

**MINUTES OF REGULAR SESSION  
HIGHLAND CITY COUNCIL  
MONDAY, NOVEMBER 21, 2022**

Mayor Hemann called the Regular Session to order at 7:00pm. Council members Sloan, Frey, and Bellm were present. Councilman Hipskind was absent. Others in attendance were City Manager Conrad, City Attorney Michael McGinley, Directors Cook, Gillespie, and Presson, Coordinator Hubbard, Fire Chief Straub, Treasurer Nicolaides, Deputy City Clerk Hediger, City Clerk Bellm, 17 citizens, and 1 member of the news media.

**MINUTES**

Councilman Frey made a motion to approve the minutes of the November 7, 2022 Regular Session as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

**PROCLAMATIONS**

Mayor Hemann read a document proclaiming November 26, 2022, Small Business Saturday.

**PUBLIC FORUM**

Citizens' Requests and Comments:

*Highland Masonic Lodge 583 – Masonic Sausage Supper - Special Event Application* – Brett Leman requested partial street closure for one block of 9<sup>th</sup> St., from Walnut Street to Pestalozzi Street, on Sunday, February 19, 2022, from 10:00am-2:00pm to assist with traffic flow for their annual sausage supper. He stated we are requesting one set of barricades. We will put up and take down on day of the event. Councilwoman Bellm made a motion to approve the Masonic Sausage Supper, along with street closures and other requests, as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

*Leaps of Love - 24 Hour Laps for Leaps - Special Event Application* - Brady and Traci Riechmann were present to make the request. Traci Riechmann reported we had great success for our first year and want to work towards next year. We are seeking the city's permission to proceed with planning for next year. Councilman Frey stated I read over the different questioned items. Have we worked those issues out yet? Police Chief Carole Presson reported we had a couple of noise complaints. Our understanding, going in to the event, was that the cars were to be street legal cars. Evidently, they were not. When there are vehicles on the track, there must be an ambulance present. If there is a high school home football game, that night, we will not have an ambulance available, since it will have to be at the football field. We do not have that schedule, yet, so, we cannot answer that until we have that schedule. There was some portable fuel tanks brought in and some gates left open, which are not allowable items, as well. Mrs. Riechmann responded, as far as the ambulance, it is my understanding I have other options to look at. Chief Presson replied yes, that would be your responsibility, then. Mrs. Riechmann stated, with this being the first year, we had some car vehicle issues and we were trying to abide by that. We are working with track to make the necessary changes. Chief Presson stated I have no

problem with the event, as long as we can work out the concerns. Councilwoman Bellm made a motion to approve Leaps of Love's 24 Hour Laps for Leaps Event, as long as all issues are worked out and approved by the Police Chief, per the attached event application. Motion seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

#### Requests of Council:

Councilman Frey noted The Olde Wick's Factory, had huge extravaganza this weekend. There were people parking along streets, on embankments, in private parking areas and easements, which created some issues. If something like this is held, does that need to be covered by a special events application? Councilwoman Sloan reported she talked to Jennifer, yesterday. She reported if Jennifer does it again, she might make it a full weekend event, help to spread out the attendance. The person hosting it will not be doing it there again, next year. Councilwoman Sloan pointed out if she held three weddings at one time; they would have the same parking issues, based on the capacity of the venues. Councilwoman Bellm reported they had arranged for parking along Woodcrest at several of those businesses. Mayor Hemann inquired since this is a private business no special event application is required. City Manager Conrad explained due to the rather large size, it would have been helpful to know, to handle safety issues. You can exempt weddings. Even private organizations, are required to do a special event applications, when doing an event outside of the normal scope of their activities. Councilwoman Sloan added she was supposed to have more food trucks, but several cancelled. I think we should revisit our food truck ordinance. Mayor Hemann suggested we reach out to Jennifer regarding future events. These are good things.

#### Staff Report:

City Manager Conrad reported Ameren on December 13 & 14 will hold the next round of public open houses regarding the Sursee-Aviston Transmission Project. They will be 6:00pm-8:00pm at KC Hall in Highland, on December 13; 11:00am-1:00pm at Summerfield Lions Club, on December 14; and, 3:00pm-7:00pm at Aviston Legion Hall, on December 14.

City Manager Conrad reported, as we are getting ready to start the annual budget process, I had the directors put together information for the city council on the impact of inflation on city operations. It is not an exhaustive list. It is the same as everyone is feeling at home. Under General Administration, primarily salary and benefits areas, the biggest impact is minimum wage increases, which will increase to \$15 per hour by 2025. This impacts fire, EMS, and Parks & Recreation the most, but it puts upward pressure on several positions within the city. Wages increased 40% between 2020 and January 1, 2023. Health insurance costs increased 4.6% in 2020, 5.6% in 2021, and, 19.4% in 2022. Total personnel costs including all benefits from 2020 through fiscal year 2022, average 3.94%. The recent insurance increases will not fully affect until Fiscal Year 24; and, that dollar amount increase is equal to five average city positions.

Staff budgeted fuel costs for between \$3.25-\$3.50/gallon, last February. Prices have averaged 14% higher than budgeted, impacting all departments. Public Works realized a 20% increase in the cost of asphalt and 10-14% increase on concrete costs from December 2021 to September 2022. For our Moto Fuel Tax (MFT) materials, we use two different types of oils for streets versus alleys. Oil for streets increased 40% over last year; oil for the alleys, 70%. Aggregate, which is the rock spread used, there was a 33% increase over last year. Non-steel pipe, such as PVC and PVP, 48% increase over last year. Weed control chemicals increased 327% since 2020.

We are in the last year of annual 1.5% rate increase for our water department, which was intended to balance revenues with O&M. However, chlorine increased 280% over previous years. There is concern about availability and price with potential railroad worker strike, most chlorine is shipped via rail, trucks will be more expensive and will likely create supply chain issues. All other chemical used by

this department increased 70-90% over previous years. Brass fittings increased 25%, and copper, 65%, in the last year. We are seeing less competition with the supplier, with more businesses getting out of this market. Cost to produce averaged \$0.58 per 1000 gallons; now, that cost is \$1.41 per 1000 gallons. The Sewer Department has been steady. This department also has scheduled 1.5% annual increase in rates in place. Current rules allow operations without the use of many chemicals; however, there is going to be new permitting required by the EPA in 2024 as it concerns permitting. All departments are seeing surcharges or specific fuel charges for delivery of items never before seen or paid and significant delays in delivery of items.

In addition to fuel costs, the police department has been impacted by the cost of new vehicles for its fleet. A squad car (Ford Explorer Interceptor), base price in 2019 was \$27,900; in 2022, \$37,500; and, we have been told next year will be higher. In total, a 34% increase in four years. This does not include equipment installed after purchase. Material Costs for Parks & Recreation, specifically, the chlorine, which we purchase three separate types of chlorine for our two pools and the fountain, there has been a 21.28% increase for the indoor pool, 16.34% for the outdoor pool, and 117% for the fountain, from 2020 to 2022. The field paint for the ball fields has increased 25% since 2020.

HCS and IT: Copper cable is 33%, fiber patch cable 10-15% higher and smart devices, which are installed in every HCS customer's home is 25% higher than last year. The electric department has seen the cost of pole mount transfers increasing between 78-93% and pad mount transformers increasing 190-332% in the last 18 months, varying on KV ratings. We purchase three different types of conduit, and those costs increased 25-51%, while wire has had average increases of 22% in the last 18 months. Power poles have doubled in price since 2020. City Manager Conrad noted all pricing was based upon orders and quotes from the last four years. Everyone is very aware of normal commercial inflation and we feel those same impacts in our operations.

Councilman Frey made a motion to postpone Items A, B & C of Unfinished Business until after Items G and H of New Business have been acted upon. Motion seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried. Items postponed.

## **NEW BUSINESS**

Approve Appointment of Tyson Imming to the Police and Fire Commission – Councilwoman Bellm made a motion to approve the mayor's appointment of Tyson Imming to the Police and Fire Commission, to fill the unexpired term of Fred Donini, to expire June 2025 as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried. Mayor Hemann read the plaque the city would like to present to Fred Donini, for his service on the commission. Chief Presson will present it to Fred. Mayor Hemann noted Fred is a great asset to this community. I am sure he will be there if we have any questions.

Bill #22-176/ORDINANCE Dissolving and Terminating the Highland Business District C - Councilman Frey made a motion to approve Bill #22-176/Ordinance #3234 dissolving and terminating the Highland Business District C as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Bill #22-177/ORDINANCE Amending Ordinance No. 2918, Establishing the Highland Business District A; Approving a Business District Plan; Authorizing the Imposition and Collection of a Sales Tax Within Such Business District; and, Approving Certain Actions in Connection with the Establishment of

Such Business District – Councilwoman Bellm made a motion to approve Bill #22-177/Ordinance #3235 amending Ordinance No. 2918, establishing the Highland Business District A; approving a Business District Plan; authorizing the imposition and collection of a sales tax within such business district; and, approving certain actions in connection with the establishment of such business district as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Bill #22-178/ORDINANCE Authorizing the Purchase of Real Estate From Aaron Gelly for Future Construction of a Part of the Southern Peripheral Route for City of Highland - Councilman Frey made a motion to approve Bill #22-178/Ordinance #3236 authorizing the purchase of real estate from Aaron Gelly for future construction of a part of the southern peripheral route for City of Highland as attached. Motion seconded by Councilwoman Bellm. City Manager Conrad reported this will be the fourth and final purchase from Mr. Gelly. It was originally scheduled for our next fiscal year; however, he made a request to see if this one could be finalized. With the Non-Home Rule (NHR) sales tax funds doing better than anticipated, we are able to do this now. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Mayor Hemann voted aye. Motion carried.

Bill #22-179/ORDINANCE Approving and Authorizing the City Manager to Execute a Business District Development Agreement Pursuant to 65 ILCS 5/8-1-2.5, with Korte Meat Processors, Inc., and Other Actions Related Thereto – Councilwoman Bellm made a motion to approve Bill #22-179/Ordinance #3237 approving and authorizing the city manager to execute a Business District Development Agreement pursuant to 65 ILCS 5/8-1-2.5, with Korte Meat Processors, Inc., and other actions related thereto as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Bill #22-180/ORDINANCE Approving and Authorizing Execution of a Development Agreement for a Project in TIF #1 Project Area with Korte Meat Processors, Inc., and Other Actions Related Thereto – Councilman Frey made a motion to approve Bill #22-180/Ordinance #3238 approving and authorizing execution of a development agreement for a project in TIF #1 Project Area with Korte Meat Processors, Inc., and other actions related thereto as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Bill #22-181/ORDINANCE Annexing Territory Owned by John A. Gantner; and the John L. and Elvina Gantner Trust, Blanche Small, Trustee; (PPN #02-1-18-29-17-301-003, and PPN #02-1-18-29-17-301-003.001) – Councilwoman Bellm made a motion to approve Bill #22-181/Ordinance #3239 annexing territory owned by John A. Gantner; and the John L. and Elvina Gantner Trust, Blanche Small, Trustee; (PPN #02-1-18-29-17-301-003, and PPN #02-1-18-29-17-301-003.001) as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Bill #22-182/ORDINANCE Annexing Territory Owned by MRE Portfolio One, LLC (PPN # 02-1-18-32-02-202-006) – Councilman Frey made a motion to approve Bill #22-182/Ordinance #3240 annexing territory owned by MRE Portfolio One, LLC (PPN # 02-1-18-32-02-202-006) as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

## **UNFINISHED BUSINESS**

Bill #22-172/ORDINANCE Amending Zoning Classification from “R-1-C” Single Family Residential to “C-3” Highway Business District for 12449 State Route 143, PPN # 02-1-18-29-17-301-003

– Councilwoman Bellm made a motion to approve Bill #22-172/Ordinance #3241 amending zoning classification from “R-1-C” Single Family Residential to “C-3” Highway Business District for 12449 State Route 143, PPN # 02-1-18-29-17-301-003 as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Bill #22-173/ORDINANCE Amending Zoning Classification from “R-1-C” Single Family Residential to “C-3” Highway Business District for 12443 State Route 143, PPN # 02-1-18-29-17-301-003.001 – Councilman Frey made a motion to approve Bill #22-173/Ordinance #3242 amending zoning classification from “R-1-C” Single Family Residential to “C-3” Highway Business District for 12443 State Route 143, PPN # 02-1-18-29-17-301-003.001 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Bill #22-174/ORDINANCE Amending Zoning Classification from “R-1-C” Single Family Residential to “C-3” Highway Business District for PPN # 02-1-18-32-02-202-006 – Councilwoman Bellm made a motion to approve Bill #22-174/Ordinance #3243 amending zoning classification from “R-1-C” Single Family Residential to “C-3” Highway Business District for PPN # 02-1-18-32-02-202-006 as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

### **NEW BUSINESS (continued)**

Bill #22-183/RESOLUTION Approving Renewal of the Mutual Aid Box Alarm System (M.A.B.A.S.) Master Agreement – Councilman Frey made a motion to approve Bill #22-183/Resolution #22-11-2990 approving renewal of the Mutual Aid Box Alarm System (M.A.B.A.S.) Master Agreement as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Approving Petition to Transfer Graves in the City Cemetery – Peters to Schrupf – Councilwoman Bellm made a motion to approve petition to transfer Graves 5 and 6 in Lot No. 88 of Block No. 20 in the City Cemetery from Al and Alice Peters to Terry D. and Pamela P. Schrupf as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Approving a Notice of Municipal Letting, Bid #E-08-22, for Purchase of Assorted Distribution Transformers – Councilman Frey made a motion to approve a Notice of Municipal Letting, Bid #E-08-22, for purchase of assorted distribution transformers as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

Approving a Notice of Municipal Letting, Bid #E-09-22, for a 138 kV Line Clearance Contract (Approximately 12 miles) – Councilwoman Bellm made a motion to approve a Notice of Municipal Letting, Bid #E-09-22, for a 138 kV Line Clearance Contract (approximately 12 miles) as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried.

### **REPORT**

Accepting Expenditures Report #1230 for November 5, 2022 through November 18, 2022 –

Councilman Frey made a motion to accept Expenditures Report #1230 for November 5, 2022 through November 18, 2022 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm 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 the following exemption: 5 ILCS 120/2(c)(5) to discuss purchase or lease of real property, 5 ILCS 120/2(c)(2) to discuss collective negotiating matters, 5 ILCS 120/2(c)(11) to discussion litigation. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried. Open Meeting temporarily adjourned at 7:46pm.

Mayor Hemann reconvened the Regular Session at 9:04pm. Council members Sloan, Frey, and Bellm were present. Councilman Hipskind was absent. Others in attendance were City Manager Conrad, City Attorney McGinley, Director Presson, Deputy City Clerk Hediger and City Clerk Bellm.

Councilwoman Bellm made a motion to adjourn. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, and Bellm voted aye, none nay. Motion carried. Meeting adjourned at 9:05pm.

Kevin B. Hemann, Mayor

Barbara Bellm, City Clerk