

Council Minutes

September 10, 2002

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 10, 2002, AT 4:05 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 Taylor, DeTienne, Bennett, Rogers and Mayor Harrison.

BOWLING ALLEY PROPERTY

Commissioner Rogers stated the Fine Arts Council would like to make a presentation regarding a proposal for the city-owned bowling alley property.

The Council agreed to conduct a Workshop/Special Council Meeting on September 16 at 4:00 p.m. to discuss the Fine Arts Council presentation pertaining to the bowling alley, as well as a discussion regarding a proposal from Citigate Communications pertaining to the promotion of the City.

Commissioner Rogers stated immediate roof repairs are needed for the bowling alley building with funds available through Public Property or Economic Development. Reimbursement would then be requested from the TIF Review Board at their next meeting on October 7. Commissioner Rogers stated she has received one quote for roof repairs, and requested authorization to obtain additional quotes and proceed with this emergency work before serious damage is done to the building.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to waive bids due to the emergency need, authorizing Commissioner Rogers to obtain a total of three (3) quotes for roof repairs to the bowling alley building with the lowest quote to be accepted in an amount not to exceed \$35,000. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

WATER & SEWER SERVICE

Brian Usher presented information for discussion pertaining to the following topics:

1. Sewer service to areas west of Countrywood Hills
2. Water supply and water usage
3. Water sources and supply alternatives

Sewer service west of Countrywood Hills

There are two areas currently lacking sanitary sewer service, which could hinder development:

1. The first area is between Green Bay Road and Countrywood Hills. There are three potential locations for connections to this property, however there is no topographic data available to determine how this would interact with existing sewer grades.
2. The second area is west of Green Bay Road. This area is in the Lake County Public Works Service Area, and there is no treatment plant operated by the county in this area.

Attorney Rolek recommended asking for an extension of the Facility Planning Area (FPA) from the County Board. Mayor Harrison stated Beach Park is also looking into an extension for their future plans, and the County could consider a joint effort between the two communities. Attorney Rolek stated this process takes between three to six months, and the City should consider a smart growth plan for long term planning. Mr. Usher stated he could obtain a couple of cost proposals to bring back before the Council. Commissioner Bennett recommended proceeding as soon as possible, so as not to delay development. Mayor Harrison stated the City needs to verify that Green Bay Road is the centerline of the FPA, and that it's registered as such with Lake County. Attorney Rolek stated the City would need to do the following:

- verify the City's Facility Planning Area
- proceed with the area east of Green Bay Road
- continue discussions with Beach Park
- bring all findings and decisions back to the Council for formal action.

The Council agreed for Brian Usher to obtain cost proposals for sewer service, as presented.

Water supply and usage

Brian Usher stated there are two distinct and independent numbers pertaining to the amount of water available to the City:

1. The current Lake Michigan Water Allocation as provided by the State of Illinois Department of Natural Resources is 2.304 million gallons per day. Numbers of gallons are recorded on both a calendar year and fiscal year basis, which produce different usage amounts. A water study is near completion and should be

presented within the next 60 days. The average daily usage trend has been in a downward cycle for the past 18 months.

2. The contract amount with the Lake County Public Water District was established at 4.5 million gallons per day. Current usage averages are around 2.3 million gallons per day.

Mr. Usher stated there are some water usage situations, which could be used to free up additional capacity to the City.

- Water usage at Shepherd's Crook Golf Course has decreased since the course's opening, and the installation of wells could free up water for other uses
- The Village of Beach Park could service customers served along Sheridan Road in Beach Park, if the need for this water arises
- Introduction of a water conservation education program could influence customers about their water habits and usage.

Commissioner Taylor stated Zion Park District is not financially ready at this time to install wells at Shepherd's Crook Golf Course. Mr. Usher stated information regarding the water conservation education program should be ready this fall.

Water sources

Brian Usher stated there are three potential long-term sources for the City to obtain water:

1. Lake County Public Water District,
2. City of Waukegan, or
3. Construction of a water plant.

Mayor Harrison stated, in order to proceed, factual information is needed from Lake County Public Water District, answering the following questions:

- What does the City need to do to obtain a water source?
- What will this cost the City?
- What is the City's contractual obligation?

Commissioner Bennett stated there needs to be a cost comparison between the contract with Lake County and having one's own plant. Attorney Rolek noted it could take 3 to 4 years for construction of a plant.

Commissioner Taylor recommended, and the Council agreed, for the preparation of a comprehensive analysis of all three water source options with related costs to be presented at a workshop on November 21.

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 5:50 p.m. to discuss purchase of real estate and sale of real estate. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 6:33 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; DeTienne, 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 DeTienne and unanimously approved the meeting be adjourned at 6:33 p.m. Motion carried.