

**MINUTES OF REGULAR SESSION  
HIGHLAND CITY COUNCIL  
MONDAY, NOVEMBER 6, 2023**

Mayor Hemann called the Regular Session to order at 6:30pm at the Highland Area Senior Center. Council members Sloan, Frey, Bellm, and Napper were present. Others in attendance were City Manager Conrad, City Attorney Mike McGinley, Directors Cook, Gillespie, and Presson, Coordinator Hubbard, Fire Chief Straub, Treasurer Nicolaides, Deputy City Clerk Hediger, City Clerk Bellm, and 5 citizens.

**MINUTES**

Councilman Frey made a motion to approve the minutes of the October 16, 2023 Regular Session as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

**PUBLIC FORUM**

Citizens' Requests and Comments:

*Special Event Application* – City Christmas Lighting Ceremony – Mallord Hubbard, Representative, stated this is the annual Christmas Lighting, which is sponsored by the city in conjunction with the Highland Chamber of Commerce's Lighted Christmas Parade. We have already coordinated items with parks and rec, police, fire, and most importantly the electric department. Councilwoman Bellm made a motion to approve the special event application for the city's Christmas Lighting Ceremony as attached. Councilman Frey seconded the motion. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

*Special Event Application* – Closure of Some Parking Spaces – Lee Rinderer, of Lee's Fine Jewelry, requested permission to close three spots in front of our business, Thursday, November 16, 2023 when we are hosting the Chamber's Business After Hours. We would like to put up a pop-up tent in the spaces outside the front of the building to handle the overflow for the event. Councilwoman Bellm made a motion to close those three parking spaces for the time needed on November 16, 2023 as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Jerome "Blackie" Kuhl said a guy called him wondering about the patches marked in front of my house. The guy wanted to know when if they are going to get fixed. Also, what about the fire plug at fire station that has been capped for months? That is a new hydrant, why are we not getting it fixed. City Manager Conrad asked where. Mr. Kuhl stated at the fire department, right there where memorial is. The fireplug has been covered for 6-8 months. It was new, so I am not sure why it is still covered. City Manager Conrad responded he will have to check into that.

Requests of Council:

Councilman Frey made motion to amend the agenda by removing Item F, at the request of the petitioners/owners. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Staff Reports:

City Manager Conrad reported that Building & Zoning currently has 20 active cases that they are working. In October, we resolved 16 cases.

Public Safety Director Carole Presson reported on some things we are doing for the Christmas parade. We felt there were some issues, last year that need to be addressed. That is such a heavily attended event. We had people standing in front of barricades and adults and children in the streets. At Main and Washington, we will be adding some personnel from police and fire. We are also talking about having vehicles parked behind barricades to act as an additional barrier. The fire trucks will also stop a block earlier to assist with blocking the street off for when the parade is over and people start crossing all over the street. Last year, Jeanna Cook made a lighted sign to try to direct traffic, at the staging area. We are going to utilize that and add some other traffic controls. We are not supposed to be throwing candy from floats and vehicles. We will be reminding everyone. We feel that it only encourages kids and parents to promote kids to go out and get the candy.

**NEW BUSINESS**

Bill #23-110/ORDINANCE Repealing and Replacing Chapter 78, Utilities, Article IV, Water Service, Section 78-475, Schedule of Water Rates – Councilman Frey made a motion to approve Bill #23-110/Ordinance #3305 repealing and replacing Chapter 78, Utilities, Article IV, Water Service, Section 78-475, Schedule of Water Rates as attached. Motion seconded by Councilwoman Bellm. Councilman Napper stated I personally think it is a 3% and sewer rates are going to go up with that, for the next three years. That is 10% over the next three years. I think that is steep. City Manager Conrad explained how we got to this. Costs have increased with water purification and treatments on the backside. With COVID, we saw those prices go up 100% in some cases. In order to purchase and maintain the system, we cut back on capital items. We looked at what it will cost to continue business and what we need to do the capital projects to maintain the system. There are several mains that we need to be addressed. With dialing back on some of these projects, we are starting to see more the main breaks. As a municipality, the city is not immune to cost increases. Councilwoman Bellm expressed no one likes increases, but we would rather have small increases rather than a 15% increase at one time. Councilman Frey agreed we are forced into a situation where we have to pay high prices to get what we need. We have no choice. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye. Councilman Napper voted nay. Motion carried.

Bill #23-111/ORDINANCE Authorizing Execution of a Commercial Real Estate Sales Contract with Kampwerth Oil Company to Purchase Land for a Public Purpose – Councilwoman Bellm made a motion to approve Bill #23-111/Ordinance #3306 authorizing execution of a commercial real estate sales contract with Kampwerth Oil Company to purchase land for a public purpose as attached. Motion seconded by Councilman Frey. Councilman Frey asked, since an oil company that owned it, do we need to have it tested for any contamination issues. City Manager Conrad reported we are not having it tested, since we have our own issues with our adjoining property; and, probably part of the reason why we are getting such a good deal. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #23-112/ORDINANCE Approving and Authorizing the City Manager to Execute a Development Agreement Between City, Grandview Farms Limited Partnership, and Flax Meadow Townhomes II LP, for Cul De Sac Subdivision and Development, and Development of Flax Drive – Councilwoman Bellm made a motion to approve Bill #23-112/Ordinance #3307 approving and authorizing the city manager to execute a development agreement between City, Grandview Farms Limited Partnership, and Flax Meadow Townhomes II LP, for Cul De Sac Subdivision and Development,

and development of Flax Drive as attached. Motion seconded by Councilman Frey. City Manager Conrad pointed out in front of all of the council is an amended ordinance. It adds North Arrow Construction as a party to this agreement and the ordinance. As far as the Development Agreement, it also adds ‘Upon acceptance by City of the completed construction of the cul de sac, the performance bond or irrevocable letter of credit may be cancelled.’ City Manager Conrad explained, originally, this development was part of development that went through a bankruptcy. The subdivision was divided and a portion sold off. The development then went through another bankruptcy. The cul de sac will be constructed large enough to allow for access and turning of our largest fire truck, should there be an emergency. We will vacate Outlet A in the current plat and allow for construction on the lot that normally would be a connection point. Mayor Hemann stated I know there was a lot of conversation with the Combined Planning & Zoning Commission regarding this issue. Councilwoman Bellm added that Planning & Zoning recommended approval. City Manager Conrad asked for a motion to amend, adding North Arrow Construction as a party to the agreement and other language changes as attached. Councilwoman Bellm made a motion to amend adding North Arrow Construction as a party to this agreement and the ordinance, and adding language change for ‘Upon acceptance by City of the completed construction of the cul de sac, the performance bond or irrevocable letter of credit may be cancelled.’ Motion seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried and motion amended. Roll Call Vote on Motion as Amended: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Mr. Crohnen, representing the parties for the development, explained North Arrow Construction is being added since they are providing the bonding for the project.

Bill #23-113/RESOLUTION Approving Preliminary Plat for Proposed Subdivision to be Developed by Owner Flax Meadow Townhomes II LP, Located in Madison County, Illinois, Containing: PPN: 02-2-18-28-13-301-022, PPN: 02-2-18-28-13-301-024, and PPN: 02-2-18-28-13-301-023 – Councilman Frey made a motion to approve Bill #23-113/Resolution #23-11-3059 approving preliminary plat for proposed subdivision to be developed by owner Flax Meadow Townhomes II LP, located in Madison County, Illinois, containing: PPN: 02-2-18-28-13-301-022, PPN: 02-2-18-28-13-301-024, and PPN: 02-2-18-28-13-301-023 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #23-114/RESOLUTION Approving the Final Plat of Flax Meadow Townhomes II, Containing: PPN: 02-2-18-28-13-301-022, PPN: 02-2-18-28-13-301-023, and PPN: 02-2-18-28-13-301-024 – Councilwoman Bellm made a motion to approve Bill #23-114/Resolution #23-11-3060 approving the Final Plat of Flax Meadow Townhomes II, containing: PPN: 02-2-18-28-13-301-022, PPN: 02-2-18-28-13-301-024, and PPN: 02-2-18-28-13-301-023 as attached. Motion seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Approve a Notice of Municipal Letting, Bid #E-05-23, for the Purchase of Replacement Lighting Fixtures for Rinderer Park – Councilwoman Bellm made a motion to approve a Notice of Municipal Letting, Bid #E-05-23, for the purchase of replacement lighting fixtures for Rinderer Park as attached. Motion seconded by Councilman Napper. City Manager Conrad stated if anyone wants to see what they look like, there is one that is out there in the middle of the park. Light & Power Director Dan Cook reported these will take the lights from a single-head to a double head. These LED fixtures are less expensive to maintain. Lightning struck several of them, early in the development of the park. The lighting we got had a five-year warranty; these have been out there for seven years. Due to budgetary reasons, we went with different brand than we normally get, at the time of development. The company replaced them once, but we have started having issues with the others. With changing out LED lights along the peripheral route, we were able to get a refund on the program, and with those rebate funds we have had about \$30,000 available in budget to pay for this. Director Cook added, on a side note, we did

get some Tripsavers, did some training, and deployed seven more this last week. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

## **REPORT**

Accepting Expenditures Report #1253 for Oct. 14, 2023 through Nov. 3, 2023 – Councilman Frey made a motion to accept Expenditures Report #1253 for October 14, 2023 through November 3, 2023 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Councilwoman Bellm made a motion to adjourn. Motion seconded by Councilman Frey. Meeting adjourned at 7:06pm.

Kevin B. Hemann, Mayor

Barbara Bellm, City Clerk