

**MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, OCTOBER 1, 2018**

Mayor Michaelis called the Regular Session to order at 7:00pm. Council members Schwarz, Frey and Nicolaides were present. Councilwoman Bellm was absent. Others in attendance were City Manager Mark Latham, City Attorney Michael McGinley, Directors Cook, Korte, Rosen and Slover; Police Chief Remelius, EMS Chief Wilson, City Staff: Ann Stoecklin and Mallord Hubbard, Library Director Kim, Deputy City Clerk Hediger, City Clerk Bellm; Richard Steinbaum, of Cornerstone, and 2 citizens.

MINUTES

Councilman Schwarz made a motion to approve the minutes of the September 18, 2018 Regular Session as attached; seconded by Councilman Frey. Roll Call Vote: Schwarz, Frey and Nicolaides voted aye, none nay. Motion carried.

PUBLIC FORUM

Citizens' Requests and Comments:

Highland Masonic Lodge #583 Parking Restriction Request for 150th Anniversary Celebration – Gary Jascur, Worshipful Master, asked to have 9th Street parking restricted from Walnut St. to Pestalozzi on Saturday, October 13, 2018 to only those attending the event. Mayor Michaelis asked what type of parking signs would you want. Mr. Jascur replied assigned parking only. Councilman Schwarz stated he sees no issue with that. Councilman Frey clarified they want to close the street. Mr. Jascur stated we want to use it for parking for special guests coming in for the event. Mayor Michaelis suggested having barricades up. Then, if you could have someone there to move the barricades and allow those people to park in there. Mr. Jascur stated he thought that could be done. He said I tried a number of times to talk to all the people on that block, but I have only been able to get a hold of a few of them. Mayor Michaelis expressed a lot of those coming in would be from out of town and would be elderly needing special parking. Mr. Jascur reported there is a contingency coming from the Grand Lodge. We are limited on parking nearby. Mayor Michaelis suggested if you could get someone to stand out there and identify those who would park on the street that day, then move barricades to allow them in to park. The city would provide the barricades. Are you going to have a shuttle that day? Mr. Jascur reported we talked about using First Congregational Church's parking lot at Washington Street and shuttling people. Mayor Michaelis asked what time you would want the barricades there. Gary estimated about 10:30am. Mayor Michaelis clarified what you are trying to do is provide adequate parking for out of town guests. Councilman Schwarz made a motion to close 9th Street from 10:30am – 5pm on Saturday, October 13, 2018, from Walnut Street to Pestalozzi Street; seconded by Councilman Frey. Roll Call Vote: Schwarz, Frey, and Nicolaides voted aye, none nay. Motion carried.

Subdivision Development Plan Review Fee Waiver Request – Jennifer Conley, Project Manager, for Carbay Crest Subdivision, came before the council, on behalf of Mettler Development. She stated

they are requesting the City of Highland remove Chapter 66 (Land Development Code) Article III, Section 66-3-6, specifically the fee for review. This was added in 2007; when construction and development was at its high, and everything was done outside, by a third party, at that time. Things have changed. While 2% does not seem high, initially; we are looking at \$850,000 - \$1,000,000 development. We are not sure where the money goes or how it is justified, as I have been informed that it is done in house now. In 2005, it was sourced out to Oates Associates. It appears the city is saving time and money by doing reviews, personally, in house. We are requesting this fee be waived or removed, so that this project can be done feasibly. Forty-seven homes will be a huge asset to Highland. These homes, with a value at \$500,000 - \$600,000, will help the city and school districts.

Councilman Schwarz asked how you would suggest, from an industry perspective, to have this changed. Ms. Conley stated we would like to see it completely waived, because \$20,000 is just not feasible. We are doing this in two phases. With absorption rates of Highland, to build everything at one time would be too large of an amount at one time. There are other fees, including \$10 per lot; \$100, plat flat fee; \$500, drainage review; and, final plat, for an additional \$1,120 in standard fees. Mayor Michaelis clarified they are looking for us to delete all language regarding the 2% development review fee. Councilman Schwarz pointed out there are city resources that are consumed. However, if it is a large project, there is a point where costs are met. He expressed he feels it should be capped at some point. City Attorney Mike McGinley stated I appreciate the opportunity for the council and everyone to discuss this tonight. To make wholesale changes to code needs to go through Planning & Zoning, and a review of all codes. In a public forum context, we cannot make these changes. We can discuss and this is a good start to that discussion.

Councilman Schwarz stated I read the request; I understand the concern. We did discuss incentives. I feel it does need to be amended to lower it, but it needs to cover costs. Thinking 1% with a cap to lower it. Thinking that would be appropriate. Councilman Frey added I am thinking similar. There are the fixed lot costs, plat fees and drainage fees. Mayor Michaelis pointed out that makes it hard to blanket that for smaller developments. Ms. Conley suggested since we are paying the other fees, could we apply those towards the cap. If no changes done, the bottom dollar would be \$1,120 without the 2% fee. She would like to see the 2% fees capped at \$2,000, including the flat fees. Between land acquisition and improvement costs, we are looking at net profit of \$74,000, and that is before interest and any other contingencies. My fear is that if the 2% is not waived I do not feel this subdivision will be done. Councilman Schwarz asked do we know what the city costs would be on this. Mayor Michaelis inserted I talked to Mark, and he felt \$20,000 was very high. Whatever council is going to change this to, it is a consequence that we are not going to have to face it very often. Councilman Schwarz expressed concern that there are other costs that are not being covered. I am not in construction. I don't think \$20,000 is the right amount, but it is hard for me to know what that amount should be. Councilman Frey stated I did a fourteen-lot subdivision, myself, in the 1980s. We have to stick with some percentage. He suggested one percent with a not to exceed a certain amount. Councilman Nicolaides suggested a \$5,000 cap maybe. Councilman Frey pointed out it should be figured at an average hourly wage of \$25 per hour for city staff. Ms. Conley questioned you feel it takes one hour to review one lot. Councilman Frey stated, in some cases it may, with travel time to and from the site and at the site. We have to think of things for the future and not just for this subdivision. He suggested a cap at somewhere between \$3,000 - \$5,000. Councilman Schwarz suggested cap at \$4,000. Councilman Nicolaides agreed.

City Attorney McGinley advised, based upon timing, this could not put this on the Planning & Zoning agenda for this month. City Manager Latham suggested we could do something contractually with Mettler to speed this up, since nothing can be done until this is signed off. Attorney McGinley pointed out Planning & Zoning is an advisory committee, it is not binding. We will look at what we can do to speed things along.

Requests of Council:

No comments or requests made.

Staff Reports:

City Manager Latham reported the annual financial audit report will be presented at the next meeting, October 15.

NEW BUSINESS

Approve Health Insurance Renewal for November 1, 2018 through October 31, 2019 – Councilman Schwarz made a motion to approve health insurance renewal for November 1, 2018 through October 31, 2019 as attached; seconded by Councilman Frey. Roll Call Vote: Schwarz, Frey, and Nicolaides voted aye, none nay. Motion carried.

Bill #18-125/ORDINANCE Declaring Real Property Located at 914 and 916 Deal Street as Surplus Property - Councilman Frey made a motion to approve Bill #18-125/Ordinance #2879 declaring real property located at 914 and 916 Deal Street as surplus property as attached; seconded by Councilman Schwarz. Roll Call Vote: Schwarz, Frey, and Nicolaides voted aye, none nay. Mayor Michaelis voted aye. Motion carried.

Bill #18-126/RESOLUTION Authorizing 914 and 916 Deal Street Be Sold According to 65 ILCS 5/11-76-4.1 – Councilman Schwarz made a motion to approve Bill #18-126/Resolution #18-10-2563 authorizing 914 and 916 Deal Street be sold according to 65 ILCS 5/11-76-4.1 as attached; seconded by Councilman Frey. Roll Call Vote: Schwarz, Frey, and Nicolaides voted aye, none nay. Mayor Michaelis voted aye. Motion carried.

Bill #18-127/ORDINANCE Declaring Real Property Located at 1311 Oak Street as Surplus Property – Councilman Frey made a motion to approve Bill #18-127/Ordinance #2880 declaring real property located at 1311 Oak Street as surplus property as attached; seconded by Councilman Schwarz. Roll Call Vote: Schwarz, Frey, and Nicolaides voted aye, none nay. Mayor Michaelis voted aye. Motion carried.

Bill #18-128/RESOLUTION Authorizing that 1311 Oak Street Be Sold According to 65 ILCS 5/11-76-4.1 – Councilman Schwarz made a motion to approve Bill #18-128/Resolution #18-10-2564 authorizing that 1311 Oak Street be sold according to 65 ILCS 5/11-76-4.1 as attached; seconded by Councilman Frey. Roll Call Vote: Schwarz, Frey, and Nicolaides voted aye, none nay. Mayor Michaelis voted aye. Motion carried.

Approve Notice of Municipal Letting for Removal and Replacement of Weinheimer HVAC – Councilman Frey made a motion to approve Notice of Municipal Letting for Removal and Replacement of Weinheimer HVAC as attached; seconded by Councilman Schwarz. Councilman Schwarz asked is something wrong with the current one. Director Rosen reported the existing unit is at the end of its life after sixty years. The foundation bars are gone and CO2 levels are getting higher. Since this is our designated heating and cooling center for the community, we need to make it more user friendly. Roll Call Vote: Schwarz, Frey, and Nicolaides voted aye, none nay. Motion carried.

REPORTS

Approve Warrant #1107 – Councilman Schwarz made a motion to approve Warrant #1107 as attached; seconded Councilman Frey. Roll Call Vote: Schwarz and Frey voted aye, none nay. Councilman Nicolaides abstained. Mayor Michaelis voted aye. Motion carried.

Councilman Schwarz made a motion to adjourn; seconded by Councilman Frey. All council members voted aye, none nay. Motion carried and meeting adjourned at 7:39pm.

Joseph R. Michaelis, Mayor

Barbara Bellm, City Clerk