

**MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, MARCH 1, 2010**

Mayor Michaelis called the Regular Session to order at 7:00pm. Councilmembers present were Rickher, Bardill, and Zobrist. Councilwoman Bellm was absent. Others in attendance: City Manager Mark Latham, City Attorney Harold Belsheim, Directors Cook, Gillespie, Rosen, Rusteberg and Schoeck, Chief Bell, Supervisor Limestall, Resident Engineer Clint Conrad, Treasurer Foechner, Deputy City Clerk Hediger, City Clerk Bellm; 19 citizens and 1 member of the news media.

MINUTES

Councilman Bardill made a motion to approve the minutes of the February 16, 2010 Regular Session as attached; seconded by Councilwoman Zobrist. Roll Call Vote: Rickher, Bardill and Zobrist voted aye, none nay. Motion carried.

PRESENTATION

Louis Latzer Memorial Library Improvements - Jim Burgett, representative of the Library Board of Trustees, stated he would provide information on the proposed improvements to one of Highland's greatest treasures, the Louis Latzer Memorial Library. Also here tonight are many of the members of the library board of trustees. Angela Kim, Head Librarian, had prior commitments out of town and could not be here this evening. We have asked for and have received full support from the Highland Area Community Foundation (HACF) as a partner in the fundraising, if our project is approved. Terry Riffel, Executive Director; Don Johannes, President; and, Bonnie McGinley and myself as board members are here on behalf of the HACF.

For eighty years, the library has been a beacon of this community. Every year it serves an increased number of patrons, as both a library and a community meeting place. Over the years, we have been fortunate to have the support of the city council and the City of Highland. We have also had our own hardworking board of directors. Many years ago, we were blessed to receive an endowment from the Latzer family that has provided a source of revenue that has helped our library grow. This source of revenue has reduced our dependence on both the city and the tax payers. Our city revenue, our collections and our endowment have been adequate to allow us to operate the library, until at least the last few years, and even to meet the needs of the building itself. Over the years, we have replaced the roof, upgraded the HVAC systems, allowed limited energy efficient improvements, and it has allowed us to install an elevator to meet the needs of the handicap. We tried our best to keep things in good operating order, without requesting any additional funding from the city. However, like us, the infrastructure has aged and now needs significant attention. By approval of the library board, we hired the Korte Company to do an in-depth analysis of our needs and, hopefully, to serve as construction manager for our project. The Korte Company has, for years, given us free advice and has frequently provided free or significantly reduced assistance. They have also managed many of the improvements we have made. This list of improvements needed includes the following: Masonry walls are leaking;

they need to be cleaned, tuck pointed, and sealed. The roof needs to be replaced. We do not meet handicap accessibility requirements in most areas of the building, including the restrooms. These needs alone are approximately half the cost of our project, which totals close to \$1,000,000. It does not include asbestos removal costs, which are yet to be determined. The functionality of the building needs serious attention as well. The carpeting is over 30 years over. The lighting needs to be redesigned and changed due to age and unavailability. Fundamentally, there are a number of changes that are needed to numerous areas. Most of the landscaping the front of the building was removed due to water seepage, erosion, and drainage issues. Sidewalks need repair and replacement. We badly need additional parking; there is the empty lot on site. There are safety issues that need to be addressed and other numerous items. It is important to point out that our needs are just that – “needs” and not “wants”. We are not talking about fancy improvements. We are concerned with preserving and maintaining one of Highland’s historic and beautiful buildings.

The HACF is willing to head a fundraising campaign seeking contributions and pledges for up to a five-year period. In addition, the library board has applied for grants, but as you know, grants these days are few in numbers. We cannot wait for the money for the improvements I have mentioned. We will need to address the water and roof issues this year. We are asking that the city consider providing a fifty-percent matching grant that will allow us to begin our work and jump-start our capital campaign. We are eager to sit down with the city council or city manager or a team from both and work through our proposal. We also invite the council, at any time, to take a tour of the library and see first-hand the needs, to better understand the issues. The library board respectfully understands that the building and library services are owned and controlled by the City of Highland. This is your building. We serve the needs of the city and we consider it an honor to do so. We have tried over the years to operate as independently as possible, to not put a strain on city finances, but tonight we come to you hoping we can start a serious dialog on this project.

Councilman Rickher noted it was mentioned that the roof was replace; however, it was stated that it needs to be replaced. How long ago was the existing roof replaced? Mr. Burgett responded 15 years ago; the roof is out of warranty, and that is why a tour would be very informative, so that you could see the type of roof and all the elevation changes that exist. Councilman Rickher and Councilwoman Zobrist stated they were on a tour through the facility last spring. Mayor Michaelis noted that Angela gave he and Mark a tour a couple of years ago, and pointed out these needs at that time. He asked Mr. Burgett, when talking about a 50% matching grant, how much you are looking for in dollars from the city. Mr. Burgett replied \$500,000. We are not talking about \$500,000 right now; we could do it over a period of time. We would like to sit down and work out a plan. We are asking for pledges for contributions over a five-year period. We are assuming that we or the city will borrow the money over a period of five years. We were thinking if the city would be able to budget maybe \$100,000 per year over five years, we would go out and seek the other \$500,000. We feel that is the most realistic and fair approach. If it were a matching grant, we could go out and say that for every dollar raised the city gives us a dollar. Councilman Rickher asked if the items have been prioritized. Mr. Burgett stated ~\$307,000 plus architectural fees, so ~\$380,000 would be for the envelope itself, which needs to be done this summer to prevent further water damage. We will probably let those bids, even without the approval from the city, because we cannot afford not to. Mayor Michaelis asked for the council’s approval to have City Manager Latham and staff meet with the library board, look at the needs, and establish a plan that can be brought back to the council. It was the consensus of the council.

Solid Waste Contract - Robin Karlas, municipal manager for Allied Waste Services for the metro east area, did a presentation on proposed automation collection for the city’s solid waste program: Ms. Karlas stated, Tony Lamonte, municipal manager for Allied Waste Services in the St. Louis area on the Missouri side of the river, has been very successful with a lot of automation in the St. Louis area. Republic Services purchased Allied Waste in December 2008. Along with that they brought a push for automation. Automation is not a new way of picking up trash. My family, in the state of Washington, has had automation for picking up trash for close to twenty-five years and it is a great way to go. What is automated waste collection? Automated waste collection utilizes advanced

collection vehicles and specifically designed carts to safely and efficiently collect curbside solid waste. Curb carts are specifically designed trash containers on wheels, which can be lifted using a mechanical arm on the collection truck. It is easy for the resident to maneuver. The carts are placed outside by the curb on collection day. The collection trucks are equipped with a mechanical arm that is a little over four-foot long. This is a more efficient process, meaning less time that the vehicles are in your neighborhood. Residents benefit economically as the curb carts are provided by Allied Waste versus having to purchase their own trash containers. They also benefit from the mobility of the curb carts, as well as improved aesthetics of the neighborhoods on trash day. A 95-gallon cart holds as much, if not more, than three 32-gallon containers. Mayor Michaelis asked what if there is a busy time of the year, such as at Christmas time. Ms. Karlas acknowledged there will be times when there is more trash than one cart can hold. We are willing to accommodate that, as well as those larger households that need more than one tote on a regular basis; however, we want to encourage recycling. The Village of Maryville recently implemented this program. We provided ten additional trash totes and sixteen additional recycling totes, to accommodate those families that needed an additional cart or recycle tote. What we have found is that when you automate everything, the volume of recycling goes up. In Maryville, it went up over twelve tons in the first month of automation. Ms. Karlas continued: What about parking on trash day? It does take some coordination. We have communication stickers that allow us to leave notes so that residents are aware if they need to move the cart over next time or what is needed. Each time we automate, we send out a very detailed letter to let residents know what is required of them. Again, my family lives in the state of Washington, where this picture is taken, and as you can see, the carts can be maneuvered through the snow. The carts can withstand winds up to 55mph. They are designed to keep animals out of the trash, save floor space in the garage, and move very easily on different surfaces. The carts become Allied's responsibility; if they break, we fix or replace them.

Ms. Karlas reported this past year, I completed automation of seven communities and I just got approval on two more. We assist the elderly and handicap, if someone needs assistance with getting their trash to the curb. Anyone that needs that assistance gets that. We would encourage you to contact the communities that have automated collection. Allied would like to put all new equipment in your community, including two-, six-, and eight-yard dumpsters. Councilwoman Zobrist stated on days when there is inclement weather; it is not easy to get trash cans to the curb. The presentation showed a picture of a shoveled driveway. She expressed concern about elderly people being unable to shovel their driveways to get the cart to the curb. Ms. Karlas stated we make arrangements for the truck driver to go up and get the cart for those with special needs. The cart does maneuver in the snow. We have found very few issues with getting the cart to the curb, in the communities that we have automated. It has worked much better than I anticipated. Councilwoman Zobrist asked do you want the carts lined up on the street. I just took a complaint from someone that had issues with trash cans on a cul-de-sac and cars being able to get around. Ms. Karlas explained that we do want them as close to the street as possible, so that we do not have to interfere with personal property. There is a learning curve for everyone. However, I have not heard of any big issues. Councilwoman Zobrist explained when I worked in a suburb of St. Louis years ago, there were issues with people not putting their containers away and leaving them in the streets. Then the community passed an ordinance that you could only put the containers out so many hours before and removed within so many hours after pick up. It became a real enforcement problem. She asked what about pick ups in the alley. Ms. Karlas responded everything would be picked up from the street. There would be no picks in the alleys. Councilwoman Zobrist reported currently four trucks go through the alleys: one for household waste; one, yard waste; and, the recycling truck picks up on one side and then comes through again for the other side of the alley. Ms. Karlas responded she is not sure why that is. Councilman Rickher expressed I see this as additional costs with new equipment - carts, trucks and equipment to pick up the carts. With the carts being larger and heavier, I would think higher workers' compensation rates. Ms. Karlas stated she is working on a proposal and would be meeting with City Manager Latham by the end of the week to discuss it further. Mayor Michaelis asked Ms. Karlas what are looking for from the council tonight. Ms. Karlas responded I simply want to bring this idea to the council. Mayor Michaelis expressed many people who have alleys and detached garages store their trash in the garage. He expressed concern

that, currently on trash day they move it 10-15 feet to the alley. With this, they would have to bring it to front of their lot on trash day.

PUBLIC FORUM

Citizens' Requests and Comments:

Gateway Conference of Hostelling International of St. Louis - Tour De Stooges Bicycle Ride Request – Roger Kramer, 1316 Union, Belleville, Ride Coordinator for the Tour De Stooges Bicycle Ride, requested permission to hold the annual Tour De Stooges on Saturday, May 1, 2010. The event has been held in Highland for the past two years, after moving from the event from Lebanon where it was held in the ten years prior to moving here. The Helvetia Sharpshooters will be selling beer after the event. The cyclers will leave via VFW Road to Poplar Street and head south out of the city. Coming back in to Highland, we are using Old Trenton Road, 13th Street, Washington Street and Lindenthal Avenue. Police assistance should not be necessary; however, I will contact the police department as the event gets closer, just to remind them that we will be out there. Councilman Bardill made a motion to grant permission to the Gateway Council of Hostelling International to hold the Tour de Stooges Bicycle Ride in Highland on Saturday, May 1, 2010 as attached; seconded by Councilwoman Zobrist. All council members voted aye, none nay. Motion carried.

American Cancer Society – Relay for Life and Purple Ribbon Campaign Event – Mark Reaka, 2010 ACS Event Chair for Highland Relay for Life, requested assistance from the City of Highland for the overnight event, which will be held July 9-10, 2010 at the Highland High School. He stated we are also requesting to have a police officer available for safety and security, have the city provide electricity for the event, and approval to hang ribbons on trees as part of the purple ribbon campaign as in years past. Councilman Bardill made a motion to approve the requests of the 2010 American Cancer Society's Highland Relay for Life as attached; seconded by Councilwoman Zobrist. All council members voted aye, none nay. Motion carried.

Highland News Leader - 2010 Easter Egg Hunt Request – Councilwoman Zobrist made a motion to approve the request of the Highland News Leader to hold an Easter Egg Hunt on the Square on Saturday, March 27, 2010 at 2:00pm, with a rain date of April 11 as attached; seconded by Councilman Bardill. All council members voted aye, none nay. Motion carried.

Highland Speedway – Advertising Donation – Scott Kuhn, promoter of Highland Speedway, asked if it is an option to receive money from the City of Highland to promote Highland and the speedway. In the morning, you can get a commercial on some cable channels for as low as \$10-\$15. Mayor Michaelis stated before the council can approve an amount, we have to have a specific request. Having lived in Highland all my life, I think the speedway is a great asset, in that it brings people to Highland. While we do receive some complaints, I think we need to support the events that are held there. Mr. Kuhn asked for time to gather more information on costs. Mayor Michaelis suggested he meet with City Manager Latham with the proposal.

Gateway Family Church –Glik Park Easter Egg Hunt Request – Director Rosen reported they have withdrawn their request, as they did not want to compete with the Highland News Leader's event.

Requests of Council:

No requests or comments were made.

Staff Reports:

City Manager Latham reported on the IPPA Legislative Rally that he attended in Washington, D.C. last week. Among topics discussed with senators and congressmen was the status of what is going on with climate change legislation and various cap and trade proposals. What we heard from Congressman Shimkus's office is that he feels like most of the climate change legislation is dead.

NEW BUSINESS

Bill #10-25/RESOLUTION Providing for Fair Housing in the City of Highland – Councilman Bardill made a motion to approve Bill #10-25/Resolution #10-03-1868 concerning fair housing practices in the City of Highland as attached; seconded by Councilwoman Zobrist. Councilman Rickher asked is it in our advantage to do this. City Manager Latham stated I believe it is a requirement for applying for federal funding. Supervisor Limestall explained since the county delegates the federal funding we must have this on file with the county. Councilman Rickher inquired funds are not available right now, correct. Supervisor Limestall reported there are some funds available. Councilman Rickher stated it seems like we are giving up our rights when we are not getting any money. Supervisor Limestall explained community development is different for other projects. We are looking at demolition of the structures out at the power plant. We also have the property purchased from the Raeber family. We have applications for funding for those projects. Councilman Rickher suggested, with the trailers, rather than paying to demolish them, they can be sold for scrap value. If we want to buy a trackhoe, why do we want to do this? I am not sure why we don't want to take bids for scrapping out the trailers. Supervisor Limestall acknowledged that is an option; however, if we get this paperwork on file, we gain points towards receiving any amount of funding. Roll Call Vote: Bardill and Zobrist voted aye, Rickher voted nay. Mayor Michaelis voted aye. Motion carried.

Bill #10-26/ORDINANCE Amending Section 46-35 of the Highland Municipal Code Reestablishing a Marina at Silver Lake – Councilman Bardill made a motion to approve Bill #10-26/Ordinance #2408 amending Section 46-35 of the Highland Municipal Code reestablishing a marina at Silver Lake as attached; seconded by Councilwoman Zobrist. Roll Call Vote: Rickher, Bardill and Zobrist voted aye, none nay. Motion carried.

Approve Supplemental Engineering Agreement with Oates Associates, Inc. for PW-11-08 the Koepfli Lane Extension and Reconstruction Project – Councilman Bardill made a motion to approve a supplemental engineering agreement with Oates Associates, Inc., in the amount of \$53,000, for PW-11-08 the Koepfli Lane Extension and Reconstruction Project as attached; seconded by Councilwoman Zobrist. Councilwoman Zobrist inquired this is for additional things they have already done. Why was this not brought before the council? Director Gillespie stated I was not aware they were adding these to the project. (Oates Associates) felt they had a good enough relationship with the city to do these things in good faith for the city. City Manager Latham reported part of this was in lieu of negotiating the property in that area. This stuff should have been negotiated before. Councilwoman Zobrist asked are we obligated to pay. Attorney Belsheim advised what is looked at is if there is value for the work performed. If they received the “go ahead” to do the work, you want to support the relationship you have with the firm. They felt they had that relationship and that the person asking them to do the work had the authority to approve it. Mayor Michaelis asked who asked and knew they were doing the work. City Manager Latham stated he would take that responsibility on this one. Roll Call Vote: Rickher, Bardill and Zobrist voted aye, none nay. Motion carried.

Approve NOML Bid #E-01-10 Demolition of Structures at 805 Chestnut St. – Councilman Bardill made a motion to approve NOML Bid #E-01-10 Demolition of Structures at 805 Chestnut Street as attached; seconded by Councilwoman Zobrist. Councilman Rickher stated I feel this should be held off until after the budget discussions and a decision is made whether we are going to purchase a trackhoe. We may want to consider doing the work ourselves, if we purchase a trackhoe. City Manager Latham suggested we could go forward and get bids. Director of Light & Power Daniel Cook came forward and explained the bond money allocated to do this work has been sitting out there for some time. I am not sure who is requesting a trackhoe; however, this is not a one-story structure. I do not feel we have the expertise to demolish a structure of this size in-house. I had a study done on the structure. There is asbestos in the structure, which will require special containment and removal procedures. We can take advantage of some the steel infrastructure scrap value in the building. Councilman Rickher asked what the replacement structure is going to be. Director Cook reported it

will be a prefabricated metal building so that we can store the items currently housed in the existing building. We do not have an actual quote on it yet. The bond money will expire by the end of April, if we do not make a good faith effort to use the funds. If we do not get this project going, we will lose out on those funds and may be penalized for not using the funds. Mayor Michaelis asked how much bond money. Director Cook replied \$306,000. City Manager Latham explained this bond was taken out in 1996 for the Eastside Substation construction and a cooperative project with Ameren IP to make improvements to the feeder line that tied into the east side. This is the portion of the money that has not been used yet. Councilman Rickher asked how much the removal of the asbestos is going to be. Mr. Cook reported I have had the hazmat inspection done and they have confirmed there is asbestos. Now they are putting together documents as to what the abatement will cost. That will be part of the demolition process. The contractor will be responsible for the abatement as part of the demolition and removal of debris. The only thing that is going to require special handling is the window units, which will have to be cut out as a whole and removed as large pieces rather than breaking them down. There is nothing left on the pipes. All council members voted aye, none nay. Motion carried.

Authorizing Purchase of Easement for Right-of-Way for the Iberg Road Reconstruction – Councilman Bardill made a motion to authorize the purchase of easement for Right-of-Way for the Iberg Road Reconstruction from Cyra Development in the amount of \$10,000 as attached; seconded by Councilwoman Zobrist. Councilwoman Zobrist inquired I thought we had all the easement purchased for this already. City Manager Latham responded we could point a lot of fingers at different people for this. The bottom line is that we can have the electric cable line re-routed, but it is going to cost more than to purchase this easement. Over a year ago there was a notice sent out by the engineers to all the utilities, including the city and Ameren, that if there was any changes to the existing, they were to notify the engineers of those changes. Keep in mind, this project was designed at least four years ago, if not more. The only change that was sent back was the relocation of the water line. He explained what happened was all the power on the north side of St. Rose Road, is underground. When going to make the connection, what we found is that the storm water drains are in the way. Councilwoman Zobrist stated aren't we paying the engineers a lot of money to find these things prior to the project. City Manager Latham stated you could just as easily point the blame at our staff, as they should have caught this sooner. Our staff was given a notice to review this. The other option is to have the electric department move the lines, which will cost ~\$35,000. Councilwoman Zobrist expressed, in the future, I would hope that we review things more carefully. City Manager Latham agreed. I take responsibility for the additional engineering work brought up earlier on the agenda; however, I will not take responsibility for this item and the next. It is not my job to review plans. Roll Call Vote: Bardill and Zobrist voted aye, none nay. Rickher abstained. Mayor Michaelis voted aye. Motion carried.

Approve Change Order for PW-13-04 the Iberg Road Reconstruction project – Councilman Bardill made a motion to approve Change Order for PW-13-04 the Iberg Road Reconstruction project in the amount of \$19,567.50 as attached; seconded by Councilwoman Zobrist. Roll Call Vote: Rickher, Bardill and Zobrist voted aye, none nay. Motion carried.

REPORTS

Approve Warrants #798 & #799 – Councilwoman Zobrist made a motion to approve Warrants #798 & #799 as attached; seconded by Councilman Bardill. Roll Call Vote: Rickher, Bardill and Zobrist voted aye, none nay. Motion carried.

Councilman Bardill made a motion to temporarily adjourn the Regular Session to enter into Executive Session under the Illinois Open Meetings Act, Section 2(c)(21) for discussion of executive session minutes and 2(c)(1) to discuss personnel matters; seconded by Councilwoman Zobrist. Roll Call Vote: Rickher, Bardill and Zobrist voted aye, none nay. Motion carried. 8:08pm.

Mayor Michaelis reconvened the Regular Session at 8:45pm. Council members Bardill, Rickher and Zobrist were present. Councilwoman Bellm was absent. Others in attendance were City

Manager Latham, City Attorney Belsheim, Chief Bell, Deputy City Clerk Hediger and City Clerk Bellm.

Councilwoman Zobrist made a motioned to adjourn; seconded by Councilman Bardill. All council members voted aye, none nay. Motion carried. Meeting adjourned at 8:45pm.

Joseph Michaelis, Mayor

Barbara Bellm, City Clerk