

Council Minutes

AUGUST 21, 2001

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, AUGUST 21, 2001, AT 7:05 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
Bennett, Rogers, DeTienne, Taylor and Mayor Harrison.

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

AGENDA CHANGES

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to accept the Council agenda with amendments as follows: - Adding Reimbursement of Fees Agreement, item 8.f. - Adding to consider waiving bids and accepting quote for new doorway in booking room, item 8.g. - Adding to consider transfer of funds regarding Economic Development Fund, item 8.h. - Adding the discussion of real estate and probable litigation to Executive Session, item 11. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CONSENT AGENDA

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on August 7, 2001 at 7:00 P.M., with all members having previously received copies. (b) BILLS: Vouchers 77097 through 77206 drawn on the National City Bank, \$618,732.06; First Midwest Bank, \$3,469.42; Bank of Waukegan, \$30,349.60; Total: \$652,551.08 (c) PAYMENTS: Zion Chamber of Commerce, Discover Channel television production, \$648.24; Rocky Mountain Comm Systems, Inc., radios & equipment for Fire Department, \$20,179.00; United National Group, deductible, \$2,500.00; Schroeder & Schroeder, Inc., concrete work performed for 2001 Sidewalk Program, \$164,369.03; Campanella & Sons, Inc., 33rd Street project, \$166,669.38 & \$327,718.47; Total: \$494,387.85 (d) PROCLAMATION: School's Open Safety Week - August 27 through September 2, 2001; Buddy Poppy Days - September 14 & 15, 2001 The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CITIZEN COMMENTS

Lisa Snider noted concerns pertaining to noise levels and the use of property between her home and the proposed power plant. Ms. Snider also questioned Gary Deigan's study. Mayor Harrison requested Ms. Snider meet with Peter Cioni to address these issues. George Pavelich stated earth movement has started on the property for the proposed power plant. 8/21/01 Verena Owen questioned when the Host Agreement with SkyGen would be finalized. Mayor Harrison stated the Council is currently working on this agreement, which is taking time, so as to be constructed in the best interest of the City of Zion.

VETERANS AFFAIRS/NORTH CHICAGO MEDICAL CENTER

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that a Resolution (01-R-14) be passed supporting the continuation of veterans' services at the North Chicago Veterans' Affairs Medical Center. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

ZION CENTENNIAL JUBILEE

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that a Resolution (01-R-15) be passed declaring September 1, 2 and 3, 2001 as Zion Centennial Jubilee, the 100th anniversary celebration of the City of Zion. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

BUSINESS DEVELOPMENT COMMITTEE

A memo (01-DOC-107) was presented by Mayor Harrison, recommending the appointments of Neal Tucker and Mark Klamut to the Downtown Redevelopment Program's Business Development Committee. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to approve the appointments of Neal Tucker and Mark Klamut to the Business Development Committee. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BACKUP COMMUNICATIONS/POLICE DEPT.

Chief Malcolm requested the renewal of the contract with BackUp Communications for 2001-02. The rate for services would be \$25.00 per hour. As per the current contract, the renewal has been amended to reflect that payments would remain to be due 30 days after receipt. The section stating that a fee would have been required if the City were to hire a BackUp Communications employee has been deleted. The owner of

BackUp Communications has agreed to these changes. It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the renewal of the contract with BackUp Communications, Inc. for 2001-02, subject to the changes as presented. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

33RD STREET & ELIZABETH AVENUE PROJECT

A memo (01-DOC-108) was received from Brian Usher regarding the 33rd Street and Elizabeth Avenue project. In order to meet Stormwater Management Commission requirements, it was necessary to move the silt fence further away from the retention pond construction. This required the removal of additional trees and shrubs, adding \$13,200 in costs. Mr. Usher recommended payment to Campanella & Sons, Inc. in the amount of \$13,200, per Change Order #1. Commissioner Bennett stated the cost of the pond is being shared between the City and the developer, and questioned if this additional cost would also be shared. Peter Cioni stated there is a proposed amendment to the agreement with this developer, and costs related to the pond would be included in this amendment. Mr. Cioni stated shared costs are included in the TIF recapture agreement, and would be paid out of TIF funds. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to authorize payment to Campanella & Sons, Inc. in the amount of \$13,200, per Change Order #1, for additional work performed on the 33rd Street and Elizabeth Avenue project. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

RIGHT OF WAY VACATION/20TH STREET

A memo (01-DOC-109) was received from City staff regarding a request to vacate an unimproved right-of-way for 20th Street between Sheridan Road and Thompson. David Hultberg has requested vacation of this parcel, which is adjacent to his property at 1210 20th Street. Brian Usher stated staff has reviewed this request, considering the impact on development, traffic access and community impact. Staff recommends that a better use of this parcel would be for business or commercial use. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to deny the request to vacate the right-of-way for 20th Street between Sheridan Road and Thompson. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

REMOVAL OF PARKWAY TREES

A memo (01-DOC-110) was received from Brian Usher, requesting permission to advertise for bids for the removal of parkway trees. The removal of parkway trees has been handled in the past by soliciting for quotes. An annual bid would provide for a timely response to resident

complaints, emergency situations, and a guaranteed price for budgeting. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to grant permission to advertise for bids for the removal of parkway trees, subject to the attorney's review of the specifications. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

REIMBURSEMENT OF FEES AGREEMENT

John Jones and Brian Usher requested approval of an agreement for reimbursement of City costs and fees. If the City incurs expenses, the deposit of funds would protect the City for services rendered. The fees being considered are usual and customary, and are similar to other communities. The amount depends on the acreage of the property, and a deposit would be used as a credit against fees and costs. Commissioner Rogers stated this procedure could discourage residential construction. Mr. Usher stated the fees pertaining to this agreement would be outside of the normal realm of single family home construction. Attorney Puma stated the agreement serves as a guide, however it does contain a clause wherein the City can waive fees and costs at its discretion. Attorney Puma recommended adding a section to reflect this agreement is not intended for single family homes, but rather for subdivision development. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to approve the Reimbursement of Fees Agreement, subject to an amendment excluding platted single family homes. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BOOKING ROOM DOORWAY/POLICE STATION

A memo (01-DOC-111) was received from the Police Department requesting to install a new doorway in the booking room at the Police Station. Three companies were contacted, however only one company quoted a complete package. Stried Builders, Inc. submitted a quote of \$5,421.00 for the work. Commissioner DeTienne stated this quote seems high for the work to be completed, and suggested seeking additional quotes. Chief Malcolm recommended advertising for bids, based on the specifications provided, in order to obtain better prices. It was moved by Commissioner DeTienne, seconded by Commissioner Rogers to authorize advertising for bids for the construction of a new doorway in the booking room at the Police Station. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ECONOMIC DEVELOPMENT FUND

A memo (01-DOC-112) was received from John Stark, requesting a transfer of funds from the Economic Development Fund. Mr. Stark recommended repaying the General Fund for expenses totaling

\$964,141.00. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to transfer \$964,141.00 from the Economic Development Fund to the General Fund. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ANY OTHER MATTERS

Police Officer Joel Lowery, who was struck by a vehicle directing traffic during the past weekend, is in critical condition in the hospital. Commissioner DeTienne asked for everyone's thoughts and prayers for Officer Lowery and his family.

Mayor Harrison thanked everyone who participated in the End of Summer Fair. All proceeds from this event benefit the Zion Food Pantry.

Chief LaBelle presented an overview of the events scheduled for the Zion Centennial Jubilee, which takes place September 1, 2 and 3. There will be many activities during this weekend for the City's 100th anniversary celebration.

ANNOUNCEMENTS

August 25	Trail Tree Rededication sponsored by Potawatomi Trails
September 1, 2 & 3	Zion Centennial Jubilee Celebration
September 4	City Council Meeting

EXECUTIVE SESSION

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that the Council recess to Executive Session at 8:16 p.m. to discuss personnel, real estate and probable litigation. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 10:50 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 Bennett, seconded by Commissioner Rogers and unanimously approved the meeting be adjourned at 10:50 p.m. Motion carried.