

Council Minutes

July 10, 2002

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON WEDNESDAY, JULY 10, 2002, AT 4:07 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 Rogers, DeTienne, Taylor, Bennett and Mayor Harrison.

TOBACCO PRODUCTS/SALE & DISTRIBUTION TO MINORS

A memo (02-DOC-88) was received from Clerk Mackey, regarding regulations prohibiting the sale and distribution of tobacco products to minors. The Coalition for Healthy Communities, the City Attorney, Chief Malcolm and Clerk Mackey have reviewed the current regulations and recommend the following amendments:

- Increasing the license fee for tobacco dealers from \$100 to \$150. The \$100 fee has been in effect since 1997.
- Increasing the fine for underage tobacco users from \$25 to \$100 (which increases to \$200 if the fine is not paid within 10 days) and giving this person the option of performing community service in lieu of paying the fine. Midwestern Regional Medical Center has agreed to participate in this proposal.
- Changing the time period for each offense from during a calendar year to during a twelve-month period; and increasing the first offense from \$200 to \$250.
- Allowing for fees and fines collected to be donated to the Coalition for Healthy Communities, or a similar organization
- Changing that a tobacco dealer's license may be suspended instead of will be suspended, allowing the City and court to decide on a case-by-case basis.

Commissioner Bennett stated he was opposed to donating City fees or fines to any organization, noting he could support a flat grant. Commissioner Taylor questioned whether or not the Coalition received funds from the Federal tobacco settlement. Scott Murphy, President of the Coalition, stated no such funds would be available to the Coalition. Mayor Harrison suggested a flat grant of \$1,000, and, at the discretion of the Commissioner, funds received from the Illinois Liquor Control Commission for tobacco compliance checks would also be considered for this program. This grant would be in addition to the City's participation in the Coalition's

annual Caddie Classic fundraiser. Coalition member Paul Bouchard stated a state grant was previously given to the Coalition for its community projects, however this grant is no longer available. Mayor Harrison stated the Coalition's program does appear to have an effect on the youth. It was moved by Commissioner DeTienne, seconded by Commissioner Rogers to approve the following: · amending the regulations prohibiting the sale and distribution of tobacco products to minors, as recommended excluding the donation of fees and fines, preparing an ordinance accordingly, and · approving an annual \$1,000.00 grant to the Coalition for Healthy Communities. The vote on roll call was: Commissioners Rogers, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

DOWNTOWN FAÇADE GRANT PROGRAM

Commissioner Rogers presented concerns regarding current requirements along with proposed changes to the Downtown Façade Grant Program. Concerns:

- Business owners are having difficulties meeting current requirements
- Communication and language barriers
- Inability to obtain multiple bids
- Financing concerns Proposals:
- Removal of architectural stamp requirement; relying on City staff for plan review with owner still providing scope of work, materials, etc.
- Single bids would be scrutinized by City staff
- Restructuring financial set-up
- Providing general contractor assistance through John Edwards Construction Company; which would offer professional assistance and arrange for discounted rates for multiple projects.

Mayor Harrison stated the current program is cumbersome for the owners, and some of the businesses are having difficulty obtaining two bids. Forty applications have been submitted with 30 businesses approved through the concept phase.

Paul Bouchard stated there are too many steps in the current process, and suggested having an individual available to assist the applicants.

Mayor Harrison recommended utilizing John Edwards Construction Company as the contractor for multiple projects. Mayor Harrison stated he has conferred with the City Attorney, and since the City has a prior working relationship with this firm, this contractor could be utilized without obtaining further bids. Commissioner Rogers stated Mr. Edwards might decrease his costs with multiple projects.

Commissioner DeTienne noted that if an owner is not satisfied with Mr. Edwards' costs, the owner could get another quote.

Commissioner Bennett noted that estimating costs for each project may be difficult, and the City's costs will increase as the project's costs increase. John Jones stated he has met with Mr. Edwards, and his company is interested in participating in this project.

Mr. Jones stated an architect's stamp is not required by International Codes.

Terry Jenkins, BDI, stated these proposed changes would allow for the following:

1. Available funds would be better utilized
2. City staff, who are qualified to make these decisions, would still retain control
3. Better flexibility would be provided, while allowing for bigger projects of multiple stores.

Mr. Bouchard stated ZEDCO could be used as a financial tool for obtaining collateral.

Commissioner Bennett stated he is opposed to the City getting involved in financing any of these projects.

Peter Cioni stated only one business has indicated a problem in pursuing finances. Mr. Cioni stated he has experienced some language barriers, and translators may be needed.

Mr. Jenkins stated banks may need a letter indicating the building is up to Code prior to issuing funding.

Mr. Cioni stated two letters can be issued. The first letter would state the business has been approved for the program and a grant amount. The second letter to the business owner would state the award is based on all Codes being up-to-date.

Mayor Harrison stated that code update costs can be part of this grant. Mayor Harrison stated the City has fire code inspections, and this project can provide an opportunity for 75% of this cost to be paid from the grant.

Mr. Bouchard noted this is a good marketing tool, as Code improvements would be required in the near future anyway.

Commissioner Bennett questioned how another contractor could bid a project without the drawings.

Mr. Jones stated the City already has the conceptual drawings. Mr. Bouchard questioned who would be the central contact for the project.

Mayor Harrison stated the Council will be making this determination.

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve changes to the Downtown Façade Grant Program as follows:

1. Removal of Architectural Stamp Requirement from City Code
2. Staff would provide Plan Review while owner is still to provide Scope of Work, Materials, etc.
3. Single Bids shall be reviewed by staff, and multiple bids would not be required
4. John Edwards Construction Company will perform assistance and access to professionals as General Contractor
5. Discounted rates would be arranged for multiple projects.

The vote on roll call was: Commissioners Rogers, aye; DeTienne, aye; Taylor, aye; Bennett, 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 6:50 p.m. Motion carried.