrees it shall insure the Fire Truck and acknowledges that City shall not be responsible for insurance on the Fire Truck after it is delivered; and

WHEREAS, Fire District agrees it shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) any default or breach of the terms of this Agreement by Fire District; (ii) any negligence, or reckless or willful misconduct of Fire District or any contractor, subcontractor or agent or employee thereof; (iii) any claim brought against City arising in any way from this Agreement or the Fire Truck. Fire District shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Fire District shall, at its expense, satisfy and discharge the same.

In no way limiting the foregoing, Fire District shall also indemnify and hold harmless City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Fire Truck.

NOW, THEREFORE, City and Fire District, in consideration of the mutual promises hereinafter set forth, do knowingly and voluntarily covenant and agree as follows:

1. Recitals. The foregoing Recitals are incorporated as if fully stated herein.
2. Parties. "Parties" to this Agreement are the City of Highland, Illinois, and the Cottage Hills Fire Protection District.
3. Authority. The Parties to this Agreement are authorized under Illinois Compiled Statutes 5 ILCS 220/1, *et seq.*

4. Term of Agreement. The term of this Agreement shall commence upon execution by both Parties, and after being approved by the corporate authorities of the Parties.
5. Assignment. This Agreement shall not be assigned to any other party without the written consent of both parties.
6. Insurance. The Parties agree Fire District shall maintain liability coverage at a minimum amount of \$1,000,000.00 associated with use of the Fire Truck until Fire District has paid City the entire amount owed for purchase of the Fire Truck.
7. Payment. The Parties agree Fire District shall pay City \$25,000.00 for the Fire Truck as stated herein.
8. As-Is and No Warranty. Fire District agrees that it is purchasing the Fire Truck **AS-IS** with no warranty.
9. Entire Agreement. This Agreement constitutes the entire contract and agreement between the Parties in this matter. This Agreement may be modified only by an amendment which is authorized by Fire District and City corporate authorities.

Wherefore, the undersigned parties have executed this Agreement on this ____ day of _____, 2024.

City of Highland, Illinois

By: _____
City Manager

Cottage Hills Fire Protection District

By: _____
Agent, Fire Protection District

EXPENDITURE LISTING #1262
FROM 03/02/2024 TO 03/15/2024

City of Highland
1115 Broadway, PO Box 218
Highland IL 62249



CHECK NO	VENDOR NAME	INVOICE DESCRIPTION	DEPARTMENT	CHECK/PAYMENT DATE	GROSS AMOUNT
883	AMAZON CAPITAL SERVI	1 QTY REPLACEMENT RIBBON PYRAMIS TIME CLOCKS	001-00-000-00000-115700	3/8/2024	14.24
883	AMAZON CAPITAL SERVI	2 QTY CALCULATOR RIBBON 1 QTY SPIRAL NOTEPADS	001-00-000-00000-115700	3/8/2024	42.59
883	AMAZON CAPITAL SERVI	9-SAFETYGLASSES, 2- XPANDIGN FILE POCKETS, CLEANSPA	001-00-000-00000-115700	3/8/2024	72.07
922	Highland's Tru Buy	CENTRAL PURCHASING	001-00-000-00000-115700	3/8/2024	158.96
938	LOGSDON STATIONERS	CENTRAL PURCH. SUPPLIES	001-00-000-00000-115700	3/8/2024	263.74
974	TRIPACK INC.	SUPPLIES FOR CENTRAL PURCHASING	001-00-000-00000-115700	3/8/2024	1,498.70
				TOTAL	2,050.30
950	Municipal Clerks of	MUNICIPAL CLERKS SPRING SEMINAR 04/04/24-04/05/24	001-10-011-00000-524000	3/8/2024	45.00
864	City Utilities	UTILITIES - 1110 MAIN ST	001-10-011-00000-539000	3/8/2024	35.80
908	DE LAGE LANDEN FINAN	COPIER USAGE/LEASE - CITY HALL BACK OFFICE	001-10-011-00000-534000	3/8/2024	266.67
983	WALZ LABEL AND MAILI	POSTAGE MACHINGE SERV AGREE RENEW03/01/24-03/01/25	001-10-011-00000-534000	3/8/2024	945.00
984	Watts Copy Systems	COPIER LEASE/USAGE - LANA'S COPIER	001-10-011-00000-534000	3/8/2024	61.16
870	I.M.L. Risk Manazeme	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	001-10-011-00000-535000	3/8/2024	3,867.06
877	AAIM Employers' Asso	AAIM MEMBERSHIP 1 YEAR EFFECTIVE 02/01/24	001-10-011-00000-539000	3/8/2024	1,991.00
889	BARNETT PEST SOLLUTIO	MONTHLY COMMERCIAL PEST CONTROL	001-10-011-00000-539000	3/8/2024	20.00
901	CIVICPLUS	MUNICODE ADMIN SUPPORT FEE/FULL SERV SUPP SUB	001-10-011-00000-539000	3/8/2024	7,283.14
921	Highland Area Christ	JANUARY 2024 GOOD SAMARITAN	001-10-011-00000-539000	3/8/2024	239.14
946	Michael's Restaurant	29 QTY 90" TABLE CLOTHES- AWARDS BANQUET	001-10-011-00000-539000	3/8/2024	174.00
955	Pro Alarm LLC	ANNUAL MONITORING FEE/LEASE AES LONG RANGE WIRELES	001-10-011-00000-539000	3/8/2024	204.00
967	SWIMCA	SWIMCA MEETING FOR CITY MANAGER 03/21/24	001-10-011-00000-539000	3/8/2024	25.00
969	THE GREENHOUSE OF HI	FLOWERS FOR DAWN ZOBRIST	001-10-011-00000-539000	3/8/2024	57.99
370	Third Millennium Ass	UTILITY BILL RENDERING	001-10-011-00000-539000	3/8/2024	204.04
972	TIMES TRIBUNE	ANNUAL TREASURER'S REPORT PUBLICATION	001-10-011-00000-539000	3/8/2024	828.00
977	United Municipal Sec	CD SERVICE	001-10-011-00000-539000	3/8/2024	1,246.36
990	WM FINANCIAL STRATEG	FINANCIAL ADVISORY SERVICES FOR CONTINUING DISCLOS	001-10-011-00000-539000	3/8/2024	800.00
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	001-10-011-00000-541000	3/8/2024	19.19
987	WEX BANK	FEBRUARY FUEL	001-10-011-00000-542000	3/8/2024	131.92
883	AMAZON CAPITAL SERVI	2 QTY ADDRESS LABELS REPLACEMENTS	001-10-011-00000-543000	3/8/2024	43.96
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	001-10-011-00000-543000	3/8/2024	288.10
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	001-10-011-00000-543000	3/8/2024	27.72
973	TRENDY TEES & MORE	2 QTY BELLA SWEATSHIRTS - C EMIG	001-10-011-00000-544000	3/8/2024	70.00
951	O'Reilly Automotive	1-OIL FILTER,FUEL/WTRSEP,AIR FILTER,2.5GALMTR0IL	001-10-011-00000-545000	3/8/2024	207.85
917	GRAYBAR	100 QTY AT70-2-15 ALLEN TEL PRODUCTS INCORPORATED	001-10-011-00000-543000	3/8/2024	123.00
				TOTAL	19,205.10
942	MARK MCKINNEY	DARK WEB TRAINING -MARATHAN PETRO	001-20-012-00000-524000	3/8/2024	40.09
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	001-20-012-00000-524000	3/8/2024	148.11
940	MADISON COUNTY INFOR	LEADS LEASE FROM MADISON COUNTY	001-20-012-00000-534000	3/8/2024	24.28
870	I.M.L. Risk Manazeme	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	001-20-012-00000-535000	3/8/2024	2,481.63
907	DATATRONICS INC	SIGTRONICS HEADSET LAND MOBILE LABOR	001-20-012-00000-536000	3/8/2024	108.00
959	Reding Tire & Batter	CAR 10 OIL CHANGE, ROTATE TIRES, WIPERBLADES RAIN	001-20-012-00000-536010	3/8/2024	107.03
959	Reding Tire & Batter	CAR 5 TIRE PATCH	001-20-012-00000-536010	3/8/2024	25.00
959	Reding Tire & Batter	CAR 8 TIRE REPAIR	001-20-012-00000-536010	3/8/2024	25.00
959	Reding Tire & Batter	car 1 TIRE REPAIR	001-20-012-00000-536010	3/8/2024	25.00
959	Reding Tire & Batter	CAR 2 TIRE REPAIR	001-20-012-00000-536010	3/8/2024	43.05
889	BARNETT PEST SOLLUTIO	PSB PEST CONTROL	001-20-012-00000-539000	3/8/2024	50.00
924	Houesman Supply Inc	PSB BACKFLOW TESTING	001-20-012-00000-539000	3/8/2024	120.00
934	LeadsOnline LLC	LEADS ONLINE INVESTIGATION SYSTEM 050124-043025	001-20-012-00000-539000	3/8/2024	3,016.00
941	Major Case Squad of	MAJOR CASE RETRAINING 4 MEMBERSHIP DUES 2024	001-20-012-00000-539000	3/8/2024	300.00
947	MID-STATES ORGANIZED	MEMBERSHIP FEE ORGANIZED CRIME INFO CENTER	001-20-012-00000-539000	3/8/2024	150.00
883	AMAZON CAPITAL SERVI	1 QTY BLACK TONER CARTRIDGE HP138A	001-20-012-00000-541000	3/8/2024	45.99
883	AMAZON CAPITAL SERVI	1 QTY 10PK COVERS W/SLIDING BAR	001-20-012-00000-541000	3/8/2024	8.69
987	WEX BANK	FEBRUARY FUEL	001-20-012-00000-542000	3/8/2024	3,601.60
878	Ace Hardware	ACE OPERATING SUPPLIES	001-20-012-00000-543000	3/8/2024	11.98
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	001-20-012-00000-543000	3/8/2024	223.83
898	CHRISTOPHER FLAKE	MACYS/ACADEMY CLOTHES - C FLAKE	001-20-012-00000-544001-	3/8/2024	423.69
936	Leon Uniform Company	LS SHIRTS 2 ATHMER	001-20-012-00000-544001-	3/8/2024	128.48
936	Leon Uniform Company	LS SHIRT, HORNER	001-20-012-00000-544001-	3/8/2024	149.41
907	DATATRONICS INC	NXS200K2 RADIO, BATTERY, MICROPHONE SPEAKER, LIC	001-20-012-00000-547000	3/8/2024	1,855.00
872	Korte & Luitohan Co	HIGHLAND-CITY HALL REMODEL INVOICE#11452	001-20-012-00000-555000	3/8/2024	208,372.73
				TOTAL	221,459.59
966	SUMNER ONE INC.	COLOR OVERAGE	001-20-013-00000-534000	3/8/2024	148.32
870	I.M.L. Risk Manazeme	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	001-20-013-00000-535000	3/8/2024	18.25
889	BARNETT PEST SOLLUTIO	MONTHLY INSPECTION & TREATMENT	001-20-013-00000-539000	3/8/2024	14.00
972	TIMES TRIBUNE	LEGAL-NEW BUSINESS	001-20-013-00000-539033	3/8/2024	38.40
899	City Of Highland	ELECTRICAL INSPECTION	001-20-013-00000-539081	3/8/2024	50.00
992	Zobrist Electric Inc	INSPECTIONS	001-20-013-00000-539081	3/8/2024	2,080.00
987	WEX BANK	FEBRUARY FUEL	001-20-013-00000-542000	3/8/2024	48.53
883	AMAZON CAPITAL SERVI	1 QTY NATIONAL ELECTRICALCODE SPIRALBOUND W/TABS	001-20-013-00000-543000	3/8/2024	111.55
				TOTAL	2,510.05
902	Constellation NewEne	GAS SERVICE	001-20-014-00000-533000	3/8/2024	393.53
870	I.M.L. Risk Manazeme	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	001-20-014-00000-535000	3/8/2024	1,819.13
880	AIR CLEANING TECHNOL	INSTALLED WIRELESS TRANSMITTER IN NEW PUMPER	001-20-014-00000-536000	3/8/2024	210.00
886	APEX FITNESS CENTER	FIRE DEPARTMENT MEMBERSHIPS 11/01/23-11/30/23	001-20-014-00000-539000	3/8/2024	90.00
886	APEX FITNESS CENTER	FIRE DEPARTMENT MEMBERSHIPS 01/01/24-01/31/24	001-20-014-00000-539000	3/8/2024	105.00
993	Zoll Data Systems In	ZOLL FIRE REPORTS 04/01/24-04/30/24	001-20-014-00000-539000	3/8/2024	57.09
925	Huels Oil Co	FEBRUARY DIESEL FUEL	001-20-014-00000-542000	3/8/2024	664.96
987	WEX BANK	FEBRUARY FUEL	001-20-014-00000-542000	3/8/2024	307.99
878	Ace Hardware	ACE OPERATING SUPPLIES	001-20-014-00000-543000	3/8/2024	25.25
883	AMAZON CAPITAL SERVI	2 QTY DYMO LABEL MAKER LABELING TAPE	001-20-014-00000-543000	3/8/2024	80.79
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	001-20-014-00000-543000	3/8/2024	158.11
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	001-20-014-00000-543000	3/8/2024	78.59
867	DINGES FIRE COMPANY	FIRE GEAR ORDERED MAY 2023	001-20-014-00000-547000	3/8/2024	12,872.55
				TOTAL	16,862.99
936	Leon Uniform Company	FIRE UNIFORMS -TEBBE/BECKER/CHAPLAIN/BARR	001-20-015-00000-539000-	3/8/2024	1,068.49
936	Leon Uniform Company	FIRE UNIFORMS	001-20-015-00000-539000-	3/8/2024	316.70
936	Leon Uniform Company	FIRE UNIFORMS	001-20-015-00000-539000-	3/8/2024	237.92
944	MCFA DEATH BENEFIT	DEATH BENEFIT ASSESSMENT- #1478 STEVEN KASETN	001-20-015-00000-539000-	3/8/2024	66.00
944	MCFA DEATH BENEFIT	DEATH BENEFIT ASSESSMENT- #1479 JERRY TURNER	001-20-015-00000-539000-	3/8/2024	66.00
944	MCFA DEATH BENEFIT	DEATH BENEFIT ASSESSMENT- #1480 WILLIAM KUEKER	001-20-015-00000-539000-	3/8/2024	66.00
944	MCFA DEATH BENEFIT	DEATH BENEFIT ASSESSMENT- #1481 DANIEL TALLMAN	001-20-015-00000-539000-	3/8/2024	66.00
944	MCFA DEATH BENEFIT	DEATH BENEFIT ASSESSMENT- #1482 JEROME KUHL	001-20-015-00000-539000-	3/8/2024	66.00
867	DINGES FIRE COMPANY	1 QTY EX/CO-LEL/CO SENSIT G2- GAS DETECTION	001-20-015-00000-533000-	3/8/2024	1,793.07
				TOTAL	3,746.18
905	Curry & Associates E	FORCE MAIN GRAVITY SEWER, PUMP STATION VHP/BROAD.	001-40-017-00000-523000	3/8/2024	439.92

902	Constellation NewEne	GAS SERVICE	001-40-017-00000-533000	3/8/2024	1,177.64
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	001-40-017-00000-535000	3/8/2024	1,331.25
894	Broadway Battery & T	F150TRUCK -OIL,FILTER,LUBE,WASHER FLUID,AIR FILTER	001-40-017-00000-536000	3/8/2024	75.53
928	JANSEN FORD	TRUCK # 606 - DIAGNOSE,	001-40-017-00000-536010	3/8/2024	131.38
975	Truck Centers Inc	TRUCK #57 - DIAGNOSTIC ORDERED BY SCOTT K.	001-40-017-00000-536010	3/8/2024	325.92
881	Albers Fire Prot. Eq	RECHARGE FIRE EXT., ORING, VALVE STEM, SERVICE CAL	001-40-017-00000-539000	3/8/2024	123.75
889	BARNETT PEST SolutIO	MONTHLY ONSLAUGHT - FEB. SERVICE - S&A	001-40-017-00000-539000	3/8/2024	30.00
903	Cooperative Response	BASEFEFFEB.CRCAGENT,CRCAGENTIALOUT.CRCLINKUSERLIC	001-40-017-00000-539000	3/8/2024	82.51
909	Dr. Wood Trees & Lan	3 HRS. TREE WORK & LIMBS & STUMPS REMOVED	001-40-017-00000-539022	3/8/2024	800.00
925	Huels Oil Co	FEBRUARY DIESEL FUEL	001-40-017-00000-542000	3/8/2024	1,521.61
987	WEX BANK	FEBRUARY FUEL	001-40-017-00000-542000	3/8/2024	250.56
878	Ace Hardware	ACE OPERATING SUPPLIES	001-40-017-00000-543000	3/8/2024	49.99
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	001-40-017-00000-543000	3/8/2024	66.77
929	JARED SCHROEDER	REIMBURSEMENT JEANS WAL-MART 02/24/24	001-40-017-00000-544000	3/8/2024	31.54
945	McKay Auto Parts Inc	COUPLER	001-40-017-00000-546000	3/8/2024	5.54
951	O'Reilly Automotive	HOSE CLAMPS, FUSE HOLDER	001-40-017-00000-546000	3/8/2024	17.15
951	O'Reilly Automotive	1 GAL. ANTIFREEZE	001-40-017-00000-546000	3/8/2024	29.98
932	Kohnen Concrete Prod	COVER SLAB 30X60 STANDARD, C-56SEALANT	001-40-017-00000-555050	3/8/2024	465.00
			TOTAL		6,956.04
864	City Utilities	KRC- UTILITIES	009-60-009-00000-533000	3/8/2024	10,266.02
902	Constellation NewEne	GAS SERVICE	009-60-009-00000-533000	3/8/2024	3,358.28
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	009-60-009-00000-535000	3/8/2024	1,898.17
895	BUILDINGSTARS INC	KRC CLEANING SERVICE MONTHLY BILL	009-60-009-00000-538000	3/8/2024	2,913.00
882	Alert Electric Inc	INSTALL 4 HAND DRYERS AT KRC	009-60-009-00000-539000	3/8/2024	2,508.56
893	BRIANNA KIMBRO	HALF REFUND FOR PARTY CANCELLATION	009-60-009-00000-539000	3/8/2024	90.00
912	Essenpreis Plumbinc	KRC ADA SHOWER STALL WORK	009-60-009-00000-539000	3/8/2024	265.67
926	JANEY HAMILTON	REFUND FOR REMAINDER OF DONALD'S MEMBERSHIP	009-60-009-00000-539000	3/8/2024	291.65
935	LEE GREATHOUSE	REFUND FOR CANCELLED PARTY RENTAL	009-60-009-00000-539000	3/8/2024	180.00
957	QUENCH USA INC	WATERBOTTLE REFILL STATION MONTHLY BILL	009-60-009-00000-539000	3/8/2024	65.50
965	STEINMAN SERVICE	KRC ICE MACHINE MAINTENANCE	009-60-009-00000-539000	3/8/2024	576.54
883	AMAZON CAPITAL SERVI	1C1F-VVYL-W14L	009-60-009-00000-541000	3/8/2024	16.89
910	Eastern Data Secure	OFFICE SUPPLIES- CARDS AND INK	009-60-009-00000-541000	3/8/2024	412.66
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-009-00000-541000	3/8/2024	28.92
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	009-60-009-00000-543000	3/8/2024	1,237.13
976	ULINE SHIPPING SUPPL	BATH TOWELS AND NAPKINS FOR MULTIPLE FACILITIES	009-60-009-00000-543000	3/8/2024	438.00
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-009-00000-543000	3/8/2024	249.39
883	AMAZON CAPITAL SERVI	1 QTY JUMBO STRAWS	009-60-009-00000-543050	3/8/2024	91.00
988	William F. Brockman	KRC CONCESSIONS SUPPLIES	009-60-009-00000-543050	3/8/2024	106.05
869	FROST ELECTRIC SUPPL	LIGHTS FOR KRC	009-60-009-00000-545000	3/8/2024	447.08
			TOTAL		25,440.51
864	City Utilities	SENIOR CENTER- UTILITIES	009-60-016-00000-533000	3/8/2024	323.42
864	City Utilities	BRAD'S SHED- UTILITIES	009-60-016-00000-533000	3/8/2024	266.82
864	City Utilities	GLIK PARK- UTILITIES	009-60-016-00000-533000	3/8/2024	622.92
864	City Utilities	GLIK PAVILION- UTILITIES	009-60-016-00000-533000	3/8/2024	74.70
864	City Utilities	WCC- UTILITIES	009-60-016-00000-533000	3/8/2024	2,371.34
864	City Utilities	WCC- UTILITIES	009-60-016-00000-533000	3/8/2024	120.65
864	City Utilities	SQUARE FOUNTAIN- UTILITIES	009-60-016-00000-533000	3/8/2024	699.73
864	City Utilities	HIGHLAND PARK RD BATHROOM PAV- UTILITIES	009-60-016-00000-533000	3/8/2024	55.91
864	City Utilities	HIGHLAND PARK RD- UTILITIES	009-60-016-00000-533000	3/8/2024	48.67
864	City Utilities	SPORTSMAN RD NE BATHROOM- UTILITIES	009-60-016-00000-533000	3/8/2024	28.26
864	City Utilities	KRC GARDENS- UTILITIES	009-60-016-00000-533000	3/8/2024	33.90
864	City Utilities	BROADWAY- UTILITIES	009-60-016-00000-533000	3/8/2024	25.34
864	City Utilities	SE TENNIS COURTS- UTILITIES	009-60-016-00000-533000	3/8/2024	31.31
864	City Utilities	VETERANS HONOR PKWY BATHROOMS- UTILITIES	009-60-016-00000-533000	3/8/2024	137.59
864	City Utilities	HIGHLAND RD ADA RESTROOM- UTILITIES	009-60-016-00000-533000	3/8/2024	25.23
864	City Utilities	MAIN ST BATHROOMS- UTILITIES	009-60-016-00000-533000	3/8/2024	837.88
865	City Utilities	SPINDLER PARK- UTILITIES	009-60-016-00000-533000	3/8/2024	25.00
884	Ameren Illinois	EVERGREEN CT ST LITE	009-60-016-00000-533000	3/8/2024	56.20
902	Constellation NewEne	GAS SERVICE	009-60-016-00000-533000	3/8/2024	239.54
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	009-60-016-00000-535000	3/8/2024	2,082.54
891	Bluff Equipment Inc	KUBOTA MAINT AND REPAIR- PARKS	009-60-016-00000-536000	3/8/2024	738.66
949	MTI Distributing In	TORO SAND PRO REPAIR	009-60-016-00000-536000	3/8/2024	322.02
956	Productivity Plus Ac	TORO CHECK ENGINE OIL LEAK	009-60-016-00000-536000	3/8/2024	1,565.27
960	Riechmann Bros. LLC	G. CLUB TRACTOR REPAIR,GARDEN CLUB TO REIMBURSE	009-60-016-00000-536010	3/8/2024	227.31
963	SCOTT KUHN	VEHICLE RECEIPT REGIS 205217 1977 SNOBIRD TRAILER	009-60-016-00000-539000	3/8/2024	8.00
889	BARNETT PEST SolutIO	WCC MONTHLY PEST CONTROL	009-60-016-00000-539000	3/8/2024	25.00
909	Dr. Wood Trees & Lan	SILVER LAKE AND OTHER PARKS TREE REMOVAL	009-60-016-00000-539000	3/8/2024	2,600.00
911	ENERGY WISE	WCC HVAC WORK	009-60-016-00000-539000	3/8/2024	313.00
912	Essenpreis Plumbinc	GLIK PARK BACK FLOW PREVENTERS	009-60-016-00000-539000	3/8/2024	660.00
912	Essenpreis Plumbinc	CONCESSIONS STAND AT GLIK WINTERIZED	009-60-016-00000-539000	3/8/2024	70.00
912	Essenpreis Plumbinc	GLIK PARK WIRZ 3 RESTROOM WINTERIZED	009-60-016-00000-539000	3/8/2024	138.00
912	Essenpreis Plumbinc	HUNSCHE FIELD/QB CLUB RESTROOMS WINTERIZED	009-60-016-00000-539000	3/8/2024	505.50
912	Essenpreis Plumbinc	SPINDLER PARK RESTROOMS WINTERIZED	009-60-016-00000-539000	3/8/2024	198.00
912	Essenpreis Plumbinc	RINDERER PARK RESTROOMS AND FOUNTAIN WINTERIZED	009-60-016-00000-539000	3/8/2024	330.00
912	Essenpreis Plumbinc	TOT LOT FOUNTAIN WINTERIZED	009-60-016-00000-539000	3/8/2024	120.00
912	Essenpreis Plumbinc	PARK AND RIDE FOUNTAIN WINTERIZED	009-60-016-00000-539000	3/8/2024	85.00
912	Essenpreis Plumbinc	PD DRINKING FOUNTAIN WINTERIZED	009-60-016-00000-539000	3/8/2024	85.00
912	Essenpreis Plumbinc	SQUARE FOUNTAIN- WINTERIZED	009-60-016-00000-539000	3/8/2024	250.00
912	Essenpreis Plumbinc	WCC BUILDING CABLED KITCHEN SINK IN SENIOR ROOM	009-60-016-00000-539000	3/8/2024	180.00
939	Madison County Healt	GLIK PARK CONCESSIONS FOOD PERMIT	009-60-016-00000-539000	3/8/2024	150.00
922	Highland's Tru Buv	SENIOR CENTER 02/14/24	009-60-016-00000-539065	3/8/2024	63.36
927	JANICE BARLOW	REFUND FOR YAH CARD VS METS TRIP	009-60-016-00000-539066	3/8/2024	80.00
943	MARY SCHULZE	REFUND FOR YAH GOLDEN GIRLS AND CARDINALS GAME	009-60-016-00000-539066	3/8/2024	201.00
980	Vandalia Bus Lines I	YAH GOLDEN GIRLS TRIP BUS ADD-ON	009-60-016-00000-539066	3/8/2024	895.00
897	CDW G Inc	DELL 7010 I5-13500 512/L6 W11P	009-60-016-00000-539100	3/8/2024	1,042.65
883	AMAZON CAPITAL SERVI	1-16 PC AIR HOCKEY PUCKS, THERMAL LAMINATOR MACHIN	009-60-016-00000-541000	3/8/2024	111.66
925	Huels Oil Co	FEBRUARY DIESEL FUEL	009-60-016-00000-542000	3/8/2024	245.45
987	WEX BANK	FEBRUARY FUEL	009-60-016-00000-543000	3/8/2024	1,706.97
883	AMAZON CAPITAL SERVI	1-16 PC AIR HOCKEY PUCKS, THERMAL LAMINATOR MACHIN	009-60-016-00000-543000	3/8/2024	4.99
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	009-60-016-00000-543000	3/8/2024	409.00
976	ULINE SHIPPING SUPPL	BATH TOWELS AND NAPKINS FOR MULTIPLE FACILITIES	009-60-016-00000-543000	3/8/2024	95.30
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-016-00000-543000	3/8/2024	644.09
986	WELDON WILLIAMS	SILVER LAKE HANG TAGS	009-60-016-00000-543000	3/8/2024	1,535.81
986	WELDON WILLIAMS	SILVER LAKE BOAT LICENSES	009-60-016-00000-543000	3/8/2024	976.54
923	Home Nurserv Inc	REPLACEMENT TREES FOR RUTH ZOBRIST	009-60-016-00000-543022	3/8/2024	140.50
953	Pepsi	WCC CONCESSIONS	009-60-016-00000-543050	3/8/2024	342.10
988	William F. Brockman	WCC CONCESSION SUPPLIES	009-60-016-00000-543050	3/8/2024	234.96
988	William F. Brockman	WCC CONCESSION SUPPLIES	009-60-016-00000-543050	3/8/2024	441.57
878	Ace Hardware	ACE OPERATING SUPPLIES	009-60-016-00000-545000	3/8/2024	706.53
883	AMAZON CAPITAL SERVI	1 QTY 12 PC 5/32 INCH ALLEN WRENCH SET	009-60-016-00000-545000	3/8/2024	6.99
962	Schulte Supply Inc	SILVER LAKE RESTROOM REPAIR SUPPLIES	009-60-016-00000-545000	3/8/2024	925.00
878	Ace Hardware	ACE OPERATING SUPPLIES	009-60-016-00000-546000	3/8/2024	26.18
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-016-00000-546000	3/8/2024	54.99
878	Ace Hardware	ACE OPERATING SUPPLIES	009-60-016-00000-547000	3/8/2024	14.99
866	CXT INCORPORATED	Silver lake new restroom	009-60-016-00000-552000	3/8/2024	62,769.00
			TOTAL		90,342.34
864	City Utilities	OUTDOOR POOL- UTILITIES	009-60-503-00000-533000	3/8/2024	98.16
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	009-60-503-00000-535000	3/8/2024	533.54
976	ULINE SHIPPING SUPPL	BATH TOWELS AND NAPKINS FOR MULTIPLE FACILITIES	009-60-503-00000-543000	3/8/2024	96.29

958	R P Lumber Co Inc	OUTDOOR POOL REPAIR	009-60-503-00000-545000		3/8/2024	49.99
				TOTAL		777.98
864	City Utilities	CEMETERY- UTILITIES	009-60-715-00000-533000		3/8/2024	95.14
865	City Utilities	CEMETERY CHAPEL- UTILITIES	009-60-715-00000-533000		3/8/2024	25.00
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	009-60-715-00000-535000		3/8/2024	61.50
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	009-60-715-00000-543000		3/8/2024	33.30
915	FS Turf Solutions St	CEMETERY GRASS SEED	009-60-715-00000-543000		3/8/2024	292.50
878	Ace Hardware	ACE OPERATING SUPPLIES	009-60-715-00000-545000		3/8/2024	73.53
888	Aviston Lumber Compa	SMELL SHED- CEMETERY REPAIRS	009-60-715-00000-545000		3/8/2024	17.76
				TOTAL		598.73
952	Oates Associates Inc	US RTE 40 & SYCAMORE ST INTERSECTION STUDY & PLANS	010-70-010-00000-523000		3/8/2024	3,860.00
				TOTAL		3,860.00
868	ELLIOTT DATA SYSTEMS	DOWN PAYMENT FOR CITY HALL REMODEL	012-70-000-00000-555000		3/8/2024	16,185.00
				TOTAL		16,185.00
952	Oates Associates Inc	6TH ST. RECONSTRUCT. PH. 2 & 3 FOR 1/1/24 -1/26/24	050-40-050-00000-550500		3/8/2024	3,935.76
				TOTAL		3,935.76
989	WINDSTREAM HOLDING	LONG DISTANCE CHARGE	101-01-101-00000-531000		3/8/2024	0.04
978	UPS	SHIPPING CHARGES	101-01-101-00000-532000		3/8/2024	248.06
966	SUMNER ONE INC.	COLOR OVERAGE	101-01-101-00000-534000		3/8/2024	117.13
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	101-01-101-00000-535000		3/8/2024	27,267.25
890	BEST ONE TIRE & SERV	TRUCK 40 TIRES	101-01-101-00000-536010		3/8/2024	1,259.63
963	SCOTT KUHN	VEHICLE RECEIPT REGIS 205128 2017 FORD EXPLORER	101-01-101-00000-536010		3/8/2024	8.00
887	Aramark Uniform Serv	FEBRUARY RUG SERVICE	101-01-101-00000-539000		3/8/2024	16.71
887	Aramark Uniform Serv	FEBRUARY RUG SERVICE	101-01-101-00000-539000		3/8/2024	72.76
887	Aramark Uniform Serv	FEBRUARY RUG SERVICE	101-01-101-00000-539000		3/8/2024	16.71
887	Aramark Uniform Serv	FEBRUARY RUG SERVICE	101-01-101-00000-539000		3/8/2024	72.76
889	BARNETT PEST Solutio	MONTHLY INSPECTION & TREATMENT	101-01-101-00000-539000		3/8/2024	14.00
903	Cooperative Response	BASEFEFEB,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERLIC	101-01-101-00000-539000		3/8/2024	1,155.16
970	Third Millennium Ass	UTILITY BILL RENDERING	101-01-101-00000-539000		3/8/2024	918.26
883	AMAZON CAPITAL SERVI	1 QTY CANNON MULTIPACK INK	101-01-101-00000-541000		3/8/2024	28.49
987	WEX BANK	FEBRUARY FUEL	101-01-101-00000-542000		3/8/2024	155.62
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	101-01-101-00000-543000		3/8/2024	186.05
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	101-01-101-00000-543000		3/8/2024	22.96
				TOTAL		31,559.59
930	JBN COATINGS LLC	SANDBLAST, 1 OIL DRAIN PAN, BLACK, PRIMER FOR SHOP	101-01-102-00000-536000		3/8/2024	265.44
887	Aramark Uniform Serv	FEBRUARY UNIFORM AND RUG SERVICE	101-01-102-00000-539000		3/8/2024	94.64
887	Aramark Uniform Serv	FEBRUARY UNIFORM AND RUG SERVICE	101-01-102-00000-539000		3/8/2024	101.08
887	Aramark Uniform Serv	FEBRUARY UNIFORM AND RUG SERVICE	101-01-102-00000-539000		3/8/2024	82.73
887	Aramark Uniform Serv	FEBRUARY UNIFORM AND RUG SERVICE	101-01-102-00000-539000		3/8/2024	103.17
889	BARNETT PEST Solutio	MONTHLY INSPECTION & TREATMENT	101-01-102-00000-539000		3/8/2024	50.00
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	101-01-102-00000-539200		3/8/2024	79.99
963	SCOTT KUHN	REIMBURSEMENT- CASEYS GAS - S KUHN	101-01-102-00000-542000		3/8/2024	19.21
987	WEX BANK	FEBRUARY FUEL	101-01-102-00000-542000		3/8/2024	493.91
922	Highland's Tru Buv	DISTILLED WATER 10 @ \$1.38	101-01-102-00000-543000		3/8/2024	13.80
951	O'Reilly Automotive	1 QTY OIL FILTER	101-01-102-00000-545000		3/8/2024	5.29
951	O'Reilly Automotive	1 QTY OIL FILTER	101-01-102-00000-545000		3/8/2024	8.45
951	O'Reilly Automotive	1 QTY AIR FILTER,OIL FILTER,1QT MTRIOIL,5QT MTRIOIL	101-01-102-00000-546000		3/8/2024	52.66
869	FROST ELECTRIC SUPPL	EXT CORD FOR SHOP LIFT	101-01-102-00000-552000		3/8/2024	137.87
874	T&B AUTOMOTIVE SALES	USED JOHN BEAN EELR507A ABOVE GROUND LIFT	101-01-102-00000-553000		3/8/2024	11,500.00
912	Essenpreis Plumbing	REMOVED THE GAS LINE FOR THE PROPANE TANK...	101-01-102-00000-554000		3/8/2024	506.81
				TOTAL		13,515.05
884	Ameren Illinois	EVERGREEN CT ST LITE	101-01-104-00000-538000		3/8/2024	71.39
961	RUSH TRUCK CENTER S	TRUCK 30 CHECK ENGINE LIGHT ON- LABOR CHARGES	101-01-104-00000-536010		3/8/2024	488.63
961	RUSH TRUCK CENTER S	CREDIT FOR TAX	101-01-104-00000-536010		3/8/2024	-5.43
922	Highland's Tru Buv	84 @ \$3.98	101-01-104-00000-539000		3/8/2024	334.32
925	Huels Oil Co	FEBRUARY DIESEL FUEL	101-01-104-00000-542000		3/8/2024	1,483.19
987	WEX BANK	FEBRUARY FUEL	101-01-104-00000-542000		3/8/2024	463.84
869	FROST ELECTRIC SUPPL	QUOTE # 54589187 12 QTY RAYCHEM E86269-000 GELWRAP	101-01-104-00000-543000		3/8/2024	161.40
978	Ace Hardware	ACE OPERATING SUPPLIES	101-01-104-00000-543000		3/8/2024	25.20
954	Fletcher Reinhardt C	QUOTE # S1317637 50 QTY 88-SUPER-3/4X66FT	101-01-104-00000-543000		3/8/2024	299.00
913	Power Line Suppl	QUOTE # 021524 500 QTY J113 CURVED WASHER	101-01-104-00000-543000		3/8/2024	720.00
954	Power Line Suppl	QUOTE # 021524 200 QTY JB812 MACHINE BOLT 5/8X12'	101-01-104-00000-543000		3/8/2024	350.00
954	Power Line Suppl	50062AC-4 CLEVIS OX BLOCK TOP W/ 4FT SLING & HOOK	101-01-104-00000-547000		3/8/2024	680.00
869	FROST ELECTRIC SUPPL	HOLOPHANE FIXTURE	101-01-104-00000-553000		3/8/2024	34,807.50
875	T.R. MILLER MILL CO.	35' Class 3 & 40' Class 3	101-01-104-00000-554010		3/8/2024	15,944.50
876	VIPOWER SERVICES LLC	SCADA REPLACEMENT - PO 8770	101-01-104-00000-555000		3/8/2024	85,235.60
				TOTAL		141,059.14
906	DAN TALLEUR	TAKE DOWN FENCE & PUT BACKUP 9TH/MULBERRY ST	102-00-101-00000-552000		3/8/2024	2,100.00
				TOTAL		2,100.00
937	LOGICOMUSA	MONTHLY REGULATORY COMPLIANCE REMINDER AND FILINGS	111-05-111-00000-522000		3/8/2024	200.00
902	Constellation NewEne	GAS SERVICE	111-05-111-00000-533000		3/8/2024	241.31
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	111-05-111-00000-535000		3/8/2024	11,789.25
887	Aramark Uniform Serv	FEBRUARY RUG SERVICE	111-05-111-00000-539000		3/8/2024	77.12
887	Aramark Uniform Serv	FEBRUARY RUG SERVICE	111-05-111-00000-539000		3/8/2024	80.99
889	BARNETT PEST Solutio	BI-MONTHLY COMMERCIAL PEST CONTROL	111-05-111-00000-539000		3/8/2024	247.54
903	Cooperative Response	BASEFEFEB,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERLIC	111-05-111-00000-539000		3/8/2024	50.00
985	WELCOME CLUB OF HIGH	NEW RESIDENT VISIT SEPT - DEC 2023, JAN - AUG 2024	111-05-111-00000-539033		3/8/2024	800.00
ACH	USAC BILLING & DISBU	SUPPORT MECHANISM CHARGES	111-05-111-00000-539051		3/7/2024	1,300.05
873	Missouri Network All	DATA CONTENT FEE	111-05-111-00000-539053		3/8/2024	7,148.25
873	Missouri Network All	DATA CONTENT FEE	111-05-111-00000-539053		3/8/2024	5,559.75
873	Missouri Network All	VOICE CONTENT FEE	111-05-111-00000-539055		3/8/2024	516.29
873	Missouri Network All	VOICE CONTENT FEE	111-05-111-00000-539055		3/8/2024	450.26
873	Missouri Network All	VIDEO CONTENT FEE	111-05-111-00000-539056		3/8/2024	5,693.82
919	GREAT LAKES DATA SYS	SMS OUTBOUND MESSAGING FEES	111-05-111-00000-539300		3/8/2024	150.00
919	GREAT LAKES DATA SYS	BROADHUB SOFTWARE SUPPORT	111-05-111-00000-539300		3/8/2024	1,200.00
925	Huels Oil Co	FEBRUARY DIESEL FUEL	111-05-111-00000-542000		3/8/2024	77.61
987	WEX BANK	FEBRUARY FUEL	111-05-111-00000-542000		3/8/2024	100.98
883	AMAZON CAPITAL SERVI	1 QTY UNIVERSAL WALL AND VESA MOUNT,WEBCAMERA	111-05-111-00000-543000		3/8/2024	151.92
883	AMAZON CAPITAL SERVI	1 QTY PURPLE PRO SURVEILLANCE HARD DRIVE	111-05-111-00000-543000		3/8/2024	272.99
883	AMAZON CAPITAL SERVI	1 QTY 26 FT SOKKIA DIGITAL MEASURING POLE	111-05-111-00000-543000		3/8/2024	294.00
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	111-05-111-00000-543000		3/8/2024	74.43
883	AMAZON CAPITAL SERVI	3 QTY 4K SECURITY CAMERA SYSTEM	111-05-111-00000-547000		3/8/2024	1,382.97
883	AMAZON CAPITAL SERVI	4 QTY LOCATOR RED LIGHT PEN FIBER OPTIC CABLE	111-05-111-00000-547000		3/8/2024	54.36
896	CALIX INC.	CALIX GIGAPPOINT MESH AND WALL MOUNT BRACKETS	111-05-111-00000-547000		3/8/2024	177.00
918	Gravbar	CABLE SUPPORT HEADS	111-05-111-00000-547000		3/8/2024	121.87
918	Gravbar	FREIGHT AND HANDLING CREDIT REF PO 42	111-05-111-00000-547000		3/8/2024	-25.67
896	CALIX INC.	CALIX GIGAPPOINT MESH AND WALL MOUNT BRACKETS	111-05-111-00000-553000		3/8/2024	579.30
				TOTAL		38,266.39
870	I.M.L. Risk Managem	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	201-02-201-00000-535000		3/8/2024	9,944.63
903	Cooperative Response	BASEFEFEB,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERLIC	201-02-201-00000-539000		3/8/2024	82.51
970	Third Millennium Ass	UTILITY BILL RENDERING	201-02-201-00000-539000		3/8/2024	306.09
951	O'Reilly Automotive	2021 DODGE DURANGE WIPER BLADES	201-02-201-00000-546000		3/8/2024	47.98

				TOTAL	10,381.21
884	Ameren Illinois	GAS CHARGES - WTP	201-02-202-00000-533000	3/8/2024	580.97
902	Constellation NewEne	GAS SERVICE	201-02-202-00000-533000	3/8/2024	431.29
894	Broadway Battery & T	2018 FORD F150- OIL, LUBE FILTER, LABOR	201-02-202-00000-536010	3/8/2024	53.98
889	BARNETT PEST Solutio	2 MAIN BLDG. - ONSLAUGHT - 2/20/24 - WTP	201-02-202-00000-538000	3/8/2024	80.00
911	ENERGY WISE	CHECK FOR LEAK AT REZ NOR HANGING HEATER, REPAIRED	201-02-202-00000-538000	3/8/2024	380.00
933	Korte & Luitohan Co	HIGHLAND PUMP MOTOR REPLACEMENT	201-02-202-00000-539000	3/8/2024	1,952.94
885	American Water	LAB - WTP PLAN - UCMRS 533 DW	201-02-202-00000-539023	3/8/2024	275.00
987	WEX BANK	FEBRUARY FUEL	201-02-202-00000-542000	3/8/2024	63.49
878	Ace Hardware	ACE OPERATING SUPPLIES	201-02-202-00000-543000	3/8/2024	-7.19
979	USA Blue Book	DPD 4 DISPENSER 10 ML	201-02-202-00000-543000	3/8/2024	266.05
878	Ace Hardware	ACE OPERATING SUPPLIES	201-02-202-00000-545000	3/8/2024	151.30
912	Essenpreis Plumbing	2" CS CAP - WTP	201-02-202-00000-545000	3/8/2024	7.45
991	Woodcrest Small Enr	OIL FILTER SHORT FAT FILTER, OIL 10W40SL	201-02-202-00000-547000	3/8/2024	76.68
878	Ace Hardware	ACE OPERATING SUPPLIES	201-02-202-00000-547000	3/8/2024	136.00
892	Brenntag Mid South I	SODIUM HYDROXIDE, WATERCARB 800	201-02-202-00000-548000	3/8/2024	7,634.00
871	JOINER SHEET METAL &	WTP ROOF REPLACEMENT - PW-04-23	201-02-202-00000-552000	3/8/2024	82,400.00
914	Foresight Services I	PROJECT SERVICES - WTP- RF, P5	201-02-202-00000-552000	3/8/2024	1,890.00
			TOTAL		96,371.96
925	Huels Oil Co	FEBRUARY DIESEL FUEL	201-02-203-00000-542000	3/8/2024	223.27
987	WEX BANK	FEBRUARY FUEL	201-02-203-00000-542000	3/8/2024	238.15
878	Ace Hardware	ACE OPERATING SUPPLIES	201-02-203-00000-543000	3/8/2024	21.49
879	ADR HIGHLAND INC.	ARGON MIX 80, AIRGAS TANK	201-02-203-00000-543000	3/8/2024	143.47
948	Midwest Municipal Su	1-1/2 X 1-1/4" BRASS BUSHING	201-02-203-00000-543000	3/8/2024	30.30
948	Midwest Municipal Su	SS1 13.55 X 36 REPAIR CLAMP	201-02-203-00000-543000	3/8/2024	1,255.59
948	Midwest Municipal Su	SETTER DCV 1" P/J-CT	201-02-203-00000-543000	3/8/2024	519.74
948	Midwest Municipal Su	6X12" MJ DOM ANCOR CPLG.	201-02-203-00000-543000	3/8/2024	226.26
948	Midwest Municipal Su	CREDIT ON ACCOUNT	201-02-203-00000-543000	3/8/2024	-10.00
904	CORE & MAIN LP	CRINKLE LATEX GLOVE & LATEX COLD WEATHER GLOVES: L	201-02-203-00000-544000	3/8/2024	51.45
945	McKay Auto Parts Inc	HALF FACEPIECE RESPIRATOR	201-02-203-00000-544000	3/8/2024	19.86
945	McKay Auto Parts Inc	2 RESPIRTRS	201-02-203-00000-544000	3/8/2024	39.76
878	Ace Hardware	ACE OPERATING SUPPLIES	201-02-203-00000-545000	3/8/2024	32.49
951	O'Reilly Automotive	1 GAL TURBODSL	201-02-203-00000-545000	3/8/2024	34.99
981	Vermeer Midwest	OIL & FUEL FILTERS	201-02-203-00000-545000	3/8/2024	68.20
878	Ace Hardware	ACE OPERATING SUPPLIES	201-02-203-00000-546000	3/8/2024	6.00
971	Thole Fabrication &	STEEL FOR TRUCK	201-02-203-00000-546000	3/8/2024	87.50
878	Ace Hardware	ACE OPERATING SUPPLIES	201-02-203-00000-547000	3/8/2024	75.98
904	CORE & MAIN LP	T&T TOOLS SMART STICKS : 42" & 48"	201-02-203-00000-547000	3/8/2024	67.00
948	Midwest Municipal Su	MISC. PARTS FOR SUNRISE WATER MAIN REPLACEMENT	201-02-203-00000-554000	3/8/2024	7,505.70
			TOTAL		10,637.20
870	I.M.L. Risk Manageme	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	301-03-301-00000-535000	3/8/2024	7,168.13
903	Cooperative Response	BASEFEFEB, CRCAGENT, CRCAGENTDIALOUT, CRCLINKUSERLIC	301-03-301-00000-539000	3/8/2024	82.51
964	Spatial Connections	CUSTOM WEBMAP SUBSCRIPT. JAN - MARCH 2024	301-03-301-00000-539000	3/8/2024	195.00
970	Third Millennium Ass	UTILITY BILL RENDERING	301-03-301-00000-539000	3/8/2024	306.09
			TOTAL		7,751.73
925	Huels Oil Co	FEBRUARY DIESEL FUEL	301-03-303-00000-542000	3/8/2024	223.28
878	Ace Hardware	ACE OPERATING SUPPLIES	301-03-303-00000-543000	3/8/2024	21.50
879	ADR HIGHLAND INC.	ARGON MIX 80, AIRGAS TANK	301-03-303-00000-543000	3/8/2024	143.48
904	CORE & MAIN LP	CRINKLE LATEX GLOVE & LATEX COLD WEATHER GLOVES: L	301-03-303-00000-544000	3/8/2024	51.45
945	McKay Auto Parts Inc	HALF FACEPIECE RESPIRATOR	301-03-303-00000-544000	3/8/2024	19.87
945	McKay Auto Parts Inc	2 RESPIRTRS	301-03-303-00000-544000	3/8/2024	39.76
878	Ace Hardware	ACE OPERATING SUPPLIES	301-03-303-00000-545000	3/8/2024	32.50
951	O'Reilly Automotive	1 GAL TURBODSL	301-03-303-00000-545000	3/8/2024	34.99
981	Vermeer Midwest	OIL & FUEL FILTERS	301-03-303-00000-545000	3/8/2024	68.20
878	Ace Hardware	ACE OPERATING SUPPLIES	301-03-303-00000-546000	3/8/2024	6.00
971	Thole Fabrication &	STEEL FOR TRUCK	301-03-303-00000-546000	3/8/2024	87.50
878	Ace Hardware	ACE OPERATING SUPPLIES	301-03-303-00000-547000	3/8/2024	76.00
904	CORE & MAIN LP	T&T TOOLS SMART STICKS : 42" & 48"	301-03-303-00000-547000	3/8/2024	67.00
			TOTAL		871.53
931	KIMHEC LLC	IU SMR REPORT TEMPLATES & COMPLIANCE EVAL, REPORTS	301-03-304-00000-523000	3/8/2024	7,350.00
987	WEX BANK	FEBRUARY FUEL	301-03-304-00000-542000	3/8/2024	125.54
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	301-03-304-00000-543000	3/8/2024	27.61
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	301-03-304-00000-543000	3/8/2024	78.19
916	Grainger	JMNT, 18-8SS, 1-1/4"-7	301-03-304-00000-546000	3/8/2024	9.30
968	TELEDYNE INSTRUMENTS	TELEDYNE ISCO GLS PORTABLE SAMPLER	301-03-304-00000-547000	3/8/2024	5,657.00
			TOTAL		13,247.64
870	I.M.L. Risk Manageme	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	401-20-401-00000-535000	3/8/2024	466.00
920	HFS	SHIRLEY BURROW INS ID 367896008 PAID BY SEC INSURA	401-20-401-00000-539025	3/8/2024	98.84
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	401-20-401-00000-541000	3/8/2024	17.12
925	Huels Oil Co	FEBRUARY DIESEL FUEL	401-20-401-00000-542000	3/8/2024	960.59
987	WEX BANK	FEBRUARY FUEL	401-20-401-00000-542000	3/8/2024	996.49
900	City Of Highland	FEBRUARY CENTRAL PURCHASING	401-20-401-00000-543000	3/8/2024	261.19
982	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	401-20-401-00000-543000	3/8/2024	19.94
			TOTAL		2,820.17
870	I.M.L. Risk Manageme	2024 ANNUAL CONTRIBUTION INVOICE- 4TH INSTALLMENT	706-10-706-00000-535000	3/8/2024	72,694.47
			TOTAL		72,694.47
863	ALLIED WASTE TRANSP	RESIDENTIAL TRASH SERVICE 02/01/24-02/29/24	713-04-713-00000-539000	3/8/2024	108,732.63
863	ALLIED WASTE TRANSP	TEMP DUMPSTER SERVICES	713-04-713-00000-539000	3/8/2024	3,195.99
863	ALLIED WASTE TRANSP	COMMERCIAL TRASH SERVICES 01/01/24-01/31/24	713-04-713-00000-539000	3/8/2024	52,566.25
863	ALLIED WASTE TRANSP	COMMERCIAL TRASH SERVICES 01/01/24-01/31/24	713-04-713-00000-539000	3/8/2024	4,674.00
970	Third Millennium Ass	UTILITY BILL RENDERING	713-04-713-00000-539000	3/8/2024	306.09
			TOTAL		169,474.96
			GRAND TOTAL		1,024,681.61

Accepted by City Council March 18, 2024

Mavor.

Clerk.