MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, OCTOBER 19, 2026

Mayor Hemann called the Regular Session to order at 6:30pm. Council members Klaus, Sloan, Bellm and Napper were present. Others in attendance were City Manager Conrad, City Attorney Kathryn Warren, Directors Cook, Gillespie, Hubbard, Koehnemann, and Ohren, Police Officer Buskirk, Fire Chief Straub, City Staff Mike Russell, Deputy City Clerk Flake, City Clerk Bellm, Treasurer Nicolaides, and 16 citizens.

MINUTES

Councilman Klaus made a motion to approve the minutes of the October 5, 2026 Regular Session as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

PUBLIC FORUM

Citizens' Requests and Comments:

Annual Lighted Christmas Parade - Special Event Application – Councilwoman Sloan made a motion to approve the special event application for the annual Lighted Christmas Parade on Friday, November 27, 2026 as attached. Motion seconded by Councilman Klaus. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

Mayor Hemann stated we will be addressing the underpass during Staff reports. However, if any one has any comments on that or anything else, please make those comments now. No comments were presented.

Comments and Requests of Council:

No comments or requests presented.

Staff Reports:

City Manager Conrad reported, at council's request he met with Brandon Beckmeyer, of Oates Associates, and did a walk-thru assessment of the Broadway Underpass. He identified four main issues, which I sent photos of to the council and have copies printed off here, tonight, for anyone to see. Environmental, the paint is most likely lead-based. Structurally, there is significant spalling on ceiling, walls and by rebar. It would need a structural analysis done. The stairs are inconsistent in height and width. The ceiling height is 78", which would make lighting and camera placement an issue. Overall, adding sufficient lighting would be an issue. ADA requirements are that if making significant alterations, which we would be doing, ADA compliance would be required. Brandon did not want to even provide a guesstimate on the costs to make it compliant and safe for use. IDOT has agreed to pay to fill the structure. The City would place the caps, backfill over the caps, and seed in the area with grass. Councilwoman

Bellm expressed concerned about possible water displacement. Do we have an idea of what the water consequences would be if we fill this in? City Manager Conrad stated it is only surface water that is entering the structure. The sump pumps were to pump the ground water that entered. Councilman Klaus asked if we fill that in would it increase the water table in that area. City Manager Conrad responded Oates Associates does not believe that is the case. Mayor Hemann stated it would be more of a concern to not do anything and have a sink hole in the future. Financially, if IDOT is going to pay to fill it, I think we should do that. Councilwoman Bellm stated I don't see it being used. I don't want to create a bigger problem. After I saw pictures, it looks like it has deteriorated. City Manager Conrad pointed out it is almost 100 years old. The water plant is 100 years old; however, we do significant maintenance and upgrades to it each year. This has not had any maintenance done to it. Councilwoman Bellm expressed if I thought it would get used, I would consider, but it would take a significant amount of money. City Manager Conrad noted IDOT will be updating all intersection crossings to meet current ADA requirements when they do the resurfacing of Broadway, next year.

NEW BUSINESS

Approve Notice of Municipal Letting, Bid # PW-10-26, for Water Treatment Plant Actuators and Valves Replacement – Councilwoman Bellm made a motion to approve Notice of Municipal Letting, Bid # PW-10-26, for water treatment plant actuators and valves replacement as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

Approve Notice of Municipal Letting, Bid # E-11-26, for Power Plant Substation Transformer Painting – Councilwoman Sloan made a motion to approve Notice of Municipal Letting, Bid # E-11-26, for Power Plant Substation transformer painting as attached. Motion seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

Bill #26-118/RESOLUTION Making Separate Statement of Findings of Facts in Connection With Ordinance Granting Special Use Permit for a Short-Term Rental Within the Central Business Zoning District at 809 Main Street, Apartment A, PIN # 01-2-24-05-06-104-021, Highland, Illinois 62249 – Councilwoman Bellm made a motion to approve Bill #26-118/ RESOLUTION #26-10-3314 making separate statement of findings of facts in connection with ordinance granting Special Use Permit for a short-term rental within the Central Business Zoning District at 809 Main Street, Apartment A, PIN # 01-2-24-05-06-104-021, Highland, Illinois 62249 as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

Bill #26-119/ORDINANCE Granting a Special Use Permit to Amber Connolly, for a Short-Term Rental Within the Central Business Zoning District at 809 Main Street, Apartment A, PIN # 01-2-24-05-06-104-021, Highland, Illinois 62249 - Councilwoman Sloan made a motion to approve Bill #26-119/ORDINANCE #3470 granting a Special Use Permit to Amber Connolly, for a short-term rental within the Central Business Zoning District at 809 Main Street, Apartment A, PIN # 01-2-24-05-06-104-021, Highland, Illinois 62249 as attached. Motion seconded by Councilman Klaus. Councilwoman Bellm inquired if this was approved by the Combined

Planning and Zoning Board. Deputy City Clerk Flake responded yes. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

Bill #26-120/ORDINANCE Declaring Personal Property of the City of Highland, Illinois, Surplus and Authorizing It's Sale and/or Disposal, Including a 2014 Ford Explorer – Councilman Napper made a motion to approve Bill #26-120/ORDINANCE #3471 declaring personal property of the City of Highland, Illinois, surplus and authorizing its sale and/or disposal, including a 2014 Ford Explorer as attached. Motion seconded by Councilwoman Bellm. Councilman Napper asked what department this was from. Mayor Hemann replied the fire department. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

Bill #26-121/ORDINANCE Further Amending the City of Highland Ordinance No. 2661 to Make a Technical Correction to the Madison County Discovery Enterprise Zone – Councilwoman Sloan made a motion to approve Bill #26-121/ORDINANCE #3472 further amending the City of Highland Ordinance No. 2661 to make a technical correction to the Madison County Discovery Enterprise Zone as attached. Motion seconded by Councilman Klaus. City Manager Conrad explained Highland is part of the enterprise zone along with Collinsville, Troy, St. Jacob, Glen Carbon, and Maryville. This must be approved by all parties within the zone. The county administers the program. We have talked about extending the program and extending it for another ten years. That will not happen until 2028. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

Bill #26-122/RESOLUTION Approving the Estimated Tax Levy – Councilwoman Sloan made a motion to approve Bill #26-122/RESOLUTION #26-10-3315 approving the estimated tax levy as attached. Motion seconded by Councilman Klaus. Councilman Napper asked is this 5%. City Manager Conrad reported we got our police pension fund annual audit statement in earlier than normal. We estimate the total at 3.29%. Councilman Napper asked what that increase is in dollars for homeowners. Director Reanna Ohren explained it is 1.04% decrease in the city's tax rate. Based off the estimated value of each property owners' home an increase will be seen. The actual amount would be raised from $5,161,357, last year, to $5,363,762, for an increase of $202,000. Councilman Napper expressed concerned about taxes. Everything keeps going up. I can't see why we cannot stay within the budget. City Manager Conrad responded we have been coming in under the budget. A lot of tax levy items are mandatory items that we do not have control over, such as pension funding requirements and insurance premiums. Councilman Napper noted it's the same as everyone's homeowners' insurance. City Manager Conrad agreed insurance is becoming an issue. Roll Call Vote: Councilmembers Klaus, Sloan, and Bellm voted aye, Napper nay. Motion carried.

Bill #26-123/ORDINANCE Amending Various Provisions of City Code, Chapter 66 – Land Development Code – Councilwoman Bellm made a motion to approve Bill #26-123/ ORDINANCE #3473 amending various provisions of City Code, Chapter 66 – Land Development Code as attached. Motion seconded by Councilman Klaus. Mayor Hemann clarified this is to clean up existing code. City Manager Conrad stated this is the first of several changes to update code. There were some holes in the code that was drafted in the 1990s that need to filled. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried.

REPORTS

Accepting Expenditures Report #1324 for Oct. 3, 2026 through Oct. 16, 2026 – Councilman Klaus made a motion to accept Expenditures Report #1324 for October 3, 2026 through October 16, 2026 as attached. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Klaus, Sloan, 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)(11) to discuss litigation. Motioned seconded by Councilman Napper. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried. Open Meeting temporarily adjourned at 6:56pm.

Mayor Hemann reconvened the Regular Session at 7:47pm. Council members Klaus, Sloan, Bellm and Napper were present. Others in attendance were City Attorneys Warren and Chapman, City Manager Conrad, Director Widman, Deputy City Clerk Flake, City Clerk Bellm and one citizen.

Councilwoman Bellm made a motion to adjourn. Motion seconded by Councilman Napper. Roll Call Vote: Councilmembers Klaus, Sloan, Bellm, and Napper voted aye, none nay. Motion carried. Meeting adjourned at 7:47pm.

Kevin B. Heman, Mayor Barbara Bellm, City Clerk