

**MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, APRIL 21, 2025**

Mayor Kevin Hemann called the Regular Session to order at 6:31pm. Council members Sloan, Frey, Bellm and Napper were present. Others in attendance were City Manager Conrad, City Attorney Michael McGinley, Directors Cook, Gillespie, Ohren, and Widman, Coordinator Hubbard, Managers Koehnemann and Wilken, Deputy City Clerks Hediger and Flake, City Clerk Bellm, Councilman-Elect Klaus, and 12 citizens.

MINUTES

Councilwoman Bellm made a motion to approve the minutes of the April 7, 2025 Regular Session as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

PUBLIC HEARING

Mayor Hemann opened the public hearing to receive comments on final adoption of the Budget for the 2025-2026 Fiscal Year at 6:33pm. Deputy City Clerk Lana Hediger reported no comments were received via email or phone. Hearing no comments brought forth by those present, Mayor Hemann closed the public hearing at 6:34pm.

PROCLAMATION

Mayor Hemann read a document proclaiming that April 25, 2025 be recognized as Arbor Day in the City of Highland.

PUBLIC FORUM

Citizens' Requests and Comments:

2025 Kirchenfest – Special Event Application – Danielle Delaney-Davis, 2025 General Chairman, requested permission for the 53rd Kirchenfest to be held August 22, 23 & 24, 2025. Councilwoman Sloan made a motion to approve the request to hold Kirchenfest 2025 on August 22, 23 & 24, 2025 as per the special event application attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Highland Chamber of Commerce – Spring Shop Hop – Special Event Application – Taylor Sheeley, Chamber Director, stated we would like to request permission to hold the Spring Shop Hop, which is an event to encourage people to shop at our local retailers, here in Highland, on Saturday, May 31, 2025, 8am – 5pm. Councilwoman Bellm made a motion to approve the Highland Chamber of Commerce's request to hold the Spring Shop Hop per the special event application as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Ms. Levon Kayser stated I wanted to talk to the council about having budget billing; however, I was told before the meeting that the ability to do it, currently, is not available. She asked that as the city sets up their books, please do consider setting up them up for budget billing. Ms. Kaeser added we lost a good man today, with the passing of Pope Francis. City Manager Conrad informed Mayor Hemann and the council that he met with Ms. Kaeser before the meeting, and we are going to meet at her residence tomorrow to discussion options.

Requests of Council:

No comments or requests presented.

Staff Reports:

No report.

NEW BUSINESS

Bill #25-40/ORDINANCE Amending Fiscal Year 2024-2025 Budget – Councilman Frey made a motion to approve Bill #25-40/Ordinance #3387 amending Fiscal Year 2024-2025 Budget as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-41/ORDINANCE Adopting the Financial Budget of the City for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, and Authorizing the Expenditures Therein Contained – Councilwoman Bellm made a motion to approve Bill #25-41/Ordinance #3388 adopting the financial budget of the City for the fiscal year beginning May 1, 2025, and ending April 30, 2026, and authorizing the expenditures therein contained as attached. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Approve Mayor's Appointment of Colby Schrumpf to the Silver Lake Advisory Commission – Councilman Napper made a motion to approve the mayor's appointment of Colby Schrumpf to the Silver Lake Advisory Commission, to fill a vacancy for a term that will expire March 2028, as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-42/RESOLUTION Approving Agreement Between City of Highland, Illinois and CSX Transportation, Inc. for the Extension of City's Use of Existing Electrical Wires and Fiber – Councilman Frey made a motion to approve Bill #25-42/Resolution #25-04-3178 approving agreement between City of Highland, Illinois and CSX Transportation, Inc. for the extension of city's use of existing electrical wires and fiber as attached. Motion seconded by Councilwoman Bellm. City Manager Conrad pointed out that this is a renewal of a past contract. This is for where our electric and fiber cross the tracks. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-43/ORDINANCE Authorizing Renewal of the "Business District A" Commercial Building Façade Improvement Program for May 1, 2025 through April 30, 2026 – Councilwoman Sloan made a motion to approve Bill #25-43/Ordinance #3389 authorizing renewal of the "Business District A" Commercial Building Façade Improvement Program for May 1, 2025 through April 30, 2026 as attached. Motion seconded by Councilwoman Bellm. Councilman Napper stated I feel businesses that take advantage of this should be in business for at least two years. Coordinator Mallord Hubbard explained the intent of the program is to improve the façade of the business, the structure itself. This makes the area more attractive. While businesses may come and go, it improves the property itself. Councilman Napper stated they purchase the building, make improvements, the city pays them, and then they go out of the

business, and sell the property. Councilwoman Bellm pointed out they only get 25% of the cost of the improvements. Councilwoman Sloan added they have to spend at least \$10,000. Councilman Napper expressed we had some businesses come in and not stay long, but take advantage of taxpayer dollars. I agree it does make the buildings look better, overall. It is something to look at for the future. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-44/ORDINANCE Authorizing Incentive for Construction of New Single Family Residences in Subdivisions Within the Corporate Boundaries of the City of Highland, Illinois for Fiscal Year 2026 (May 1, 2025 – April 30, 2026) – Councilwoman Bellm made a motion to approve Bill #25-44/Ordinance #3390 authorizing incentive for construction of new single family residences in subdivisions within the corporate boundaries of the City of Highland, Illinois for Fiscal Year 2026 (May 1, 2025 – April 30, 2026) as attached. Motion seconded by Councilman Frey. Councilwoman Bellm noted it says ‘residence in a subdivision’. Does it exclude any empty lot in town? Coordinator Hubbard replied, yes, it is any residential lot within town. Councilwoman Bellm stated we did this program a few years ago and it was successful. Coordinator Hubbard responded, yes, the last one just expired. It was very well received, and we want to continue construction of single-family homes. There seems to be a need for that inventory within the community. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-45/RESOLUTION Approving and Authorizing a Tender of Defense, Indemnity, Hold Harmless, and Lease Agreement for Shared Space at Rinderer Park Between City of Highland and Tammy Nelson-Burris – Councilman Frey made a motion to approve Bill #25-45/Resolution #25-04-3179 approving and authorizing a Tender of Defense, Indemnity, Hold Harmless, and Lease Agreement for shared space at Rinderer Park between City of Highland and Tammy Nelson-Burris as attached. Motion seconded by Councilwoman Bellm. City Attorney Michael McGinley reported there were some last minutes changes, in addition to issues with getting the LLC approved. We may want to table this after any discussion, so that we have a tendered LLC in place when approving. Mrs. Tammy Nelson-Burris reported she spoke with the State of Illinois, today. The name is approved and I paid the fee; I am still awaiting the final paperwork. Mayor Hemann stated we understand the State of Illinois takes a while to get things done. However, we have to have all of that in place when approving. Councilman Napper expressed we need to make sure that they city is not liable in any way for anything that may happen. Councilman Frey inquired have we picked out a location. City Manager Conrad stated it would be located just north of the small dog park. Parks Manager Brad Koehnemann reported there is room in the area next to the small dog park to locate a 1,000-gallon septic tank, run water to, and install a septic tank. Councilman Frey questioned this will have septic. Manager Koehnemann responded yes, there is no sewer on that side of the road. Councilwoman Sloan inquired she will get a bill for water and electric usage, just like any other business. Director Cook responded, yes, she will have to provide the electric hookup and structure. Manager Koehnemann added she will also have to have a licensed plumber and a licensed electrician to do final hookup of these utilities. Councilwoman Sloan inquired, let’s just say the next time a pop-up coffee bar wants to operate on city property, are we going to say no we can’t allow that; because this is setting a precedence. Councilwoman Bellm agreed. She added I understand we lease a house that we acquired when we purchased right-of-way for road improvement; however, I want to make sure we have a contract that is very clear. We have no idea of what kind of income we are getting on this. I looked at the All Paws webpage, and did some estimated calculations. At \$15 for 20 minutes, figuring ten per day is \$150 per day. Every day for a month, at 10% to the city, is \$450 per month, \$5400 for a year. Councilwoman Bellm expressed I do not know that \$5400 is enough to open up a can of worms for other things on park property. If we want freestanding buildings within our parks, that is fine, but I want to make sure we understand what we are starting. I don’t know if those figures are close or not. Tammy Nelson-Burris stated people I spoke with said it can be anywhere from \$2,000 to \$8,000 per month. Councilman Frey summarized this is a self-service facility, where someone would come in and service it daily. Mrs. Nelson-Burris replied, yes, I plan to use a camera with phone app to view any

issues, also. Manager Brad Koehnemann explained this is similar to the kayak kiosk we have at Silver Lake, which is leased. However, after five years, the kiosk would be ours and we would service it, or pay them to service it after that, or do away with it.

City Manager Conrad noted, one thing that is different, is that this is leasing for private profit. Staff is looking at it as a zero-dollar investment for the city. I understand the council is looking at how this would impact other businesses in town. There are dog-grooming places in town; however, this is different in that it is self-service washing. If looking at it as an investment for the city, I do not know that it is going to be a big revenue generator. He advised, as council, I would look at this as is an amenity we want to offer. Each park has designated uses. Each tends to cater to different interest. This is a gap-filler for what we do not have in town. Councilman Frey noted the city gets property tax off a brick and mortar. Would we get property tax from this? City Manager Conrad stated I am not sure about that. We have to look at some things with this, because we are contracting with an LLC. When we acquired the house, because we leased it out, we were back into paying property taxes to the county. I had not thought about that aspect. Councilwoman Bellm stated she would prefer this to come back to council after two years. City Attorney McGinley pointed out the city has the right to term the agreement at any time. Mayor Hemann stated, hearing the things that we need to address on this, he suggested we table this. Councilwoman Bellm made a motion to table. Motion seconded by Councilman Napper. Mayor Hemann stated we will bring this back at the first meeting in May. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried and item tabled.

REPORTS

Accepting Expenditures Reports #1288 for Apr. 5, 2025 through Apr. 18, 2025 – Councilman Frey made a motion to accepting Expenditures Report #1288 for April 5, 2025 through April 18, 2025 as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper 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)(2) to discuss collective negotiating matters. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried. Open Meeting temporarily adjourned at 7:16pm.

Mayor Hemann reconvened the Regular Session at 7:51pm. Council members Sloan, Frey, Bellm and Napper were present. Others in attendance were City Attorney McGinley, City Manager Conrad, Directors Cook and Widman, Deputy City Clerks Hediger and Flake, City Clerk Bellm, and three citizens.

NEW BUSINESS (Continued):

Bill #25-46/RESOLUTION Approving a Collective Bargaining Agreement Between the City of Highland and Fraternal Order of Police – Patrol Officers’ Unit – Councilwoman Bellm made a motion to approve Bill #25-46/Resolution #25-04-3179 approving a collective bargaining agreement between the City of Highland and Fraternal Order of Police – Patrol Officers’ Unit as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-47/RESOLUTION Approving a Collective Bargaining Agreement Between the City Of Highland and Fraternal Order of Police – Sergeants – Councilman Frey made a motion to approve Bill #25-47/Resolution #25-04-3180 approving a collective bargaining agreement between the City Of Highland and Fraternal Order of Police – Sergeants as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-48/RESOLUTION Approving a Collective Bargaining Agreement Between the City of Highland and the International Union of Operating Engineers - Councilwoman Sloan made a motion to approve Bill #25-48/Resolution #25-04-3181 approving a collective bargaining agreement between the City of Highland and the International Union of Operating Engineers as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Bill #25-49/RESOLUTION Approving a Collective Bargaining Agreement Between the City of Highland and International Brotherhood of Electrical Workers – Councilman Napper made a motion to approve Bill #25-49/Resolution #25-04-3182 approving a collective bargaining agreement between the City of Highland and International Brotherhood of Electrical Workers as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried.

Councilwoman Bellm made a motion to adjourn. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Napper voted aye, none nay. Motion carried. Meeting adjourned at 7:54pm.

Kevin B. Hemann, Mayor

Barbara Bellm, City Clerk