

Council Minutes

February 6, 2001

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, FEBRUARY 6, 2001, AT 7:01 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Monk, Taylor, Bennett, Rogers and Mayor Harrison.

Mayor Harrison led in the Pledge of Allegiance to the Flag.

AGENDA CHANGES

Commissioner Taylor requested adding payments to the Consent Agenda for Belli & Kenny, LLC, professional services, \$86,327.32; Lake County Truck Sales, aerial lift, \$52,142.00; and Timothy R. Evans, legal services, \$1,021.50, item 5.d.; and requested deleting to consider additional supplier for purchase of gasoline, item 8.k.

Commissioner Rogers requested deleting to consider ordinance requiring the registration of certain contractors, item 8.c.

Mayor Harrison requested 1) adding the discussion for the acquisition of real estate to Executive Session, item 11. 2) adding to consider agreements with BDI and Teska Associates, Inc. regarding the downtown improvement project, item 8.c.; 3) adding to consider a date for a workshop, item 8.k.; and 4) deleting to consider Zoning Docket 01-Z-3, Amendment to the Zoning Ordinance regarding accessory uses, as recommended for deferral by the City Attorney, item 8.n.

CONSENT AGENDA

It was moved by Commissioner Taylor, seconded by Commissioner Monk that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on January 16, 2001 at 7:00 P.M. and a Special Meeting held on January 19, 2001 at 7:32 A.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: City Clerk's Monthly Report, January, 2001; Workers Compensation Cases for November & December, 2000; Public Works Department Monthly Report, December, 2000; Tuition Reimbursement Committee Report; ESDA Year End Report, Police Department Reports, December, 2000 (c) BILLS: Vouchers 74117 through 74273 drawn on the

National City Bank, \$1,254,291.85; First Midwest Bank, \$146,354.48; Total: \$1,400,646.33 (d) PAYMENTS: Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$4,211.57; FAIRCOM, special assessment for FY00-01, \$1,000.00; Ciorba Group, Inc., services rendered on Kellogg Ravine and Galilee construction projects, \$11,711.95; Camp Dresser & McKee, Inc., services rendered, Zion Landfill, \$11,348.83; Campanella & Sons, Inc., work performed on 29th Street reconstruction, \$2,591.15; Jewell Electric, services rendered at Zion Police Department, \$3,517.50; George Neeve and Son, snow removal, \$4,175.00; Mankoff Industries, Inc., installation of fuel tank, \$16,485.00; Belli & Kenny, LLC, professional services, \$86,327.32; Lake County Truck Sales & Services, aerial lift, \$52,142.00; Timothy R. Evans, legal services, \$1,012.50 (e) PROCLAMATION: "Christmas in April" Day - April 28, 2001 2/6/01 (f) RECEIVE & PLACE ON FILE: Joint Representation Agreement between City of Zion and Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ABATING TAX/AMERICAN INTERNATIONAL HOSPITAL PROJECT

It was moved by Commissioner Monk, seconded by Commissioner Taylor that an Ordinance (01-0-8) be passed abating the tax levied for the year 2000 to pay the principal of and interest on \$20,000,000 taxable general obligation bonds (Alternate Revenue Source), series 1991 (American International Hospital Project), of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

BUSINESS DEVELOPMENT COUNCIL

Mayor Harrison recommended the appointment of Craig Bennett to the Business Development Council. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve the appointment of Craig Bennett to the Business Development Council. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, pass; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CABLE COMMISSION/SERVICE AGREEMENT

A letter (01-DOC-9) was received from Guy Garrison of the Zion/Winthrop Harbor Cable Commission requesting permission to purchase a one-year service agreement for their Media 100 equipment. This support contract, covering computer hardware, software and accessories, costs \$2,900.00. The Cable Commission's funds are utilized by both Zion and Winthrop Harbor, and expenditures must be approved by both communities. It was moved by Commissioner Monk, seconded by Commissioner Bennett to grant permission to the Zion/Winthrop Harbor Cable Commission for the purchase of a one-year service agreement with Media 100, Inc. in the

amount of \$2,900.00 for the Media 100 equipment. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

DOWNTOWN REDEVELOPMENT PROJECT

A letter (01-DOC-10) was received from Business Districts, Inc. (BDI) outlining costs and a schedule for the presentation of the Downtown Redevelopment Project. This project also includes services performed by Teska Associates, Inc. for façade and general streetscape improvements. Peter Cioni stated BDI is requesting \$1,830.00 for additional meetings scheduled beyond their original agreement. Teska Associates, Inc. is requesting \$27,855.00 for additional work for the 25th through 28th blocks of Sheridan Road. Mayor Harrison stated definite designs and standards would be in place prior to implementation. The community wide presentation of the Sheridan Road downtown plan is scheduled for March 12. It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve an expenditure to Business Districts, Inc. not to exceed \$1,830.00 for additional meetings, subject to the City Attorney's review and approval. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

The agreement with Teska Associates, Inc. is for additional work performed on design standards and drawings. Commissioner Bennett stated the Council has not approved any of the drawings or facets of this project. Attorney Rolek noted all basic building requirements can be set by the City. Mayor Harrison stated BDI and Teska Associates came before the Council in January, and drawings have been available at City Hall for several months. All City and State engineering standards must be met. Commissioner Bennett stated the drawings should be formally approved. Mayor Harrison stated the business community has been waiting on the Council in order to move forward, and a presentation has been scheduled for March 12 to introduce the project. Commissioner Rogers stated the proposal is for design standards, as grant standards would be a separate issue. Peter Cioni stated Phase I of this project has been to meet with staff and the Business Development Council to study the area and develop basic guidelines, of which a final package would be put together for the Council. Commissioner Taylor noted TIF funds would be utilized for this project, wherein no tax dollars would be used. It was moved by Commissioner Monk, seconded by Commissioner Rogers to approve the Agreement with Teska Associates, Inc. for professional services regarding design standards and drawings for the Downtown Redevelopment Project, authorizing an expenditure not to exceed \$30,000.00, subject to the City Attorney's review and approval and the Mayor's review of actual costs. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, nay; Rogers, aye; and Mayor Harrison, aye. Motion carried.

STREET LIGHT REPAIR

A memo (01-DOC-11) was received from Brian Usher, requesting an emergency street light repair on Sheridan Road by the Kmart Plaza. Lights along Sheridan Road from 33rd Street south to the City limits have not been functional since mid-December due to a broken cable. Mr. Usher stated an aerial feed of a new cable is recommended by Commonwealth Edison, Hucker Electric, Peoples Energy and IDOT. Per Hucker Electric, the estimated cost to install this overhead cable is \$11,700. It was moved by Commissioner Taylor, seconded by Commissioner Monk to waive the second reading and approve the installation of an overhead cable for the street lighting system in the area of 34th Street and Sheridan Road with Hucker Electric in the amount of \$11,700.00. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

REMOVAL OF FUEL TANKS/POLICE BUILDING

A memo (01-DOC-12) was received from Brian Usher, requesting approval for payment in the amount of \$91,084.34 to United Environmental Consultants, Inc. for the removal of fuel tanks at the Police Administration Building. This project was completed in December, and the large excavation caused the cost of the removal to increase beyond expectations. The project was approved by the IEPA and the State Fire Marshall. It was moved by Commissioner Bennett, seconded by Commissioner Monk to authorize payment to United Environmental Consultants, Inc. in the amount of \$91,084.34 for the removal of fuel tanks at the Police Administration Building. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

FUEL TANKS/GROUNDWATER MONITORING

A memo (01-DOC-13) was received from Brian Usher, regarding the monitoring of groundwater in the area where the underground tanks were removed at the Police Administration Building. The Illinois Environmental Protection Agency requires that a study be done to confirm there is no contamination beyond the limits of the excavation area. United Environmental Consultants, Inc. has proposed to conduct this study at a cost of \$9,835.00. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the groundwater investigation of the underground tanks at the Police Building be conducted by United Environmental Consultants, Inc. for the amount of \$9,835.00. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

WATERMAIN IMPROVEMENT PROJECT/ROUTE 173

A memo (01-DOC-14) was received from Brian Usher regarding water main improvements on Route 173 from Bethesda Blvd. to Gilead Avenue. The estimated cost of this project is \$415,500, of which \$100,000 would

be provided through a legislative grant. The costs of this project would be included in the 2001/2002 budget. Mr. Usher stated he would like to contract for the engineering of this project, and recommended utilizing the services of Baxter & Woodman Consulting Engineers. Baxter & Woodman has proposed designing this project for \$29,000 plus reimbursable expenses. It was moved by Commissioner Bennett, seconded by Commissioner Monk to approve a professional service agreement with Baxter & Woodman Consulting Engineers in the amount of \$29,000.00 for the engineering of the water main improvement project on Route 173. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

GALILEE AVENUE PROJECT/LOCAL AGENCY AGREEMENT

A memo (01-DOC-15) was received from Brian Usher regarding the reconstruction of Galilee Avenue. This project will be advertised for bid in March. Mr. Usher stated it is necessary to first approve a Local Agency Agreement for Federal Participation with the Illinois Department of Transportation regarding the provision of funding. The total cost of this project is \$2,504,000. It was moved by Commissioner Bennett, seconded by Commissioner Monk to approve entering into the Local Agency Agreement for Federal Participation with the Illinois Department of Transportation for the Galilee Avenue Reconstruction Project. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

GALILEE AVENUE PROJECT/ENGINEERING SERVICES

A memo (01-DOC-16) was received from Brian Usher regarding engineering services for the reconstruction of Galilee Avenue. Mr. Usher recommended utilizing the services of Ciorba Group, Inc. for this project. MFT funds would be utilized for part of this project. The cost of construction engineering is estimated at \$221,242.91. It was moved by Commissioner Bennett, seconded by Commissioner Monk to approve an IDOT Construction Engineering Services Agreement for Federal Participation for engineering services with Ciorba Group, Inc. in the amount of \$221,242.91 for the Galilee Avenue Reconstruction Project. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ALLEY RESURFACING

A Tabulation of Bids (01-DOC-17) was received from Brian Usher, regarding the alley-resurfacing project. Mr. Usher recommended awarding the contract to the lowest responsible and responsive bidder, T. Wallace Blacktopping, Inc., in the amount of \$970,440.00. Mr. Usher stated approximately 20 miles of improved alleys needing repaving will be resurfaced with 2" of asphalt. It was moved by Commissioner Monk, seconded by Commissioner Taylor to award the contract for the alley-

resurfacing project to T. Wallace Blacktopping, Inc. in the amount of \$970,440.00, 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.

WORKSHOPS

The Council scheduled workshop dates as follows:
February 21, 2001 4:00 P.M. Discussion items: Gasoline purchasing
Implementation of containerized waste collection
February 26, 2001 4:00 P.M. Discussion item: Street maintenance -
paving plans

JETHRO COURT SUBDIVISION

Attorney Rolek requested this item be tabled until the next regular Council meeting. It was moved by Commissioner Taylor, seconded by Commissioner Monk to table the discussion regarding the acceptance of Jethro Court Subdivision until the next regular Council meeting. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

REDEVELOPMENT AT ROUTE 173 & SHERIDAN ROAD

A memo (01-DOC-18) was received from Peter Cioni regarding the redevelopment of property at the southeast corner of Route 173 and Sheridan Road. Property owner, James Kaplan, has indicated he has some prospects for this site, and is requesting financial assistance for demolition of the existing buildings. Estimated demolition costs are \$34,000. Mayor Harrison stated two new businesses are interested in this property. Commissioner Monk questioned whether or not environmental issues have been resolved. Mayor Harrison stated Mr. Kaplan is proceeding to resolve these issues. Peter Cioni noted the buildings could be demolished immediately, while any excavation on the site would have to be determined by IEPA approval. Mayor Harrison stated the economic development fund could be utilized for the demolition. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve providing up to \$35,000 of economic development funding for the demolition of buildings on the southeast corner of Route 173 and Sheridan Road, as requested. The vote on roll call was: Commissioners Monk, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ANY OTHER MATTERS

Commissioner Rogers stated the Zion Income Owners Association and the Building Department have been working to rectify any double billings of dumpsters for multi-family units with Onyx (BFI). Commissioner Rogers stated the City recently purchased 2112 Emmaus Avenue. This property

will be advertised for sale. All interested parties are invited to attend one of the open houses scheduled for February 17 and February 19.

ANNOUNCEMENTS:

FEBRUARY 8	BUILDING ADVISORY PANEL MEETING
FEBRUARY 11	HEARTS & FLOWERS ART SHOW AT SHILOH HOUSE
FEBRUARY 20	CITY COUNCIL MEETING
FEBRUARY 21	CITY COUNCIL WORK SHOP
FEBRUARY 26	CITY COUNCIL WORK SHOP
FEBRUARY 27	ZBTHS KEY CLUB BLOOD DRIVE
MARCH 10	KIWANIS PANCAKE BREAKFAST

EXECUTIVE SESSION

It was moved by Commissioner Monk, seconded by Commissioner Rogers that the Council recess to Executive Session at 9:00 p.m. to discuss personnel and the acquisition of real estate. 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 9:45 p.m. with all members present.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Rogers, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 9:46 p.m. Motion carried.