

**MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, NOVEMBER 2, 2020**

Mayor Michaelis called the Regular Session to order at 7:00pm. Councilmembers Sloan, Bellm, and Hipskind were present. Councilman Frey was absent. Others present were City Manager Latham, Interim City Manager Chris Conrad, City Attorney McGinley, Directors Cook, Gillespie, Imming, Rosen, Slover, and Speraneo, Interim Police Chief Becherer, Coordinator Hubbard, EMS/Fire Chief Wilson, Deputy City Clerks Hediger and VonHatten, City Clerk Bellm, and 14 citizens. Attending via phone: Jeff Rehberger.

MINUTES

Councilwoman Bellm made a motion to approve the minutes of the October 19, 2020 Regular Session as attached; seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

SWEARING IN

Mayor Michaelis swore in Charles J. Becherer as Interim Chief of the Highland Police Department.

PROCLAMATION

Mayor Michaelis read a document proclaiming November, National Veterans and Military Families Month.

PUBLIC HEARING

Mayor Michaelis opened the public hearing at 7:04pm to receive comments from the public regarding the proposed annexation agreement between the City of Highland and Dr. William Drake on behalf of Grandview Farm Limited Partnership concerning property proposed to be annexed, located along Iberg Road. With no comments brought forth, Mayor Michaelis closed the hearing.

PUBLIC FORUM

Citizens' Requests and Comments:

Highland Marathon Request – Pulse Personal Training – Application was filed by Jeff Weinacht, but he nor no else was present to speak to the request. At Interim City Manager Chris Conrad's request, he provided information on the proposed event, stating he thought Jeff was going to be on the phone. Interim City Manager Conrad stated this was originally planned as a fun run for some of their members. However, once they put it out, it gained more interest. With the large number of turnout they are anticipating, they have requested some fire department personnel to block the one intersection at the Square for the finish line. As this is a business, they have insurance wand will provide a copy of their insurance for the event. Councilwoman Bellm made a motion to approve the request for Pulse

Performance to hold their run on November 7, 2020 as attached; seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Jerome Kuhl stated he is here to speak as one of the one percent that is not worth spending money on. He stated I see we have four wheelers driving up and down Broadway. I guess it is only for those special people. Where are we at with allowing golf carts? Mayor Michaelis responded, at one of the meetings you spoke at, the council voted to not allow golf carts. Mr. Kuhl stated I checked around the neighborhood; I pay the most taxes. I think a person has a right to ask questions at a meeting. According to the wages in the paper, there is a lot of people that make significant money. It seems a third of the big shots take up all the stuff. I will be back to ask questions, that is what the open part of the meeting is for. At some point, you will have to realize the one percent matter. Councilman Hipskind responded, I notice you keep looking at me. I respect your wanting to have golf carts. The fact is that we researched the issue. Director Conrad spent a significant amount of time researching the statues and requirements, and how other communities that allow them handle it. Why we do not have them, is because it is just not feasible with the number of state routes that we have intersecting Highland. Mr. Kuhl contended there are state routes in all different towns. If you go down by the interstates, there is signage so that people do not go the wrong way. You have to use the different routes the same as anyway. This is a state route right here (Broadway). There was a side-by-side going up and down it the other day. Councilman Hipskind continued there are state laws that the city has to follow. We cannot trump state laws, for us to cross from city road, over a state road, and back to city road. We looked into it thoroughly. It was discussed in detail. At a meeting, before you even came on the issue, I suggested allowing for dividing the town into different blocks and allowing them to use them with the different areas but not cross over. We looked at that as a possibility. Because it cost money to have the studies by the state done and set up the program with signage, we put the issue out to the public to see what the interest was. The outcome is that hardly anyone came to speak for it. We did try to make it work, but you are talking about taxpayers, the cost of these studies and signage cost money, which is spending citizens' tax dollars. Mr. Kuhl responded everything cost money. We had pretty lights, but then someone got a bright idea to put in a roundabout and put pretty flowers in the roundabout. Now for the cost of a study for 1% we pay a contractor to tend to the flowers in the middle of it. Councilman Hipskind suggested I think your remedy is to run for state legislator or for state governor. Mr. Kuhl stated I checked into these scooters and they can go wherever. They do not require a license. The city put in a new sidewalk two years ago when the waterline broke. Now you are tearing them out. Councilman Hipskind replied I would argue that everyone can use sidewalks. Mr. Kuhl stated I bought a golf cart, spent \$4,000 to put lights and everything on it. That will pay for your study. You paid for a study to redo Broadway.

Mayor Michaelis asked Deputy City Clerk Hediger if there anyone was on the phone that wished to speak. Director Speraneo reported there are a few people on the line to speak to items on the agenda. Jeff Rehberger, 916 6th Street, on the phone, for the Class D liquor license request for Molly's Mocha. Mayor Michaelis stated we will allow him to speak later when we get to that.

Requests of Council:

No comments or requests made by the council.

Staff Reports:

City Manager Latham reported this is my final meeting. My family and I have enjoyed our fifteen years here. Thanked Mayor Michaelis for his leadership and the council for their support and guidance. We accomplished a lot; and, that takes a team effort. I am leaving you with a good group of employees. I expect great things from Chris, with him serving as interim city manager. They understand the vision and the values. We are public servants, here to serve the public. Mayor Michaelis pointed out you have been the longest serving city manager. I know there were a lot of challenges put in front of you in that time, but you persevered.

NEW BUSINESS

Approve Mayor's Appointment of Sara Knobloch to the City's Historical Commission – Councilwoman Sloan made a motion to approve the mayor's appointment of Sara E. Knobloch to the City's Historical Commission, for a three-year term, to expire November 2023 as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Approve Notice of Municipal Letting, Bid #PD-12-20, Purchase of One Police SUV – Councilwoman Bellm made a motion to approve Notice of Municipal Letting, Bid #PD-12-20, Purchase of One Police SUV as attached; seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-150/ORDINANCE Declaring Personal Property of the City Surplus and Authorizing Its Sale and/or Disposal, Specifically, Parks & Recreation Department Electronics - Councilwoman Sloan made a motion to approve Bill #20-150/Ordinance #3051 declaring personal property of the City surplus and authorizing its sale and/or disposal, specifically, Parks & Recreation Department Electronics as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-151/ORDINANCE Accepting Donation/Gift of Real Property from Meredith Funeral Home (50 x 50) Parcel located at 1011 Zschokke Street – Councilwoman Bellm made a motion to approve Bill #20-151/Ordinance #3052 accepting donation/gift of real property from Meredith Funeral Home (50 x 50) parcel located at 1011 Zschokke Street as attached; seconded by Councilwoman Sloan. Mayor Michaelis reported he and City Manager Latham spoke about this today. No one really knows what this is. City Manager Latham reported his is the parcel from the back of the garage to the alley, at the back of the lot across the street to the east of City Hall. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-152/ORDINANCE Approving the Illinois Municipal League Risk Management Association Minimum/Maximum Contribution Agreement for the Period of January 1, 2021 to January 1, 2022, and the Associated 2021 IMLRMA Contribution Payment Agreement – Councilwoman Sloan made a motion to approve Bill #20-152/Ordinance #3053 approving the Illinois Municipal League Risk Management Association Minimum/Maximum Contribution Agreement for the period of January 1, 2021 to January 1, 2022, and the associated 2021 IMLRMA Contribution Payment Agreement as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-153/ORDINANCE Amending Chapter 6, of the Code of Ordinances, Alcoholic Liquor, to Establish the Current Number and Class of Liquor Licenses Issued – Councilwoman Bellm made a motion to approve Bill #20-153/Ordinance #3054 amending Chapter 6, of the Code of Ordinances, Alcoholic Liquor, to establish the current number and class of liquor licenses issued as attached; seconded by Councilwoman Sloan. Councilwoman Bellm inquired this is just specifying it in the ordinance. City Attorney Mike McGinley explained there has been a lot of turnover and change in the current licenses issued within the city. We wanted to put out an ordinance listing what licenses and numbers for the different classifications were out there, at this point. Now, there are two out there for approval tonight that would add to this list, if approved. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-154/ORDINANCE Amending Chapter 6, of the Code of Ordinances, Alcoholic Liquor, to Increase the Number of “C” Liquor Licenses to Five - Councilwoman Sloan made a motion to approve Bill #20-154/Ordinance #3055 amending Chapter 6, of the Code of Ordinances, Alcoholic Liquor, to increase the number of “C” Liquor Licenses to five as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-155/RESOLUTION Issuing a “C” Liquor License to Kroger Limited Partnership 1, Pursuant to Chapter 6, of the Code of Ordinances, Entitled Alcoholic Liquor – Councilwoman Bellm made a motion to approve Bill #20-155/Resolution #20-11-2763 issuing a “C” Liquor License to Kroger Limited Partnership 1, pursuant to Chapter 6, of the Code of Ordinances, entitled Alcoholic Liquor as attached; seconded by Councilwoman Sloan. Councilwoman Bellm clarified we established what it is and now we approving the license for them. City Attorney McGinley reported, Class C is for grocery stores, Ruler Foods. We have increased the number of licenses to provide this to them. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-156/ORDINANCE Amending Chapter 6, of The Code of Ordinances, Alcoholic Liquor, to Increase the Number of D2 Liquor Licenses to Nine – Councilwoman Sloan made a motion to approve Bill #20-156/Ordinance #3056 amending Chapter 6, of the Code of Ordinances, Alcoholic Liquor, to increase the number of “D2” Liquor Licenses to nine as attached; seconded by Councilwoman Bellm. Councilwoman Bellm inquired, as I understand, this is increasing the number again. City Attorney McGinley asked if you would like me to speak to this. Councilwoman Bellm replied we can do that on the next one, because I have some questions. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-157/RESOLUTION Issuing a “D2” Liquor License to Dustin Barry, on Behalf of Rehberger Holdings, LLC, for Molly’s Mochas, LLC, Pursuant to Chapter 6, of the Code of Ordinances, Entitled Alcoholic Liquor – Councilwoman Bellm made a motion to approve Bill #20-157/Resolution #20-11-2764 issuing a “D2” Liquor License to Dustin Barry, on behalf of Rehberger Holdings, LLC, for Molly’s Mochas, LLC, pursuant to Chapter 6, of the Code of Ordinances, entitled Alcoholic Liquor as attached; seconded by Councilwoman Sloan. Councilwoman Bellm stated I have some questions for Mr. Rehberger and Mr. Berry. I reviewed the packet from September 9, 2020 and the packet that came in this council’s agenda packet. I having trouble seeing what has changed. Mr. Rehberger explained the location was purchased from Frey Properties. Dustin and my sister, Laura, are proposing to open a restaurant/café, serving coffee and sandwiches, and sell packaged liquor. Originally, we were seeking a tavern license, which was inappropriate for the location. The tavern license drew concerns from neighbors there. The license we are applying for now is for a restaurant. Right now, there is a full kitchen being installed, with range and hood, and covered outdoor patio for dining and additional seating. Councilwoman Bellm stated, in looking at the build out proposal, I do not see anything that represents a full-service kitchen. How many seats do you plan to have in there? Council member Bellm figured, as best as I could figure, from the diagram: four at the counter; twelve at tables; and, another six in the gaming area, which comes to twenty-two. If you add the additional seating in the patio, it appears to provide another twenty. So, that is another forty-two seats. The parking requirements, for restaurants is one space for every two. That would require a minimum of twenty-one parking spaces. Can that parking lot handle twenty-one parking spaces? Mr. Rehberger responded we have not laid that out.

Councilwoman Bellm stated everything is mute if you cannot handle parking for these seats. I do not feel this meets the requirements we established for 2,200 sq. ft. The patio is lovely, but it does not qualify for an operation that can go on year around. Mr. Rehberger responded, in speaking to liquor license, in the ordinance it mentions 2,200 sq. ft. for a gaming parlor to qualify for that license. For a tavern and restaurant, there is no square footage requirement. He acknowledge, while not explicitly stated, it has been used for determining. Along with that, recently, a business with a smaller building applied for a liquor

license and was granted. Councilwoman Bellm responded I do not know which one you are talking about. Councilwoman Sloan asked are you referring to DK7. If so, they enclosed what was going to be a patio, for rental for showers and private parties.

Director Breann Speraneo reported I have the Old Time Pubs plan here. The original space was 1500 sq. ft. City Staff required them to do a four-season room, as we were not going to include the patio space as part of the square footage. That room addition is 675 sq. ft. plus an additional the video gaming room of 300 sq. ft. Mr. Rehberger contended there is nothing in the ordinance requiring the square footage for a restaurant. What is the main concern with required square footage? Mayor Michaelis asked City Attorney McGinley to speak to the 2,000 sq. ft. City Attorney McGinley reviewed how staff evaluates all requests for liquor licenses. You start by looking at, is it a restaurant? Which is D2 license and defined as having a full-service kitchen where anyone can come in and get a meal. Is it a restaurant in the traditional sense? If it is not a restaurant, then is it a gaming parlor or tavern. If something is less than 2000 sq. ft. than it may be a gaming parlor. If larger than 2000 sq.ft., but the space for gaming is equivalent or greater than other business activities and if revenue from those is equivalent to gaming, it may be deemed a gaming parlor. If primary business income is gaming, it may be a gaming parlor. If there is any other factors, this is what an application is based off. Is it within the health, safety, and economic welfare of the community? He added the definition of gaming hall is an establishment whose primary purpose is to operate gaming machines or terminals, where pouring of alcohol is subsidiary to that of gaming. Such shall be the case when not withstanding 1. Seating area is equal or greater than that for gaming; 2. absence of full-service kitchen; 3. Less than 2,000 sq. ft. or equal to; or, 4. Where it is established that conditions exist where gaming is prominent source of business and revenue. Restaurant is defined as an establishment where a full-service kitchen and dining area is maintained with sufficient number of employees to serve guests. A tavern is a tavern.

Councilwoman Bellm stated we have followed these guidelines on the most recent decisions. We held the laundry and gas station facility to the 2,000 sq. ft. requirement and with a full service kitchen. All I see here is a very limited menu and a grill with a hood. I do not see prep area, refrigeration and storage. By my way of looking at it, it does not make it as a full-service kitchen and it does not make it with the 2,000 sq. ft. I also have concern about parking. Mr. Rehberger expressed we want to put in a business that is actually going to make it. That is arbitrary rule. The simplest rule to see through the plans is something for a sales requirement. I can name tons of gaming parlors over 2,000 sq. ft. People will throw tables in and never open up the table for service. This business plan is using every square foot of space and my sister has come up with a great food menu for this. I believe this is the first plan brought before the city. I would propose a sales requirement. If a business does not do 50% of their revenues from something other than gaming. It cannot survive with just the sale of coffee and sandwiches. Conversely, it cannot survive with just gaming. I have seen, in those communities that say they are going to pursue a sales revenue requirement, the gaming parlors that try to pass as something else will shut down or not even open up.

Councilwoman Sloan expressed concern with this being a residential area. I have concerns about the business being open until 2:00am. With the area it is in, I have concerns, and if lived there I would not want the noise and activity of cars coming and going at those hours. Does five items on the menu qualify as restaurant? Dustin Berry reported there is a girl that has been selling gluten-free bagels and donuts, here in town, and there is a business in Edwardsville that sells gluten-free items. We are looking to bring those items in. Councilman Hipskind asked if they have any projections on how alcohol sales will eclipse gaming. Mr. Berry responded he did not have those breakdowns with him. I can tell you that, in looking at other businesses with gaming license, in Highland, if you exclude gaming parlors, it shows those with gaming licenses average revenue of \$30,000 per year. Councilman Hipskind asked tell me about packaged liquor sales. What you estimate there? Mr. Berry responded we want to go with high-end, select liquor. Councilman Hipskind summarized so the business would be made up of coffee sales, menu items, and sales of packaged liquor. Mr. Berry replied, yes, those and poured of alcohol for those gaming. Councilwoman

Sloan asked how many employees. Mr. Berry replied probably four. Two for coffee service, a cook and another to serve. Councilman Hipskind expressed I just am trying to figure out how you are going to do all these different things in this one place. Mr. Berry asked how much time you spend getting a cup of coffee. Councilman Hipskind replied less than one minute, when ordered online. Mr. Berry pointed out a cup of coffee at Starbucks is about \$5.00. The cost is about \$0.60. You would have to sell like 800 cups of coffee to survive. We are trying to shift the business plan to what will work. Councilman Hipskind pointed out you have to have business plan on how much you plan to make off each of these different business activities. Mr. Berry replied we do, I just don't have those numbers with me, tonight. Councilman Hipskind stated I would like to hear more about it. Jeff Rehberger stated Dustin and Laura feel comfortable that most of their business revenue is going to come from something other than gaming. The sales is going to vary. It is the first concept with having coffee and breakfast sandwiches. If concerned about it being a gaming parlor, than use the sales figures. You can do a yearly audit. Obviously, the city gets a sales tax report. Multiple cities do exactly that. Councilman Hipskind stated we are doing with what we have established. I am asking you to convince me that this is not a gaming hall. No one likes an audit and I would not open a business here if I have to open my books. You have already said gaming makes on average \$30,000 per year. So, how are you going to make over that in other operations of the business?

City Attorney McGinley acknowledged in a way to try to recognize a tavern or restaurant versus gaming hall, it is a generalization. In the definition of each, all are factors to look at. Mr. Berry acknowledged I run a gaming hall and there I am going to sell \$1 beers. Here, everything is going to be charged for. Councilman Hipskind reported I was just forwarded a lawsuit for someone against a business not being ADA compliant. How do you have enough parking spaces to be compliant? Mr. Rehberger responded those things are required by Building & Zoning before getting a permit. Obviously, we have the full 3D model. We will take to an architect, and then get a building permit, based upon a plan. The parking lot would just go and get striped it. We cannot go with everything from A-Z. Councilwoman Bellm asked where will employees park or will that be on site also. Mr. Berry responded there is parking on side of the building. Otherwise, there is parking on 6th Street. Jeff's mom lives next door. There is parking on adjacent streets. At the Planning & Zoning hearing, there was one neighbor, the owner of Tropical Sno, and landlord that owned property in the area that expressed concerns. Councilman Hipskind asked about the food plan. Mr. Berry replied the food planned would be prepared using a grill, microwave and hood for vending; what you would need to make sandwiches. Mr. Rehberger reported we just installed a commercial kitchen in our office. It is called a Z-Line range with a six burner and allows a grill to be placed in the middle of it.

Councilwoman Sloan expressed I wish we had more space and more parking. If we did anything, I would like to put something in here for showing that gaming is not the primary business. I do not see this staying open until 2:00am. I feel like we need to table this for a good percentage. Councilman Hipskind stated, let me be forthright with you. I do not see how you get outside of the definition of a gaming hall. Mr. Berry responded, I agree with Councilwoman Sloan on holding this until the next meeting. Councilwoman Bellm recapped her concerns are seating and the required parking spaces. I would not go any further until the parking requirements can be met. I do not see a full service kitchen. If going to be open until 2am, you better be prepared to make bacon and eggs. I do not see storage, refrigeration and prep area. I see it as no more than a coffee and convenience sandwich shop. I want to stick to what we have required of businesses in the past. I have concerns about the hours, parking, and meeting the 2,000 sq. ft. Mr. Berry noted if we enclosed the patio, it would meet 2,000 sq. ft. requirement. Councilman Hipskind pointed out not just one factor is going to determine this.

City Attorney McGinley stated, to piggyback off the robust discussion we had last time, I would like to speak about the powers you have a council. Illinois municipalities are vested with the ability to make these decisions when determining what is in the best interest of their communities. When determining, courts will look to circumstances of were these decisions made with the best interest of the

community's health, safety and economic welfare. The council is authorized to grant and issue licenses to sell alcohol. That license is subject to revocation and not personal property. It is acceptable to differentiate from that of the state, as long as it is more restrictive than the state. The city council has the power and ability to determine the kind and number within their boundaries and to provide penalties. The local liquor commission is given power to enforce those requirements and issue penalties. Licenses can be reasoned by character of business or the location. Our code has been proved as applicable. When determining to issue a liquor license, public policy should be vested with the health, safety and economic welfare of the community.

Councilwoman Bellm pointed out it is a residential neighborhood with a lot of traffic on 6th Street. Jeff Rehberger responded it is zoned for this use. We could open right now, with the exception of gaming. This business is not going to make it, without the gaming. It cannot make it without gaming, but it cannot make it alone on gaming. One without the other is not going to make it. It is zoned for the business that is there. Gaming is not going to be within the existing space, it is going to be truly an expansion on to the building. Councilman Hipskind expressed you have to admit this is a guise for a gaming hall. Mr. Rehberger contended that if you look at everything we are trying to put forth that this is truly a business model with a gaming as an add-on. Councilman Hipskind asked do you have similar business model. Mr. Rehberger replied this is the first business model of this type. I often am in Highland and cannot get a gourmet coffee after 2:00pm. I have to drive to Edwardsville to get that, which annoys me. This is something we are working on replicating in other areas, but this is not like any other, at this time. If you think it is a disguise, then make it conditional on sales. Councilwoman Sloan questioned you feel that confident in saying that in a year of operation you can show the full business model. City Attorney McGinley advised I cannot issue a condition of doing any forensic accounting as part of an ordinance. This is a red herring issue. Councilwoman Bellm agreed I do not think I can recommend that for any business. Mr. Rehberger contended we have to file a monthly sales tax revenue report. This would be a one-time a year check. Councilman Hipskind expressed I love the persistence. The square footage does not work for me. Mr. Rehberger argued you just did it for another business. Councilman Hipskind contended your business model fits more into a gaming parlor. I do not see how operating that business in that area is going to be conducive. I don't see how residents in that neighborhood are going to be happy with liquor sale being open until 2:00am.

Councilwoman Bellm asked to call for the question. Councilman Hipskind asked is there any way to demolish and rebuild or add on to meet the square footage. Mr. Rehberger stated I don't feel adding on is going to change the business model. It is simply a request for meeting a loophole. Councilwoman Bellm made a motion to call for the question. Councilman Hipskind stated I am not going to make the second because I made the offer to meet with them to get more answers on their business plan. Councilwoman Sloan made a motion to postpone until the next meeting; seconded by Councilman Hipskind. Roll Call Vote: Councilmembers Sloan and Hipskind voted aye, Bellm voted nay. Mayor Michaelis voted yes. Item tabled.

Bill #20-158/RESOLUTION Approving Annexation Agreement with Dr. William K. Drake, On Behalf of Grandview Farm, LP – Councilwoman Bellm made a motion to approve Bill #20-158/Resolution #20-11-2764 approving annexation agreement with Dr. William K. Drake, on behalf of Grandview Farm, LP as attached; seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Mayor Michaelis voted aye, as this requires four votes. Motion carried.

Bill #20-159/ORDINANCE Annexing Certain Territory to the City, Owned By Dr. William Drake, on Behalf of Grandview Farm, LP – Councilwoman Sloan made a motion to approve Bill #20-159/Ordinance #3057 annexing certain territory to the City, owned by Dr. William Drake, on behalf of Grandview Farm, LP as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-160/ORDINANCE Authorizing the Purchase of Real Estate from, and Payment for Increases in Taxes to, Grandview Farm Limited Partnership for Portion of the Southern Peripheral Route, and Payment to Grandview Farm Limited Partnership for Increases in Taxes, Payment of Cash Rent, and Payment of Mowing Charges for Previously Annexed Property – Councilwoman Bellm made a motion to approve Bill #20-160/Ordinance #3058 authorizing the purchase of real estate from, and payment for increases in taxes to, Grandview Farm Limited Partnership for portion of the southern peripheral route, and payment to Grandview Farm Limited Partnership for increases in taxes, payment of cash rent, and payment of mowing charges for previously annexed property as attached; seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Mayor Michaelis voted aye. Motion carried.

Bill #20-161/RESOLUTION Accepting Dedicated Subdivision Improvements for Carbay Crest Subdivision, Phase 2 – Councilwoman Bellm made a motion to approve Bill #20-161/Resolution #20-11-2765 accepting dedicated subdivision improvements for Carbay Crest Subdivision, Phase 2 as attached; seconded by Councilwoman Sloan. Councilwoman Bellm inquired staff looked at this and everything is as it should be. Director Speraneo replied yes. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-162/ORDINANCE Amending the Code of Ordinances, Chapter 33-Licenses and Business Regulations, Article VII – Health Safety Inspection, Section 33 – 221 Through Section 33 – 232, Regarding Rental Program – Councilwoman Bellm made a motion to approve Bill #20-162/Ordinance #3059 amending the Code of Ordinances, Chapter 33-Licenses and Business Regulations, Article VII – Health Safety Inspection, Section 33 – 221 through Section 33 – 232, regarding rental program as attached; seconded by Councilwoman Sloan. Councilwoman Bellm asked for a brief explanation. Director Speraneo explained this covers three main areas. It removes the amnesty provision for landlords under this program. It include short-term rentals. We recently just allowed short-term rentals, so we want to put those under these regulations. If a property has already been inspected within the last six months and the renter moves, due to job relocation, or similar, then another inspection would not be needed. If the unit had issue in the past then the city still reserves the right to do another inspection. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

REPORT

Approve Warrant #1182 – Councilwoman Bellm made a motion to approve Warrant #1182 as attached; seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Hipskind voted aye, none nay. Motion carried.

Councilwoman Bellm made a motion to adjourn; seconded by Councilwoman Sloan. All council members voted aye, none nay. Motion carried and meeting adjourned at 8:58pm.

Joseph R. Michaelis, Mayor

Barbara Bellm, City Clerk