

**MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, MARCH 15, 2010**

Mayor Michaelis called the Regular Session to order at 7:00pm. Councilmembers present were Rickher, Bardill, Bellm and Zobrist. Others in attendance: City Manager Mark Latham, City Attorney Harold Belsheim, Directors Cook, Gillespie, Rosen, Rusteberg and Schoeck, Police Chief Bell, Supervisor Limestall, EMS Captain Crosby, Deputy City Clerk Hediger, City Clerk Bellm; 11 citizens and 1 member of the news media.

MINUTES

Councilman Bardill made a motion to approve the minutes of the March 1, 2010 Regular Session as attached; seconded by Councilwoman Zobrist. Roll Call Vote: Rickher, Bardill, and Zobrist voted aye, none nay. Councilwoman Bellm abstained. Motion carried.

PRESENTATION

Steve Kyle and Rich Wilburn of Oates Associates, Inc. presented findings of their study on regional retention pond/lakes. The council received handouts of the report, which provided more detail about the study, the purpose of regional retention ponds and lakes, and selection of proposed sites. Mr. Wilburn, an engineer, with Oates Associates, reported we were commissioned by the city to look into an issue first evaluated in the storm water study that we did for Highland several months ago. The idea was to look at where we could establish some regional retention ponds. He stated new developments create impervious area, increasing the amount of runoff. Typically, you are going to have to build some type of a containment area for that extra water to run into. Any new development needs a basin or place for retention areas. If you go to any new shopping development, you will find the hole-in-the-ground basins that, if moderately well maintained, are dry-bottom most of the time and allow water to drain out slowly. Another option is to build small ponds. The effectiveness depends largely on how well those areas are maintained. Obviously, a better solution is to create large central located basins for areas to drain into. Then, individual developers buy credits into a pond or detention area, based upon every so many acres they build on. The developers pay a certain amount of money into a fund, which is used to pay off construction costs of the detention/retention facility and maintenance and care of the central facilities. Usually these areas are large enough to provide some recreational value. Ideally, you want to be able to put something into place so that the people that will be using the pond can then buy into it and make better use of their own property. The belief is that people will buy into the pond, because they can use it for their recreational benefit and enhancement of their property. More importantly is what these facilities can do for flood control. Everyone has heard about what we are going through with the new FEMA flood maps with the areas upstream of the railroad tracks. If you can place a pond that is large enough and put in the right spot, you can control the amount of water flowing through a basin and possibly mitigate some of that flooding. We can establish these areas, put the lakes into true conservation easements, and FEMA will allow you to count the areas against the

flood evaluations. The intent is to get people out of the flood plain or into lower flood plain insurance requirements.

We looked at about a dozen sites pointed out in the previous report. The primary area identified in this study, and the most promising, is located just south of high school near the intersection of IL Route 40 & Route 160. We estimate we could build about a fifteen-acre lake to provide detention to handle an additional 200 acres of impervious area. We can use the pond for adjacent property detention or for regional detention. The report provides additional information on how we selected the areas. Generally, you want an area that is low, that will allow for fill up, away from other structures, and far enough down stream to pick up as much basin area to collect water from as possible, and ideally, upstream of areas we are trying to protect. We looked at some areas farther south; however, if located too far south, we are not able to help the area of town that is experiencing issues. The other location was in area of the future interchange of Route 160 and Interstate 70. In that area, there is a lot of potential for future development; therefore, it makes a lot of sense to look at building a centrally located large structure for the area, rather than each individual developer putting in their own detention and we end up with this hodge-podge of structures. A larger lake allows for better use of the land in the area and more of an amenity.

Mr. Wilburn stated this is an informal presentation; we are here to answer your questions. These two areas have the greatest potential. Mayor Michaelis asked which quadrant of the proposed interchange area would they feel work best for such a structure. Mr. Wilburn replied the southwest. He added we looked at a lot of other areas; however, for various reasons we backed off those being our primary selection sites. While some people see a lake as an attraction, there are a lot of concerns that go along with having a lake in residential backyards. An added liability goes with that for those residents. Therefore, any area where we had a lot of residential or business development, we took those areas off the table. The location south of the high school we feel is really going to give us the opportunity to make an impact with regards to flood plain elevations. The goal is to reduce the flow from the railroad tracks back. We would be catching almost half the drainage basin that presently goes to the railroad drainage area. If we can catch that water and release it at a much slower rate over time, it would allow the existing culverts to handle it and get that flood elevation reduced considerably. There is a lot of analysis involved in getting this approved through FEMA. However, we believe this location has a lot of potential. Councilwoman Zobrist noted the Apex Facility has a pond already. Where does this fall in relation to that? Mr. Wilburn pointed out this would be right along the backside of the existing pond. Exhibit A shows a bump out on it. Where the bump out is, is right where Apex's own small pond for retention is. Theoretically, we could eliminate the existing detention pond to make a more meaningful detention pond for the whole area. He added they are already addressing their storm water control. Councilman Rickher inquired how the dam would work. Mr. Wilburn explained, what you would have is an over flow elevation, somewhere below the elevation of the highway, and use of a spillway. The water in this area, because of the terrain would probably have a lot of vertical movement, with the existing creek area and waterways. The area the city would obtain would be not just for the area that is always full with water, but also the legs that drain the detention pond. We would have to do a full survey to determine the capacity, calculate how much dirt needs to come out, and the cost to construct. That would be the next step. Councilman Rickher inquired about the room between the proposed structure and Apex's facilities. Mr. Wilburn stated we have quite a bit of vertical movement to work with in that area. Existing development is going to be very much a factor in how this is calculated for design.

PUBLIC FORUM

Citizens' Requests and Comments:

Highland Speedway – Advertising Donation – No one was present to speak on this item.

Lou Dunning, 20A Auburn Ct., stated he had read that the board is considering going to a 95-gallon tote for trash disposal. We had considerable experience with these in Summerfield, when we

lived there. We furnished the community with 95-gallon totes to eliminate a lot of trash bags and trashcans destroyed by wild animals, dogs, etc.; however, a lot of elderly people had trouble moving the containers to the curb. Often people did not remove them from the street for several days. A lot of us, in the area we live in, have duplexes with small garages. I have a one-car garage. A 35-gallon trashcan in the garage right now is kind of tight. I feel if it were mandatory that everyone use a 95-gallon tote, it would create a hardship. I think a 95-gallon tote is wonderful for a family; however, there are a lot of us that have storage problems and do not generate that much trash in a month. City Manager Latham noted the report in the paper was that Allied Waste, our current provider, has proposed this. In some of the discussions the council has had, it was discussed that we have an older community with a lot of trash pick up occurring in the alleys, this does not fit very well with the whole community. I think we will stay with what we currently have. There are some newer subdivisions where it would work well; however, with the alleys and parking issues, I think there would be issues.

Mr. Dunning reported that on the new roadway (Frank Watson Parkway), where it intersects with Sportsman Road, there are streetlights along it; however, at the corner of Sportsman Road there are none. The lights are 100-150-feet off the intersection in both directions. It is rather dark at the intersection. Would the council consider moving one of the lights closer to the intersection or adding a light? Director Dan Cook stated he would have staff look at the lighting at the intersection of Frank Watson Parkway and Sportsman Road.

Dan Miller, 1405 Broadway, stated he was here because of the proposed change in trash pick up. I am encouraged by what I heard here tonight. Please do not change it. I have alley pickup and a busy street in front of my home. What I read, I really did not feel would work in a lot of areas of town. \$11.45 per month is a bargain, I think. I would be willing to pay a little more to keep it the way it is right now. If you want to try it, do it north of Highway 40, which is a newer section of town. Mayor Michaelis stated I am not speaking for the council. Both of you have brought up concerns that I had the night it was presented. Personally, at this point, I am not in favor of it. Councilwoman Zobrist concurred.

Requests of Council:

Councilwoman Zobrist reported she received a call from a resident that lives on West Pike. He experienced a sewer backup at his home on Christmas Day. He stated that city staff was helpful. He had homeowners' insurance that covered part of it, but not all the cost. The balance was submitted to the city's insurance and the outcome was favorable. Councilwoman Zobrist noted that when she came on the council, these situations were not good. City Manager Latham reported this is the first time the insurance has paid for a sewer backup. The city has taken on the role of reviewing the claims. We have put forth the effort to make sure we maintain the lines with the purchase of a sewer vac truck and propose the purchase of a trailer mounted camera. Typically, backups occur when there are roots in the line, a collapsed line, or debris in the line that should not be in there. One of the positive things is that last year was one of the wettest years on record, and with the efforts by water and sewer maintenance crews, we have not had a lot of issues.

Staff Reports:

City Manager Latham reported our water distribution crew installed ~29,000 feet of water main along Iberg Road. Engineer estimated cost was \$300,000 to install a ten-inch PVC water main. The total cost, including material, directional boring, and labor at ~\$125,000. We saved ~\$175,000 by having staff do this. I passed my thanks along to the guys, because they did this in freezing temperatures and wet weather.

NEW BUSINESS

Bill #10-27/RESOLUTION Authorizing Request for Statements of Qualifications from Project Management Firms with Respect to Repair of the Louis Latzer Memorial Library – Councilwoman Bellm

made a motion to table until council has had more time to do more research; second by Councilman Bardill. All council members voted aye, none nay. Motion carried; item tabled.

Bill #10-28/RESOLUTION Making Separate Statement of Findings of Facts in Connection with Ordinance Granting Special Use Permit – Zajac – 1712 Broadway – Councilman Bardill made a motion to approve Bill #10-28/Resolution #10-03-1869 making Separate Statement of Finding of Facts in connection with ordinance granting Special Use Permit to Matthew M. Zajac to operate a used automotive sales lot at 1712 Broadway as Planned Use as attached; seconded by Councilwoman Bellm. Councilman Rickher asked what “PUD” stands for. City Attorney Harold Belsheim responded Planned Use Development. Roll Call Vote: Bardill, Bellm, Zobrist and Rickher voted aye, none nay. Motion carried.

Bill #10-29/ORDINANCE Granting Special Use Permit – Zajac – 1712 Broadway – Councilwoman Bellm made a motion to approve Bill #10-29/Ordinance #2409 granting a Special Use Permit to Matthew M. Zajac to operate a used automotive lot at 1712 Broadway as attached; seconded by Councilman Bardill. Councilwoman Zobrist asked Building and Zoning Official Kevin Limestall if this is an annual permit and not perpetual. Supervisor Limestall confirmed that it is an annual Special Use Permit, renewal on an annual basis. Roll Call Vote: Rickher, Bardill, Bellm and Zobrist voted aye, none nay. Motion carried.

Bill #10-30/ORDINANCE Approving TIF Agreement with RETKO Group, LLC for Lot 8, Commerce Place – Councilman Bardill made a motion to approve Bill #10-30/Ordinance #2410 approving TIF agreement with RETKO Group, LLC for Lot 8, Commerce Place as attached; seconded by Councilwoman Bellm. Councilman Rickher asked what kind of building is this. Darrin Girdler, VP Terra Properties, stated we represent RETKO Group on this development. We have not signed a tenant on the line yet; however, it appears our first tenant will be a medical tenant. It did not start that way. This is a professional office building. In initial discussions with the TIF consultant, our cost per square foot was higher, because some medical uses do drive that cost up. I can tell you we got good news on construction numbers today. We got very attractive bid numbers right now. Only 6,000 sq. ft. of the 10,000 sq. ft. building may be occupied right away; however, it is more economical to build it all right away. This would be occupied by medical profession or law offices. We talked about moving the commercial division of Terra Properties offices out there; however, we hope to have to build a building on Lot 9 next year for that to occur. We are happy to build our third building in the TIF area and feel it will generate a lot of funds towards addressing the issue that the TIF was created for. All council members voted aye, none nay. Motion carried.

Bill #10-31/ORDINANCE Declaring Ambulance Stretchers Surplus Property – Councilwoman Bellm made a motion to approve Bill #10-31/Ordinance #2411 declaring two Stryker Medical “Rugged” Model 6092 EZ-Pro R3 ambulance stretchers as surplus property as attached; seconded by Councilman Bardill. All council members voted aye, none nay. Motion carried.

Bill #10-32/ORDINANCE Declaring John Deere Mower and Heat Exchangers Surplus Property – Councilman Bardill made a motion to approve Bill #10-32/Ordinance #2412 declaring John Deere F925 Front Mower and a set of Mueller Plate Heat Exchangers Model M1805 B-20 as surplus property as attached; seconded by Councilwoman Bellm. All council members voted aye, none nay. Motion carried.

Approve Waive Normal & Customary Bidding and Approve Purchase of Squad Cars – Councilwoman Bellm made a motion to waive normal and customary bidding procedures and approve the purchase of two 2010 Chevrolet Impala squad cars from Bill Jacobs Joliet LLC in the amount of \$34,493.88 including trade-in of two 2006 Chevrolet Impalas as attached; seconded by Councilman Bardill. Councilman Rickher asked how much sales tax we would receive if we purchase these in town. Director of Finance Sharon Rusteberg reported we do not pay sales tax. Roll Call Vote: Rickher, Bardill, Bellm and Zobrist voted aye, none nay. Motion carried.

Approve Waive Normal & Customary Bidding and Approve Purchase of Sewer Camera – Councilman Bardill made a motion to waive normal and customary bidding procedures and approve the purchase of a trailer mounted sewer camera from Coe Equipment, Inc. in the amount of \$84,537.00 as attached; seconded by Councilwoman Bellm. Councilman Rickher asked is this what Rusty wants? Director Gillespie replied yes. The unit from Coe Equipment is a demo model. It has not been owned by anyone. Councilwoman Zobrist asked can get this one sooner. Director Gillespie replied yes, within the next two weeks. Roll Call Vote: Rickher, Bardill, Bellm and Zobrist voted aye, none nay. Motion carried.

REPORTS

Approve Warrant #800 – Councilman Bardill made a motion to approve Warrant #800 as attached; seconded by Councilwoman Bellm. Roll Call Vote: Rickher, Bardill, Bellm and Zobrist voted aye, none nay. Motion carried.

Councilwoman Zobrist motioned to adjourn; seconded by Councilwoman Bellm. All council members voted aye, none nay. Motion carried. Meeting adjourned at 7:40pm.

Joseph Michaelis, Mayor

Barbara Bellm, City Clerk