

**MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, FEBRUARY 1, 2021**

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 and Interim City Manager Conrad were present via phone in City Hall. Deputy City Clerk Hediger was present via phone in the Council Chambers at City Hall. Others present via phone were City Attorney McGinley, Directors Cook, Gillespie, Imming, Korte, Rosen, Slover, and Speraneo, Coordinator Hubbard, Deputy City Clerk VonHatten, and City Clerk Bellm.

MINUTES

Councilman Frey made a motion to approve the minutes of the January 19, 2021 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:

2021 Race & Fair Event Dates Request –Sue Zobrist, Track Manager, Madison County Fair Assoc. This is our annual time we come to request the tentative schedule for events at the racetrack and for the fair this year. I have submitted the request with the dates to the council. Councilwoman Bellm made a motion to approve the 2021 races and Madison County Fair event dates; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Mayor Michaelis asked if there is anyone on the phone wishing to speak. No comments brought forth.

Requests of Council:

No comments or requests presented.

Staff Reports:

Interim City Manager Conrad reported the budget meeting would be held at the end of the regular council meeting on March 15. We will add this to the council meeting agenda for that night and try to keep the agenda as light as possible that night, so we can move into the budget.

NEW BUSINESS

Bill #21-14/ORDINANCE Approving Lease of Land Between City and DJR Properties, LLC, d/b/a Chippers – Councilman Frey made a motion to approve Bill #21-14/Ordinance #3083 approving lease of land between city and DJR Properties, LLC, d/b/a Chippers as attached; seconded by Councilwoman Bellm. Councilwoman Bellm inquired with Director Speraneo if this is what was

presented to the council previously. Director Speraneo replied yes, this is just for this strip of grass area. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #21-15/RESOLUTION Approving Change Order on Public Safety Building Construction Project Related to the Public Safety Communications Tower – Councilwoman Bellm made a motion to approve Bill #21-15/Resolution #21-02-2793 approving change order on Public Safety Building Construction Project related to the Public Safety Communications Tower as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #21-16/RESOLUTION Approving and Authorizing Execution of a Contract with Willow Creek Estates Homeowners' Association Regarding Streetlights – Councilman Frey made a motion to approve Bill #21-16/Resolution #21-02-2794 approving and authorizing execution of a contract with Willow Creek Estates Homeowners' Association regarding streetlights as attached; seconded by Councilwoman Bellm. Councilwoman Bellm stated, if I understand what is proposed, is that the HOA will pay 75% of the cost and the city is covering the installation costs and further maintenance of the fixtures. It also appears that \$37,950 (75% of \$50,600) is what they would pay, but it is my understanding the city will be financing this. Director of Light & Power Dan Cook explained they first payment would be received from the HOA when we place the order. Councilwoman Bellm asked why we are financing this. Why don't the homeowners just pay for these upfront? Director Cook reported this has been in discussions for quite some time. City Manager Latham instructed me, before he left, to negotiate an agreement. Willow Creek Subdivision Homeowners Association stated they would be happy to pay as HOA fees come in the next three years. Councilwoman Bellm inquired how many homes there are. Director Angela Imming recalled 32-40 homes, from the HCS build out figures. Councilwoman Bellm stated we are asking all departments to cut back to essential, because of COVID. Is this in the budget? Director Cook replied no. Councilwoman Bellm expressed I don't see why we should finance this. At twenty-five houses, that is 25 houses, it is \$1,508 per home. My concern is why we are doing this. I do understand there is some logic in owning and maintaining them. What is our cost for man-hours to install? Director Cook reported, based upon the one light we used as a sample, I estimated 8-10 days with three guys per day, which is about \$20,000. Councilwoman Bellm pointed out if they are putting those hours into this, they are not putting those hours into something else, and so something else is getting put off. Director Cook agreed; however, staff does a wide range of projects. Councilman Frey stated I do agree with everything Councilwoman Bellm said. It is going to set a precedence and this could get us into trouble in the future. Looking at the costs, it is something we cannot afford, right now. This is bad timing. This week another business is going to be lost with the jewelry store closing downtown. We are not replacing these jobs and taxes. Councilman Hipskind inquired this subdivision is in city limits. Director Cook replied yes. Councilman Hipskind asked are these city streets. Director Cook responded, yes, I believe so. Subdivisions such as this opt to put in different lights than standard ones. The understanding is they provide all the replacement parts, but we will maintain the units. However, if pole gets hit or needs a part replaced, they purchase it. Councilman Hipskind asked are the fixtures outdated. Director Cook reported the residents want to change them out. The conversation started about three years ago. City Manager Latham ask that I find some resolution with regards to the lighting situation. Councilman Hipskind concurred now is not the best time. We have other services being cut back right now. I am with them on "x-ing" this for now. Councilwoman Bellm added I agree with Councilman Frey that it does set a precedent. If we do this for one subdivision, others are going to ask the same, if they decide they want something more aesthetically appealing. Director Cook acknowledged I have been approached by Faith Countryside and other subdivisions about wanting different light poles. They would like to see the city accept an upgraded pole. A wooden pole is about \$220 pole, the LED fixture is \$100, which in total is about \$500. The various decorative poles are based on price by the length. The cheapest I have found was about \$650, which I am not sure how commercially good they are. The amount of truck rolls for LED is significantly less. I don't see getting something decorative for less than \$1500. If you

buy on price alone and not good quality, it becomes a maintenance nightmare. Councilwoman Bellm agreed it could be something we look at over time, but there it goes to the budget. For right now, I just don't think it is a good idea. Councilman Hipskind expressed I do think it would be a good idea to allow HOAs the option, but maybe they pay the difference. It is a good idea to explore for some time in the future. Councilman Frey cautioned the way styles change from year to year; I foresee a problem with getting parts for these decorative poles. Director Cook reported, with the current providers we get these from, it has not been an issue, other than a few minor things. We offered upgraded lightening, in the subdivisions south and north of Broadway, by Iberg, on the east side of town. The lenses get some discoloration, which we have had to change out. Then in Liberty Hills, the developer wanted a different style. Everyone wants their own style. I don't know what the right answer is there.

Councilwoman Bellm stated, at this stage, I guess I want to see what other councilmembers think. If the HOA wants to pay for all the lights and they are choosing something that is maintainable, I would not be opposed to city staff installing them. I am not comfortable with paying a portion of the costs and I certainly do not want to finance this over three years. Councilman Frey concurred whatever we do will set a precedent. With the COVID situation, now is not the time. Director Conrad asked would council like us to go back and negotiate. Maybe have them pay the difference of what we would normally put in, provided the units are not going to require any additional maintenance that what we put in. City Attorney Michael McGinley asked do we want to table this, so that we can discuss the terms of contract with subdivision representatives and bring it back with different terms at a later time. The resolution we have is to approve the contract. Deputy City Clerk Lana Hediger suggested if we are going to do something like that, we should be postponing versus tabling. Councilwoman Bellm agree, because if we table this, then we need to act on it at the next meeting. With postponing, we can bring it back some time later. Councilwoman Bellm made a motion to postpone Bill #21-16 for a later time; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Item postponed.

Approve Notice of Municipal Letting, Bid #E-01-21, for Purchase of Replacement Street Lighting for the Willow Creek Subdivision – Councilman Frey made motion to postpone Notice of Municipal Letting, Bid #E-01-21, for purchase of replacement street lighting for the Willow Creek Subdivision as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Item postponed.

Award Bid #PW-03-20, for the Keeven Water Main Replacement Project – Councilwoman Bellm made a motion to award Bid #PW-03-20, for the Keeven Water Main Replacement Project to Haier Plumbing and Heating, Inc., in Okawville, IL, for \$152,890.00 as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #21-17/RESOLUTION Approving Vivicast Affiliate Agreement with Warnermedia Network Sales, Inc., for City of Highland d/b/a Highland Communication Services and Turner Networks – Councilman Frey made a motion to approve Bill #21-17/Resolution #21-02-2794 approving Vivicast Affiliate Agreement with Warnermedia Network Sales, Inc., for City of Highland d/b/a Highland Communication Services and Turner Networks as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

REPORT

Approve Warrant #1188 – Councilwoman Bellm made a motion to approve Warrant #1188 as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Councilwoman Bellm made a motion to temporarily adjourn this regular session to enter into executive session under the Illinois Open Meetings Act under 5 ILCS 120/2(c)(21) to discuss approval of executive session minutes. 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 7:46pm. Due to the city's COVID-19 Response, Councilmembers Hipskind, Bellm, Frey and Sloan 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 City Attorney McGinley, Deputy City Clerk VonHatten, and City Clerk Bellm.

Mayor Michaelis stated nothing discussed in Executive Session would be acted upon in Open Session this evening.

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 and meeting adjourned at 7:46pm.

Joseph R. Michaelis, Mayor

Barbara Bellm, City Clerk