

**MINUTES OF REGULAR SESSION  
HIGHLAND CITY COUNCIL  
MONDAY, DECEMBER 7, 2020**

Mayor Michaelis called the Regular Session to order at 7:00pm. Due to the city's COVID-19 Response, Councilmembers Sloan, Frey, Bellm, and Hipskind were present via phone. Mayor Michaelis, Interim City Manager Conrad, Director Korte and Deputy City Clerk Hediger were present via phone in City Hall. City Attorney McGinley was present via phone in the Council Chambers at City Hall. Others present via phone were Directors Cook, Gillespie, Imming, Rosen, Slover, and Speraneo, Coordinator Hubbard, Fire/EMS Chief Wilson, Deputy City Clerk VonHatten, City Clerk Bellm, and Citizens Dale Eyman and Lynette Schuepbach.

**MINUTES**

Councilman Frey made a motion to approve the minutes of the November 16, 2020 Regular Session as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

**PUBLIC FORUM**

Citizens' Requests and Comments:

*Highland Arts Council – Mural Location Request / National Endowment for the Arts Mural Grant* – Lynette Schuepbach, Highland Arts Council Representative, reported we were sent emails and got a call from the National Endowment for the Arts, which is an honor to be acknowledged by them. They asked if we did not want to apply for this grant. My family went to Chillicothe, MO and spent the day driving around and taking in the different murals. We contacted Robert Fishbone, muralist, and he came to Highland about a week to week-and-half ago. We spent the day looking at different walls. He likes to focus on the community and he liked the west wall of the Weinheimer Building, along Pine Street. I am not sure that the mural would take up the whole wall. Ms. Schuepbach stated we are seeking the council's approval for use of the Weinheimer Facility for this mural. Mayor Michaelis asked Director Rosen for his thoughts on this. Parks & Recreation Director Mark Rosen expressed I think it is a fantastic idea. It might draw people to downtown Highland, which is always a good thing. Ms. Schuepbach pointed out the Highland Arts Council already has sixteen spots on the art walk, with different pieces of artwork around town. Mayor Michaelis inquired is there any additional requests on this. Ms. Schuepbach stated this is just for permission to use the Weinheimer Building wall for the mural, and that is all at this time. It is our hope, in future, that the city will see the value of this as a tourism attraction and put funds towards other projects. Councilwoman Bellm made a motion to approve the request of Highland Arts Council to begin their citywide mural project with a mural on the west side of the Weinheimer Building. Motion seconded by Councilman Frey. Councilwoman Bellm asked who determines what will be in the mural. Ms. Schuepbach reported we sent Mr. Fishbone two history books on the community already. The Highland Arts Council would approve the design before he starts on it. Councilwoman Bellm asked when you believe this will happen. Ms. Schuepbach responded we hope to start in the summer and hope to have it finished by October for Art in the Park, with the majority of work done in August and

September 2021. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

City Attorney McGinley asked Deputy City Clerk Hediger if there is anyone on the phone wishing to speak or any emails or comments sent in by the public to City Hall, which need to be read. Deputy City Clerk Hediger replied no.

Requests of Council:

No comments or requests presented.

Staff Reports:

Public Work Director Joe Gillespie reported we received some good news today on the Hemlock/IL-Route 40/Frank Watson Parkway intersection signalization project. JG – good news today. Wissher Electric, Inc., the contractor, is able to make significant movement on the project, as the signal arms mounts were delivered to the contractor’s yard today. We could possibly have the lighted intersection open within 3-4 weeks. Interim City Manager Conrad expressed that is an important intersection and we are pretty excited to be getting lights in there.

**NEW BUSINESS**

Discussion – Tax Levy – Finance Director Kelly Korte reported that, at a recent meeting, the council approved an estimated tax levy based upon police pension. Based upon the state’s pension actuary the City is statutorily obligated to contribute the amount of \$699,968 per this report. The Police Pension Board recommended going with their personal actuary’s figures, which would change the levy to \$728,442. This amount yields a total City and library estimated tax rate of 2.0660, an increase of 1.37% over the prior year. The estimated overall extension increases by 4.40% to \$4,226,294. Councilman Frey asked Director Korte if she had an estimate of what this going to cost the individual taxpayer. Director Korte reported, based off a \$150,000 house, it would be \$9 per year for the city’s tax portion per homeowner, if we use the city’s personal actuary recommendation. Councilwoman Bellm asked why the Police Pension Board used their own actuary. Director Korte, stated, Interim City Manager Conrad may be better to answer that; however, I believe it is because of different methodologies used. This is a manner of paying more now, then waiting until when rates are higher. Director Conrad added the police pension board has hired their own independent actuary for as far back as I can remember. Illinois uses their own assumption and we did not feel they were very realistic, with higher rate of returns and shorter lifespans (the state’s assumption). They did change it somewhat this year, and their numbers were closer to ours, this year. We believe the independent actuary gives a truer number. Every dollar we can put into it now saves multiple dollars in the future. Councilwoman Bellm expressed it is my opinion that we go with police pension board’s recommendation. Councilwoman Sloan stated I agree. Director Korte summarized, based upon those comments, I will prepare documents changing the tax levy to \$728442.

Approve Transfer of Grave Spaces in the City Cemetery “Augustin-Landmann to Neudecker” – Councilman Frey made a motion to approve transfer of Grave Spaces #4, 5, and 6 in Lot #48 of Block 14 in the Highland City Cemetery from Donald E. Augustin and Carol R. (Augustine) Landmann to Randal J. Neudecker and Cynthia K. Neudecker as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Award Bid #PW-13-2020, For Purchase of One New Mid-Sized SUV – Councilwoman Bellm made a motion to award Bid #PW-13-2020 for the purchase of one 2021 Dodge Durango, from McGinley, Inc., in Highland, for the amount of \$28,272.00 through the FCA Fleet Buying program as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Frey, Bellm and Hipskind

voted aye, none nay. Councilwoman Sloan abstained as she is employed at McGinley, Inc. Motion carried.

Award Bid #PD-12-2020, For Purchase of One Police SUV – Councilman Frey made a motion to award Bid #PD-12-2020 for the purchase of 2021 Ford Police SUV from Morrow Brothers Ford, of Greenfield, IL, off the state bid list, for the amount of \$35,755.00 as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-173/RESOLUTION Waiving Normal and Customary Bidding Procedures and Authorizing Purchase of Bunker Gear for the Fire Department from Sentinel Emergency Solutions for \$29,919.20 – Councilwoman Bellm made a motion to approve Bill #20-173/Resolution #20-12-2772 waiving normal and customary bidding procedures and authorizing purchase of bunker gear for the fire department from Sentinel Emergency Solutions for \$29,919.20 as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Approving Recruitment Signage Locations for Highland Fire Department – Councilman Frey made a motion to approve recruitment signage locations for Highland Fire Department as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-174/RESOLUTION Adopting the Madison County Multi-Jurisdiction All Hazards Mitigation Plan – Councilwoman Bellm made a motion to approve Bill #20-174/Resolution #20-12-2773 adopting the Madison County Multi-Jurisdiction All Hazards Mitigation Plan as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-175/ORDINANCE Amending Ch. 78, Article VII, Sec. 78-732, of the Code of Ordinances, Entitled Schedule of FTTP Rates and Charges, Creating New Rate Schedule for Lease of Shared Space in Data Center for Storage Racks, and Amending the Rate Schedule for FTTP to Accurately Reflect Previously Passed Ordinances – Councilman Frey made a motion to approve Bill #20-175/Ordinance #3065 amending Ch. 78, Article VII, Sec. 78-732, of the Code of Ordinances, entitled Schedule of FTTP Rates and Charges, creating new rate schedule for lease of shared space in data center for storage racks, and amending the rate schedule for FTTP to accurately reflect previously passed ordinances as attached; seconded by Councilwoman Bellm.

Bill #20-176/RESOLUTION Approving and Authorizing the Execution of a Contract with Zanders Sporting Goods for the Lease of Shared Space in the Highland Communication Systems Data Center – Councilwoman Bellm made a motion to approve Bill #20-176/Resolution #20-12-2774 approving and authorizing the execution of a contract with Zanders Sporting Goods for the lease of shared space in the Highland Communication Systems Data Center as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-177/RESOLUTION Approving the Preliminary Plat of DK7 Subdivision – Councilman Frey made a motion to approve Bill #20-177/Resolution #20-12-2775 approving the preliminary plat of DK7 Subdivision as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-178/RESOLUTION Approving the Final Plat of DK7 Subdivision – Councilwoman Bellm made a motion to approve Bill #20-178/Resolution #20-12-2776 approving the final plat of DK7

Subdivision as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-179/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit for Short-Term Rental within the R-1-D Zoning District – Councilman Frey made a motion to approve Bill #20-179/Resolution #20-12-2777 making Separate Statement of Findings of Fact in connection with ordinance granting Special Use Permit for short-term rental within the R-1-D Zoning District as attached; seconded by Councilwoman Bellm.

Bill #20-180/ORDINANCE Granting a Special Use Permit to Kelly Hunt & Matt Bugger to Allow Short-Term Rentals within the R-1-D Zoning District at 1306 6<sup>th</sup> Street – Councilwoman Bellm made a motion to approve Bill #20-180/Ordinance #3066 granting a Special Use Permit to Kelly Hunt and Matt Bugger to allow short-term rentals within the R-1-D Zoning District at 1306 6<sup>th</sup> Street as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-181/ORDINANCE Approving Real Estate Rezoning for Certain Lynn Street and Oak Street Properties from C-2 Central Business District to R-1-D Single-Family Residential – Councilman Frey made a motion to approve Bill #20-181/Ordinance #3067 approving real estate rezoning for certain Lynn Street and Oak Street Properties from C-2 Central Business District to R-1-D Single-Family Residential as attached; seconded by Councilman Frey.

Bill #20-182/ORDINANCE Approving Real Estate Rezoning for Flax Drive Properties from R-2-B Two-Family Residential to R-3 Multiple-Family Residential – Councilwoman Bellm made a motion to approve Bill #20-182/Ordinance #3068 approving real estate rezoning for Flax Drive Properties from R-2-B Two-Family Residential to R-3 Multiple-Family Residential as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-183/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit to Flax Meadow LP for Planned Unit Development at 216, 220, 224, 228, 232, 236, 240, and 244 Flax Drive – Councilman Frey made a motion to approve Bill #20-183/Resolution #20-12-2778 making Separate Statement of Findings of Fact in connection with ordinance granting Special Use Permit to Flax Meadow LP for Planned Unit Development at 216, 220, 224, 228, 232, 236, 240, and 244 Flax Drive as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-184/ORDINANCE Granting Special Use Permit to Flax Meadow LP for Planned Unit Development at 216, 220, 224, 228, 232, 236, 240, and 244 Flax Drive – Councilwoman Bellm made a motion to approve Bill #20-184/Ordinance #3069 granting Special Use Permit to Flax Meadow LP for Planned Unit Development at 216, 220, 224, 228, 232, 236, 240, and 244 Flax Drive as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-185/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit to North Arrow Development LP, on Behalf of Grandview Farm LP, for Planned Unit Development at 237, 241, 245, 248, 249, 252, 253, 257, 256 Flax Drive – Councilwoman Bellm made a motion to approve Bill #20-185/Resolution #20-12-2779 making Separate Statement of Findings of Fact in connection with ordinance granting Special Use Permit to North Arrow Development LP, on Behalf of Grandview Farm LP, for Planned Unit Development at 237, 241, 245, 248, 249, 252, 253, 257, 256 Flax Drive as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-186/ORDINANCE Granting Special Use Permit to North Arrow Development LP for Planned Unit Development at 237, 241, 245, 248, 249, 252, 253, 257, 256 Flax Drive – Councilman Frey made a motion to approve Bill #20-186/Ordinance #3070 granting Special Use Permit to North Arrow Development LP for Planned Unit Development at 237, 241, 245, 248, 249, 252, 253, 257, 256 Flax Drive as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

## **REPORT**

Approve Warrant #1184 – Councilwoman Bellm made a motion to approve Warrant #1184 as attached; seconded by Councilman Frey.

Councilwoman Bellm made a motion to temporarily adjourn this regular session to enter into executive session under the Illinois Open Meetings Act under 65 ILCS 120/2(c)(5) to discuss purchase or lease of real property. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried. Open Meeting temporarily adjourned at 7:38pm.

Mayor Michaelis called the Regular Session to order at 8:07pm. Due to the city's COVID-19 Response, Mayor Michaelis and Councilmembers Sloan, Frey, Bellm, and Hipskind were present via phone. Mayor Michaelis, Interim City Manager Conrad, and Deputy City Clerk Hediger were present via phones in City Hall. Others present via phone were Director Speraneo, Coordinator Hubbard, Deputy City Clerk VonHatten and City Clerk Bellm. City Attorney McGinley was present via phone from the Council Chambers.

Mayor Michaelis stated nothing discussed in Executive Session will be acted upon in this session tonight.

Councilwoman Bellm made a motion to adjourn; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried. Motion carried and meeting adjourned at 8:08pm.

Joseph R. Michaelis, Mayor

Barbara Bellm, City Clerk

**Molly's Mochas**

916 6<sup>th</sup> St.  
Highland, IL

Build Out Proposal



















