

**MINUTES OF REGULAR SESSION  
HIGHLAND CITY COUNCIL  
MONDAY, DECEMBER 16, 2024**

Mayor Kevin Hemann called the Regular Session to order at 6:30pm. Council members Bellm, Sloan, and Napper were present. Councilman Frey was absent. Others in attendance were City Manager Conrad, City Attorney Trent Carriger, Directors Cook, Gillespie, and Widman, Manager Pinsker, Coordinator Hubbard, Chiefs Straub and Wilson, Treasurer Nicolaides, Deputy City Clerks Hediger and Flake, City Clerk Bellm, 4 Police Officers, and 20 citizens.

**MINUTES**

Councilwoman Bellm made a motion to approve the minutes of the December 2, 2024 Regular Session as attached. Motion seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

**SWEARING IN**

Mayor Hemann administered the official oath to probationary Patrol Officer Enna Turan

**PUBLIC FORUM**

Citizens' Requests and Comments:

Roy Wells stated he was here to make a quick comment. He stated I am sure word has gotten out on Facebook. It is a small community. We are closing Tullighans, and I want to give our version of what we are doing. The decision is not specifically financial. The short story is that we had a bigger vision. It has become clear to us that the vision was not in line with that of others for the downtown square. We do intend to keep the properties and make the upgrades. The façade program is a small part of what it has taken. We hope to find businesses that are more in line with the vision for the square for those properties. We intend to continue with the growth of the downtown square. I would just ask, humbly, that you understand that this is not a desperation act. We have thought through it. The time just is not right with the priorities here. Mayor Hemann expressed we are sorry to hear this. You have made a tremendous impact to the square. You have made a difference. I am sorry it did not work out for what you envisioned. Hopefully, it will work out for the better for you in the future.

Requests of Council:

No comments or requests presented.

Staff Reports:

City Manager Conrad reported there are no staff reports.

**NEW BUSINESS**

Approve Schedule of 2025 Meeting Dates for Council, Boards, and Commissions – Councilwoman Sloan made a motion to approve Schedule of 2025 Meeting Dates for Council, Boards, and Commissions as

attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-123/RESOLUTION Approving Application and Awarding Certain Financial Incentives Under the City of Highland Façade Improvement Program to Corranmore Holdings LLC for 818 Main Street, Highland, Illinois – Councilwoman Bellm made a motion to approve Bill #24-123/Resolution #24-12-3146 approving application and awarding certain financial incentives under the City of Highland Façade Improvement Program to Corranmore Holdings LLC for 818 Main Street, Highland, Illinois as attached. Motion seconded by Councilwoman Sloan. Councilwoman Bellm spoke to Coordinator Mallord Hubbard, stating I think I understand how this program works. However, since we have several of these on the agenda, tonight, would you please explain what the businesses have to do to qualify for this program. Coordinator Hubbard explained any business in the Business District can participate. With minimum improvement costs of \$10,000, they are eligible to receive up to 25% of the improvement costs. There is a cap of \$10,000 so that we can spread it out to as many properties as possible. We hope that if there are improvements that business wants to do, that this program helps encourage them to move forward with it. Councilwoman Bellm asked when do they get those funds. Coordinator Hubbard reported after improvements are made they submit the invoices for our review. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-124/RESOLUTION Approving Application and Awarding Certain Financial Incentives Under the City of Highland Façade Improvement Program to Roy Wells for 821-825 Main Street, Highland, Illinois – Councilwoman Sloan made a motion to approve Bill #24-124/Resolution #24-12-3147 approving application and awarding certain financial incentives under the City of Highland Façade Improvement Program to Roy Wells for 821-825 Main Street, Highland, Illinois as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-125/RESOLUTION Approving Application and Awarding Certain Financial Incentives Under the City of Highland Façade Improvement Program to Corranmore Holdings LLC for 1011 Washington Street, Highland, Illinois – Councilwoman Bellm made a motion to approve Bill #24-125/Resolution #24-12-3148 approving application and awarding certain financial incentives under the City of Highland Façade Improvement Program to Corranmore Holdings LLC for 1011 Washington Street, Highland, Illinois as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-126/RESOLUTION Approving Application and Awarding Certain Financial Incentives Under the City of Highland Façade Improvement Program to Kevin Dewaele for 1005 Washington Street, Highland, Illinois – Councilwoman Sloan made a motion to approve Bill #24-126/Resolution #24-12-3149 approving application and awarding certain financial incentives under the City of Highland Façade Improvement Program to Kevin Dewaele for 1005 Washington Street, Highland, Illinois as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-127/ORDINANCE Approving Real Estate Rezoning for Property Located at PIN: 01-1-24-07-00-000-002, PIN: 01-1-24-06-00-000-025.002, and PIN: 01-1-24-06-00-000-020, Highland, Illinois, From “R-1-C” Single Family Residence to “I” Industrial – Councilwoman Bellm made a motion to approve Bill #24-127/Ordinance #3363 approving real estate rezoning for property located at PIN: 01-1-24-07-00-000-002, PIN: 01-1-24-06-00-000-025.002, and PIN: 01-1-24-06-00-000-020, Highland, Illinois, from “R-1-C” Single Family Residence to “I” Industrial as attached. Motion seconded by Councilman Napper. Mayor Hemann stated the Combined Planning and Zoning Board reviewed the next several items on the agenda. It was their recommendation for approval. These properties are for a solar farm on the Steiner’s

property west of Highland. City Manager Conrad added this is a joint project with IMEA. It would be a six-megawatt solar field. It is part of IMEA's 2025 Green Initiative, and a federal government grant program. They do have a representative here, if anyone has questions. Mayor Hemann expressed this is exciting to see, as companies look towards renewable energy. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-128/RESOLUTION Making Separate Statement of Findings of Fact in Connection With Ordinance Granting Special Use Permit for a Solar Farm Within the "I" Zoning District at PIN: 01-1-24-07-00-000-002, PIN: 01-1-24-06-00-000-025.002, and PIN: 01-1-24-06-00-000-020, Highland, Illinois – Councilwoman Sloan made a motion to approve Bill #24-128/Resolution #24-12-3150 making separate statement of findings of fact in connection with ordinance granting Special Use Permit for a Solar Farm within the "I" Zoning District at PIN: 01-1-24-07-00-000-002, PIN: 01-1-24-06-00-000-025.002, and PIN: 01-1-24-06-00-000-020, Highland, Illinois as attached. Motion seconded by Councilman Napper. Mayor Hemann explained this deals with the same request as what we just discussed. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-129/ORDINANCE Granting a Special Use Permit to Highland Affordable Solar, LLC, for a Solar Farm Within the "I" Zoning District at PIN: 01-1-24-07-00-000-002, PIN: 01-1-24-06-00-000-025.002, and PIN: 01-1-24-06-00-000-020, Highland, Illinois – Councilman Napper made a motion to approve Bill #24-129/Ordinance #3364 granting a Special Use Permit to Highland Affordable Solar, LLC, for a solar farm within the "I" Zoning District at PIN: 01-1-24-07-00-000-002, PIN: 01-1-24-06-00-000-025.002, and PIN: 01-1-24-06-00-000-020, Highland, Illinois as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-130/ORDINANCE Amending City Code, Chapter 90 – Zoning, Article III – Districts and Zoning Map, Division 11 – Permitted Uses, Section 90-201. – Permitted and Accessory Use Table, Table 3.1.B – Principal Non-Residential Uses, Use 43 – Parking Garage or Lot (Private or Public), to Require Special Use Permits for Properties Zoned "R3" and "C2" – Councilwoman Bellm made a motion to approve Bill #24-130/Ordinance #3365 amending City Code, Chapter 90 – Zoning, Article III – Districts and Zoning Map, Division 11 – Permitted Uses, Section 90-201. – Permitted and Accessory Use Table, Table 3.1.B – Principal Non-Residential Uses, Use 43 – Parking Garage or Lot (Private or Public), to require Special Use Permits for Properties Zoned "R3" and "C2" as attached. Motion seconded by Councilwoman Sloan. City Manager Conrad explained this item is in regards to an empty lot that we condemned several years ago. It sits adjacent to the former police station, which was purchased by Family Bible Church. They want to purchase this lot, if they can get it zoned for use as a parking lot. We normally do not have a parking lot in the midst of a residential area. We want to make sure that we have control on how we would allow for this. If zoned appropriately, they will purchase the property from the city. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-131/RESOLUTION Making Separate Statement of Findings of Fact in Connection With Ordinance Granting Special Use Permit for a Parking Lot Within the "C-2" Zoning District at 516 9<sup>th</sup> Street, Highland, Illinois, PIN: 01-2-24-05-06-101-012 – Councilwoman Sloan made a motion to approve Bill #24-131/Resolution #24-12-3151 making Separate Statement of Findings of Fact in connection with ordinance granting Special Use Permit for a parking lot within the "C-2" Zoning District at 516 9<sup>th</sup> Street, Highland, Illinois, PIN: 01-2-24-05-06-101-012 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-132/ORDINANCE Granting a Special Use Permit to City on Behalf of Family Bible Church, Inc., for a Parking Lot Within the "C-2" Zoning District at 516 9<sup>th</sup> Street, Highland, Illinois, PIN: 01-2-24-05-06-101-012 – Councilman Napper made a motion to approve Bill #24-132/Ordinance #3366

granting a Special Use Permit to City on behalf of Family Bible Church, Inc., for a parking lot within the “C-2” Zoning District at 516 9<sup>th</sup> Street, Highland, Illinois, PIN: 01-2-24-05-06-101-012 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-133/ORDINANCE Authorizing the Sale of City Owned Surplus Real Estate to Family Bible Church Pursuant to Conditional Real Estate Sales Contract As Attached – Councilwoman Bellm made a motion to approve Bill #24-133/Ordinance #3367 authorizing the sale of city owned surplus real estate to Family Bible Church pursuant to conditional real estate sales contract as attached. Motion seconded by Councilman Napper. Mayor Hemann stated this approves the sale for all the items we just approved as well. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Mayor Hemann voted aye. Motion carried.

Bill #24-134/ORDINANCE Amending the City Code Chapter 66 – Land Development Code, Article V – Design and Improvement Standards, Division 4 – Lots, Section 66-5-4. Standards for Lots and Blocks; Division 6 – Street Design Standards, Section 66-5-6. Street Design Standards; Division 7 – Street Construction, Section 66-5-7. Street Construction Standards; Division 8 – Storm Water, Section 66-5-8. Storm Water Management Requirements; Division 9 – Water, Section 66-5-9. Standard for Water Services; and Division 10 – Sanitary Sewer, Section 66-5-10. Specific Standards for Public Sanitary Sewers – Councilwoman Sloan made a motion to approve Bill #24-134/Ordinance #3368 amending the City Code Chapter 66 – Land Development Code, Article V – Design and Improvement Standards, Division 4 – Lots, Section 66-5-4. Standards for Lots and Blocks; Division 6 – Street Design Standards, Section 66-5-6. Street Design Standards; Division 7 – Street Construction, Section 66-5-7. Street Construction Standards; Division 8 – Storm Water, Section 66-5-8. Storm Water Management Requirements; Division 9 – Water, Section 66-5-9, Standard for Water Services; and Division 10 – Sanitary Sewer, Section 66-5-10. Specific Standards for Public Sanitary Sewers as attached. Motion seconded by Councilwoman Bellm. Councilwoman Sloan inquired this is just updating standards after reviewing code. Public Works Director Joe Gillespie responded, yes, after years of working with developers, this is just updating to practices to make it as clear and good for working with developers. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-135/ORDINANCE Amending the City Code Chapter 78 – Utilities, Article IV – Water Service, Section 78-466. Meters; Section 78-467. Service Pipes; Section 78-469. Water Service Connection; Application; Section 78-470. Fire Service Requires, Standards; and Section 78-473. Main Extension Specifications – Councilwoman Bellm made a motion to approve Bill #24-135/Ordinance #3369 amending the City Code Chapter 78 – Utilities, Article IV – Water Service, Section 78-466 Meters; Section 78-467 Service Pipes; Section 78-469 Water Service Connection; Application; Section 78-470 Fire Service Requires, Standards; and, Section 78-473 Main Extension Specifications as attached. Motion seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-136/ORDINANCE Amending the City Code Chapter 78 – Utilities, Article III – Sewers and Sewage Disposal, Division 3 – Building Sewers and Permits, Section 78-282. Material Standards; Section 78-283. Size, Slope, Riser, And Maintenance; Section 78-287. Sewer Service Laterals; Section 78-288-78-310. Reserved – Councilwoman Sloan made a motion to approve Bill #24-136/Ordinance #3370 amending the City Code Chapter 78 – Utilities, Article III – Sewers and Sewage Disposal, Division 3 – Building Sewers and Permits, Section 78-282. Material Standards; Section 78-283. Size, Slope, Riser, And Maintenance; Section 78-287. Sewer Service Laterals; and, Section 78-288-78-310. Reserved as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-137/RESOLUTION Approving a Collective Bargaining Agreement Between The City of Highland and the International Association of Fire Fighters, Local 3672, on Behalf of the Emergency Medical Technicians – Councilman Napper made a motion to approve Bill #24-137/Resolution #24-12-3152 approving a collective bargaining agreement between the City of Highland and the International Association of Fire Fighters, Local 3672, on behalf of the Emergency Medical Technicians as attached. Motion seconded by Councilwoman Bellm. Mayor Hemann expressed this has been a long process. City Manager Conrad stated I want to commend the union, Director Widman and Chief Wilson on getting this completed. This contract keeps us competitive. They have been going without a contract since May. This contract will take us into 2027. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Bill #24-138/ORDINANCE Amending Ordinance 3334 of the City of Highland, Illinois, Passed on April 15, 2024, Adopting the Financial Budget of the City of Highland, Illinois for the Fiscal Year 2024-2025 – Councilwoman Bellm made a motion to approve Bill #24-138/Ordinance #3371 amending Ordinance 3334 of the City of Highland, Illinois, passed on April 15, 2024, adopting the Financial Budget of the City of Highland, Illinois for the Fiscal Year 2024-2025 as attached. Motion seconded by Councilman Napper. City Manager Conrad explained this is our mid-year budget amendment. The biggest things were our decision not to do the roof replacement on the Public Works building and then deciding to do roof on the senior citizens' center, which was damaged in a storm last year. Mayor Hemann inquired we plan to do the Public Works building roof in the next budget year. City Manager Conrad replied yes. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Mayor Hemann voted aye. Motion carried.

Bill #24-139/ORDINANCE for the Levy, Assessment and Collection of 2024 Taxes to be Payable in 2025 – Councilwoman Sloan made a motion to approve Bill #24-139/Ordinance #3372 for the Levy, Assessment and Collection of 2024 Taxes to be Payable in 2025 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

## **REPORTS**

Accepting Expenditures Report #1280 for Nov. 30, 2024 through Dec. 13, 2024 – Councilwoman Bellm made a motion to accepting Expenditures Report #1280 for November 30, 2024 through December 13, 2024 as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried.

Mayor Hemann thanked staff for all they do. We wish you all a Merry Christmas.

Councilwoman Bellm made a motion to adjourn. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Bellm and Napper voted aye, none nay. Motion carried. Meeting adjourned at 7:15pm.

Kevin B. Hemann, Mayor

Barbara Bellm, City Clerk