

# **Council Minutes**

**May 16, 2000**

## **MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MAY 16, 2000, AT 7:03 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Rev. Mayfield gave inspirational comments.  
Mayor Harrison called the meeting to order.  
On call of the roll the following answered present: Commissioners Monk,  
Rogers, Taylor, Bennett and Mayor Harrison.  
Mayor Harrison led in the Pledge of Allegiance to the Flag.

### **AGENDA CHANGES**

Commissioner Rogers requested 1) adding to consider approval for repairs to Dome, item 10.h.; 2) adding to consider sealing of abandoned well at ESDA facility, item 10.i.; 3) adding to consider amending Grass Cutting Policy, item 10.j.; 4) adding to consider resolution authorizing the acceptance of a water main on Shepherd's Crook Golf Course from the Zion Park District, item 8.c.; and 5) adding a special presentation for Matt Naffziger, item 5.

Mayor Harrison requested adding appointments to various Boards and Commissions, item 10.k.

Commissioner Taylor requested adding the discussion of collective bargaining and salaries to Executive Session, item 14.

### **ZION-BENTON BOARD OF YOUNG ADULT POLICE COMMISSIONERS**

Plaques were presented to members of the Zion-Benton Board of Young Adult Police Commissioners for their accomplishments and dedication to youth leadership in the community. Presentations were made by Judge Raymond McKoski, Officer Bob Ditzig, Captain Greg Nugent and Scott Murphy. It was moved by Commissioner Monk, seconded by Commissioner Bennett that Resolutions be passed commending the Zion-Benton Board of Young Adult Police Commissioners as follows: 00-R-21 James Morris -President 00-R-22 Rebekah DePuy -Vice President 00-R-23 Ashley Elrod -Secretary 00-R-24 Lyndsay Hunt -Commissioner 00-R-25 Maria Vibandor -Commissioner 00-R-26 Jackie Yearout -Commissioner 00-R-27 Cortney Joneikis -Commissioner 00-R-28 Sara Wicketts -Commissioner 00-R-29 Ashlie Rossmann -Commissioner 00-R-30 Melissa

Webber -Commissioner The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Resolutions passed.

### **DOWNTOWN REDEVELOPMENT PROJECT**

A certificate of appreciation, along with a check, was presented to Matt Naffziger of Zion-Benton Township High School for his efforts in developing a conceptual drawing of the former Bicket Building on 27th Street and Sheridan Road. With the help of his instructor Gary Slocum, Matt's drawing will serve as the benchmark for the Downtown Redevelopment Project.

### **PUBLIC HEARING/PROPERTY AT 2819 31ST STREET**

Mayor Harrison opened the Public Hearing at 7:23 P.M. Mayor Harrison stated the City is considering an exchange of private property at 2819 31st Street with city property at 2201, 2207 & 2213 Salem Blvd. in hopes of reducing density. The 31st Street property would then be considered for a park, while single-family homes would be built on the Salem Blvd. property. Mayor Harrison asked for citizen comments or questions, and there were none. Mayor Harrison declared the Public Hearing closed at 7:25 P.M.

### **CONSENT AGENDA**

It was moved by Commissioner Monk, seconded by Commissioner Bennett that the Consent Agenda be approved as follows: (a) MINUTES of a Special Meeting and Executive Session held on April 27, 2000 at 4:45 P.M. and a Regular Meeting held on May 2, 2000 at 7:00 P.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Building Inspector's Report, month ending April 30, 2000 (c) BILLS: Vouchers 71676 through 71828 drawn on the National City Bank, \$592,651.38; First Midwest Bank, \$74,954.77; Total: \$667,606.15 (d) PAYMENTS: Pitcher Insurance Brokerage, Inc., Employee Dishonesty policy, \$382.00; G and S Services, installation of trees, \$6,780.00 & \$3,744.00; Total: \$10,524.00; Ciorba Group, Inc., services rendered on reconstruction of 21st Street, \$6,600.00 & \$2,103.00; Total: \$8,703.00; Schroeder & Schroeder, Inc., concrete work performed, \$756.23 & \$30,031.08; Total: \$30,787.31; Belski Electric, February street light locates for JULIE, \$793.00; Hampton, Lenzini and Renwick, Inc. (HLR), services rendered on the reconstruction of 29th Street, \$624.91 (e) PROCLAMATION: Memorial Day, May 29, 2000; National Public Works Week, May 22-26, 2000 The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

### **RECONSTRUCTION OF 21ST ST. & GALILEE AVE.**

It was moved by Commissioner Monk, seconded by Commissioner Rogers that a Resolution (00-R-31) be passed with the Illinois Department of Transportation for improvements to 21st Street and Galilee Avenue, appropriating \$237,662 of Motor Fuel Tax funds, and to approve Design Engineering Services Agreement Modifications No. Two and Three with Ciorba Group for Phases I and II of the federal paving project at 21st Street and Galilee Avenue. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

### **UNITED STATES ARMY**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that a Resolution (00-R-32) be passed designating June 14 as the United States Army's 225th birthday, and declaring June 12-18, 2000 as United States Army Week. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

### **ZION PARK DISTRICT/SHEPHERD'S CROOK GOLF COURSE WATERMAIN**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that a Resolution (00-R-33) be passed authorizing the acceptance of a donation of the water piping system on Shepherd's Crook Golf Course from the Zion Park District, as provided in the Intergovernmental Agreement. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

### **AUTHORIZING PURCHASE/GARBAGE CONTAINERS/PUBLIC WORKS**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (00-0-30) be passed authorizing the purchase of 408 Zarn garbage containers from D & B Fabricators and Distributors, Inc. for a total amount of \$18,768.00. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

### **AUTHORIZING PURCHASE/EQUIPMENT FOR POLICE SQUAD CARS**

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-31) be passed authorizing the purchase of necessary equipment for the installation of computers and light and siren equipment for Police squad cars with KSPC, Inc. for a total amount of \$4,479.08. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

## **BUSINESS LICENSES**

A memo (00-DOC-57) was received from Clerk Mackey, regarding business license fees. Current license fees of \$25.00 have been unchanged since 1984. Clerk Mackey recommended the following changes:

1. for all food dealers, increasing the fee to \$100.00
2. for scavenger/junk collectors, second hand/resale stores and taxi cab companies, increasing the fee to \$50.00
3. maintaining the \$25.00 fee for taxi cab drivers
4. approving these changes effective May 1, 2001
5. amending the Municipal Code to reflect that business licensing is now being administered in the City Clerk's Office.

It was moved by Commissioner Taylor, seconded by Commissioner Rogers to increase business license fees, as recommended, effective May 1, 2001, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

## **BUILDING DEPARTMENT VACANCY**

A memo (00-DOC-58) was received from John Jones, requesting permission to fill a vacancy for a Building Inspector in the Building Department. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to grant permission to post and advertise for a Building Inspector in the Building Department. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

## **3237 GABRIEL AVENUE DEMOLITION**

Proposals (00-DOC-59) for the demolition of 3237 Gabriel were presented. Two quotes were received for the demolition of this deteriorated multi-family structure, which also includes the removal of asbestos. Commissioner Rogers recommended contracting with RES Environmental Services, Inc. for this work in the amount of \$38,000. Additional work could possibly be conducted by city employees. The demolition order has already been approved in court. Mayor Harrison was informed of a Good Neighbor Program through the Department of Housing and Urban Development, wherein the City could purchase this property for \$1.00. Mayor Harrison stated it is the City's intention to also pursue the demolition of the Cookie Factory. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve contracting with RES Environmental Services, Inc. for the demolition of 3237 Gabriel Avenue in an amount not to exceed \$38,000, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

## **CARILLON/RESTORATION, CLEANING & PAINTING**

A proposal (00-DOC-60) was received from Jack Diliberti for the restoration, cleaning and painting of the carillon. Schulmerich Bells proposes to replace the main control unit and equipment for \$9,840.00. Jetco, Ltd. proposes to clean and paint the tower for \$6,000.00. Only one quote was received for either the restoration or the painting, as this is specialized work. Mayor Harrison stated the City has budgeted \$5,000 for this work, the Township just approved \$2,000, and additional donated money has been placed in an account for this purpose. Ken Ranta stated private parties have shown interest in donating the balance needed for this work. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve a \$5,000 donation to the carillon fund, and to request the solicitation of additional quotes for painting the tower. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

## **GARBAGE TRUCK/PUBLIC WORKS**

A memo (00-DOC-61) was received from Chuck Gleason, requesting permission to purchase a garbage truck for yard waste pick-up. A 1991 International truck is available from Standard Equipment for the cost of \$45,000. The budgeted amount of \$44,500 included a trade-in of \$500, however, this company is not interested in purchasing the City's old truck. Mr. Gleason stated this vehicle could be auctioned or sold at a later date. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to waive bids and approve the purchase of a 1991 International garbage truck from Standard Equipment in the amount of \$45,000, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

## **MATTHEW WOODS/FINAL PLAT OF SUBDIVISION**

A memo (00-DOC-62) was received from Peter Cioni, considering approval of the Final Plat of Subdivision for Matthew Woods Subdivision. The Planning Commission recommends approval, subject to the issuance of a letter of credit in an amount to be determined by the Director of Public Works. This subdivision contains 22 single-family lots ranging in size from 10,070 square feet to 14,812 square feet. Mayor Harrison questioned whether or not drainage concerns had been addressed. Chuck Gleason stated this development will actually help the drainage for residents on Stella Court, and detention ponds have proven to be effective. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the Final Plat of Subdivision for Matthew Woods Subdivision, subject to the issuance of a proper letter of credit. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

## **SETBACK & BUILDING APPEARANCE VARIANCE/2813 EBENEZER AVENUE**

The Zoning Board of Appeals considered a request for variances concerning building setbacks and appearances for property at 2813 Ebenezer Avenue, as petitioned by Clifford Mikels - Zoning Docket 00-Z-5. The Zoning Board recommended approval of the setback and denial of the building appearance variance. Mr. Mikels proposes to build a 50 ft. by 60 ft. metal building for his welding business. The lot is adjacent to the former Candy Factory. A 5-foot variance from the required 20-foot side yard building setback on the north property line down to 15 feet is requested. Mr. Mikels also requests a waiver regarding building appearance, which now requires 75% of the exterior facing Ebenezer and 50% overall of the building be sided with a material other than metal. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve a 5-foot building setback variance for the north side yard, reducing the setback to 15 feet for 2813 Ebenezer Avenue, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Mayor Harrison recommended tabling the building appearance variance request, in order to allow review of the existing ordinance. Commissioner Monk stated that even a metal building would improve this area. Commissioner Rogers noted that nearby buildings have deteriorated. Commissioner Bennett stated the regulations were put in place to upgrade buildings throughout the city, and all buildings should meet these standards, regardless of location. Peter Cioni stated Mr. Mikels has noted a concern regarding his desire for a reasonable return on his investment given the surroundings. Commissioner Taylor suggested approving this request, and then consider changes to the ordinance. It was moved by Commissioner Monk, seconded by Commissioner Taylor to approve a variance for the construction of a metal building at 2813 Ebenezer Avenue, as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, nay; Rogers, aye; and Mayor Harrison, nay. Motion carried.

## **DOMES REPAIRS**

A memo (00-DOC-63) was received from Commissioner Rogers regarding the need for repairs to the Dome. An estimate has been provided for repairs to the roof and columns by Lloyd Roofing and Construction in the amount of \$3,250.00. The Spirit of Life Church has offered to paint the Dome free of charge, once the repairs are complete, with paint to be supplied by the city. Mayor Harrison stated approximately \$31,000 was previously spent on restoration without any preventative efforts considered. Commissioner Rogers stated a committee oversaw that project and was satisfied with the work, considering this is a 100-year-old structure. Commissioner Taylor suggested authorizing the repairs only, and considering covering the structure with vinyl siding and metal roofing. Mayor Harrison questioned whether or not historic preservation grant

funding might not be available. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to waive bids and approve contracting with Lloyd Roofing and Construction for repairs to the Dome for a total amount of \$3,250.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

### **ESDA FACILITY WELL**

A memo (00-DOC-64) was received from Commissioner Rogers regarding a proposal to seal the abandoned well at the ESDA facility. Illinois Geothermal Engineering, Inc. has proposed to perform all necessary work for a cost of \$19,660. This is a budgeted item. Work would begin by June 1, 2000. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to waive bids and approve contracting with Illinois Geothermal Engineering, Inc. for sealing the abandoned well at the ESDA facility for a total amount of \$19,660, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

### **GRASS CUTTING POLICY**

A memo (00-DOC-65) was received from Commissioner Rogers regarding proposed changes to the City's Grass Cutting Policy. The Building Department recommends the following changes: 1) for vacant lots of 10,000 square feet or less, a charge of \$150 per lot 2) for vacant lots over 10,000 square feet, a charge of \$150 plus \$15 per 1,000 additional square feet 3) for occupied lots, a charge of \$50 per hour with a minimum charge of \$100 (2 hours) and a maximum charge of \$500 (10 hours) Owners of effected properties would be properly notified of the need to maintain their yards prior to any work being performed. A lien would then be filed against the property for the expense to the City. The elderly and disabled would still be aided through the YAHOO program. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve the amendments to the Grass Cutting Policy, as recommended. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

### **BOARDS AND COMMISSIONS**

It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve the following recommended appointments and reappointments:

#### **Accident Review Board**

Art Hoyt

Chief David LaBelle

#### **Planning Commission**

Ruth Miller

Pete Zappa

Daron Mackey

**Cable TV Commission**

Guy Glenn Garrison  
Charlie King  
Mike Clark

**Police Pension Board**

Mariann Carlton

**Zoning Board Of Appeals**

Ernest Isley  
Juanita Winfrey  
Joan Wesson

**Electrical Commission**

John Jones  
Robert Payne  
Chief David LaBelle  
Erwin Christensen  
Constance Corder (Com Ed)  
Charlie Revis

The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

**2875 GALILEE AVENUE**

The City is in the process of purchasing property at 2875 Galilee Avenue for \$7,500. Possession is due June 1. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to authorize the disbursement of \$7,500 for the purchase of 2875 Galilee Avenue. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

May 29            City Hall Closed for Memorial Day  
June 6            City Council Meeting

**EXECUTIVE SESSION**

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that the Council recess to Executive Session at 8:48 p.m. to discuss personnel, real estate, possible litigation, and collective bargaining and salaries. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 11:10 p.m. with all members present.

**MID-MANAGEMENT/POLICE DEPT.**



It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve Police Lieutenants as exempt employees, effective May 1, 2000, and to make salary and hourly adjustments for Police Lieutenants, Captains and Sergeants, as proposed. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

### **SUMMER EMPLOYEES/PUBLIC WORKS**

It was moved by Commissioner Bennett, seconded by Commissioner Rogers to increase the rate of pay for new Public Works summer employees to \$9.00 per hour, and \$10.00 per hour for returning summer employees. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

### **BUILDING DEPARTMENT**

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve a pay increase for Jerry Richards from Pay Grade 9-3 to Pay Grade 9-4. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve changing Richard Cochrane's position from Building Inspector to the title of Lead Inspector at Pay Grade 12-6, and to amend the Personnel Authorization accordingly. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

### **ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Taylor, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 11:30 p.m. Motion carried.