

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MARCH 16, 2004, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Flammini, Taylor, Bennett and Mayor Harrison. Commissioner DeTienne was absent.

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

Mayor Harrison noted item 7.b. should read Resolution to purchase (not sell) certain property located within the City of Zion – 3222 27<sup>th</sup> Street.

**LAKE COUNTY ROUTE 173 CORRIDOR PLANNING COUNCIL**

Phillip Rovang, Lake County Director of Planning and Zoning, presented a plan to establish the Lake County Route 173 Corridor Planning Council for the purpose of the development of a land use plan involving the communities along Route 173. Mr. Rovang requested approval of a memorandum of understanding regarding the Route 173 coordinated plans between Antioch, Old Mill Creek, Wadsworth, Lake County and Zion. Mayor Harrison stated the Council will review this memorandum, and will place this item for consideration on the next regular Council agenda.

**CONSENT AGENDA**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Consent Agenda be approved as follows:

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on March 2, 2004 and approval but not release of Closed Session minutes of a meeting held on March 2, 2004 at 7:00 P.M.; Minutes of a Special Meeting held on March 8, 2004 and approval but not release of Closed Session minutes of a special meeting held on March 8, 2004 at 7:01 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet and Detailed Revenue & Expense Reports, period ending February 28, 2004; Building Inspector's Monthly Report, February, 2004
- (c) **BILLS:** Vouchers 86380 through 86510 drawn on National City Bank, \$757,837.71; (Manual checks: Check #86381- \$1,423.72 and Check #86382 - \$14,660.00); Total: \$757,837.71
- (d) **PAYMENTS:** Lake County Municipal League, 2003-2004 membership dues, \$1,735.88; Emergency Vehicle Outfitters, Inc., police motorcycle equipment, \$5,043.20; Liberty Cleaners, 2730 Sheridan Road, façade grant reimbursement, \$77,500.00

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

**SALE OF 2700 SHERIDAN ROAD**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that a Resolution (04-R-6) be passed selling certain property located within the City of Zion commonly known as 2700 Sheridan Road, Zion, Illinois for the amount of \$275,000. The vote on roll call was: Commissioners Flammini, pass; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**PURCHASE OF 3222 27<sup>th</sup> STREET**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that a Resolution (04-R-7) be passed purchasing certain property located within the City of Zion commonly known as 3222 27<sup>th</sup> Street, Zion, Illinois for the amount of \$150,000. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**ANNEXATION/41412-41486 SHERIDAN ROAD**

Attorney Rolek noted the annexation of property on the corner of Sheridan Road and Camp Logan Road would need to include a developer's agreement, otherwise it would automatically come into the city with restrictive zoning. A resident addressed concerns regarding the proposed development of this property, noting Holdridge Avenue is a small roadway, and the majority of the property would be wetlands. Developer Brian Lockman described the proposed senior citizen condominium project. The project involves 3 buildings with underground parking. Water drainage is currently coming through a storm pipe, and this problem would be resolved through the developer's agreement. Access to the project would be on Holdridge Avenue, as the state won't allow Sheridan Road access. Brian Usher stated the developer would be required to develop Holdridge Avenue and 17<sup>th</sup> Street, also known as Camp Logan Road, to full width with curbs and gutters. A resident inquired whether or not traffic signals would be installed at Sheridan Road and 17<sup>th</sup> Street. Mr. Usher stated this decision would be up to IDOT, but the project may not generate enough traffic for the lights. Attorney Rolek stated the Council is only considering the annexation at this time and not approval of the project. Mayor Harrison stated this proposed non-subsidized senior housing would still need future approvals. Mr. Lockman noted proposed association by-laws would only allow property owners to rent to persons over age 55. Mayor Harrison stated the Council has remained opposed to adding more rental units.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (04-0-10) be passed annexing certain territory to the City of Zion, previously known as 41412-41486 Sheridan Road, and now to be commonly known as 1700-1836 Holdridge Avenue and 1301-1363 Logan Court, subject to the execution of a developer's agreement. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**TAB OF BIDS/SPRING NEWSLETTER**

A Tabulation of Bids (04-DOC-34) was received from Clerk Mackey regarding the printing of the 2004 spring newsletter. Ms. Mackey recommended awarding the contract to the lowest responsible and responsive bidder, Hagg Press, Inc., in an amount not to exceed \$3,962.55.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to award the contract for the printing of the 2004 spring newsletter to Hagg Press, Inc. in an amount not to exceed \$3,962.55. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ACCOUNTING SOFTWARE SERVICE AGREEMENT**

A memo (04-DOC-35) was received from Greg Schneider, recommending renewing the software service agreement with Municipal Software, Inc. for accounting records. This agreement for the period of May 2004 through April 2005 is for a total cost of \$5,332.50.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve renewing the Software Service Agreement with Municipal Software, Inc. for May 2004 through April 2005 for a total cost of \$5,332.50. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**BAR-CODE READERS/ACCOUNTS & FINANCE**

A memo (04-DOC-36) was received from Greg Schneider, requesting permission to purchase 3 laser bar-code readers and accessories for the Accounts and Finance Department. These scanners would be used to read water bills with imprinted barcodes. The total cost for this purchase from Municipal Software, Inc. would be \$1,725.00. This is not a budgeted item, however, there are available funds in the Capital Outlay-Equipment fund.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to grant permission to purchase 3 laser bar-code readers and accessories for Accounts and Finance from Municipal Software, Inc. for a total cost of \$1,725.00. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**AMBULANCE EQUIPMENT**

A memo (04-DOC-37) was received from Chief LaBelle, requesting permission to purchase equipment for the new ambulance as follows:

1. Waiving bids and purchasing a cot from Boundtree Medical for a cost of \$3,680, which is a budgeted item,
2. Purchasing budgeted computer equipment from CDS Office Technologies for a cost of \$8,117, through a State of Illinois bid, and
3. Waiving bids and purchasing 3 stair chairs from Stryker EMS for a total cost of \$6,225, which are budgeted items.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to waive bids and grant permission to purchase a new ambulance cot from Boundtree Medical for a cost of \$3,680, computer equipment from CDS Office Technologies for a cost of \$8,117, and 3 stair chairs from Stryker EMS for a total cost of \$6,225. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**SCHOOL RESOURCE OFFICER/ZION ELEMENTARY SCHOOL DISTRICT 6**

Chief Malcolm requested approval of the renewal of the Intergovernmental Agreement with the Zion Elementary School District 6 for the School Resource and DARE Officer. The School Resource Officer is an employee of the City, and the school would reimburse the City based on the number of days worked. Officer Munding currently serves in this capacity.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the renewal of the Intergovernmental Agreement with the Zion Elementary School District 6 for the School Resource and DARE Officer for the 2003-2004 school year. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TAB OF BIDS/REPLACEMENT FLOORING/POLICE BUILDING**

A Tabulation of Bids (04-DOC-38) was received from Chief Malcolm, regarding the installation of replacement flooring in the squad and communication rooms at the Police Administration Building. Chief Malcolm recommended awarding the contract to the lowest responsible and responsive bidder, Floors To You, in the amount of \$2,613.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to award the contract for the installation of replacement flooring at the Police Administration Building to Floors To You in the amount of \$2,613. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **OFFICE FURNITURE/POLICE BUILDING**

A memo (04-DOC-39) was received from Chief Malcolm, requesting permission to advertise for bids for the purchase of replacement office furniture for the Police Administration Building. This is not a budgeted item, however a recent donation from Exelon would be the source of funding.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to grant permission to advertise for bids for the purchase of office furniture for the Police Administration Building. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **LAPTOP COMPUTERS/POLICE VEHICLES**

A memo (04-DOC-40) was received from Chief Malcolm, requesting permission to purchase 4 laptop computers for police vehicles. The purchase would be through a State of Illinois bid from CDS Office Technologies for a total cost of \$17,540 plus peripheral items. This is a budgeted item, and the purchase would be made from the Capital Outlay fund. Chief Malcolm stated he would be requesting to purchase 4 additional laptop computers in the 2004/05 budget.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve the purchase of 4 laptop computers for police vehicles through a State bid from CDS Office Technologies for a total amount not to exceed \$20,000. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **GYPSY MOTH CONTROL PROGRAM**

A memo (04-DOC-41) was received from Brian Usher, recommending implementing a gypsy moth control program. A gypsy moth infestation has been occurring in the area for the past 5 years. If left unchecked, the moths can do critical damage to trees and shrubs. Mr. Usher recommended spraying by helicopter to help control this problem at a cost of \$32.00 per acre with a total amount not to exceed \$24,000. This amount would be included in the 2004/05 budget, but spraying would need to be done in April, in order to control this problem.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve implementing a gypsy moth control program, as recommended, for a total amount not to exceed \$24,000, subject to this program being included in the 2004/05 budget. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **2004 STREET RE-PAVING PROGRAM**

A memo (04-DOC-42) was received from Brian Usher, regarding the proposed 2004 street re-paving program. Over the past two years, the City has concentrated on the major east-west streets. Although funds are not available to bring all streets up to standard maintenance levels, Mr. Usher recommended continuing with an annual maintenance program based on \$500,000 per year and utilizing un-obligated MFT funds and annual Street and Bridge revenues. The proposal is for maintenance and rehabilitation of two areas; 1) bounded by Route 173, 21<sup>st</sup> Street, Lewis Avenue and Gabriel Avenue, and 2) Route 173, 17<sup>th</sup> Street, Galilee Avenue and Gideon Avenue. It is estimated to cost \$130,000 per mile, allowing approximately 3.5 miles of streets to be repaved this year. Mr. Usher requested contracting with Baxter & Woodman Consulting Engineers for engineering services in an amount not to exceed \$78,000 for this proposed project. Commissioner Taylor stated he would like to enlarge this project, however funds are not available. Commissioner Bennett stated MFT funds should be available. Commissioner Taylor suggested conducting a workshop as soon as possible, in order to discuss the designated roadways.

The Council agreed to conduct a workshop on April 5 at 7:00 P.M. at Zion City Hall to discuss the 2004 Street Maintenance Program.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve contracting with Baxter & Woodman Consulting Engineers for engineering services in an amount not to exceed \$78,000 for the 2004 street maintenance program. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **BUSINESS DISTRICT MAINTENANCE EQUIPMENT**

A memo (04-DOC-43) was received from Brian Usher, requesting to waive bids and purchase a piece of equipment for maintenance of the business district. Mr. Usher stated he researched the options for maintenance of the sidewalks and parking lots, and recommended purchasing a Trackless MT5 Municipal Tractor. The local vendor, Standard Equipment Company, for this unit provided three purchase options:

1. New 2004 unit with snow blower and power broom attachments for \$78,922,
2. 2003 unit with 80 hours, new warranty, with blower and broom for \$74,824, or
3. 2001 unit with 600 hours, repainted, new warranty, with blower and broom for \$71,324

Mr. Usher recommended purchasing the 2003 unit from Standard Equipment Company with available funds to be utilized from the 2004 TIF #1 budget. Commissioner Bennett stated funds are not available in the TIF #1 budget, and recommended deferring this request until the budget hearings. Mayor Harrison stated it is his understanding that TIF funds have been committed, but would not be spent. Greg Schneider stated the TIF budget needs to repay the economic development fund, and a schedule is not yet in place to do so. Mr. Usher noted the used, less expensive equipment may not be available at a later date. Commissioner Taylor stated there is a need for this equipment, and he was able to test this highly recommended unit. Mayor Harrison noted this equipment would be used in the TIF districts. Commissioner Bennett stated other equipment has not always been adequately utilized, and he would want additional information on this tractor. Mr. Usher stated he contacted several other communities, who have utilized this tractor, noting they have gotten 10 to 15 years of reliable service from this piece of equipment.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to waive bids and grant permission to purchase the 2003 Trackless MT5 Municipal Tractor from Standard Equipment Company for an amount not to exceed \$74,824, and for this purchase to be paid from a fund to be determined at a later date. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, nay; and Mayor Harrison, aye. Motion carried.

### **SECURITY CORRIDOR DOOR/CITY HALL**

A memo (04-DOC-44) was received from John Jones, regarding the installation of a security door at the east end of the corridor leading to the administrative offices in City Hall. Mr. Jones obtained a quote for this work, and recommended D.D. Schick Home Improvements install this door for a total amount of \$2,832.00.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to accept the quote from D.D. Schick Home Improvements for the installation of a security door in City Hall for the total amount of \$2,832.00, which is to be paid from Public Property. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**1227 27<sup>th</sup> STREET**

A memo (04-DOC-45) was received from Delaine Rogers, considering the purchase of 1221 27<sup>th</sup> Street. The purchase price would be \$170,000, with the closing to take place within the next three months.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the purchase of 1221 27<sup>th</sup> Street, and for a resolution to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, nay. Motion carried.

**POLICE DEPT ANNUAL REPORT**

A memo (04-DOC-46) was received from Delaine Rogers, regarding Citigate's creation of an annual report for the Police Department. Citigate would create this public service report for an amount not to exceed \$2,500, with payment to come from the Cable Fund.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the creation of the 2004 Police Department Annual Report by Citigate in an amount not to exceed \$2,500, and for the project to be paid from the Cable Fund. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, nay. Motion carried.

**EVERYTHING ZION CABLE SHOW**

A letter (04-DOC-47) was received from Thomas Angelos, Living Museum Director, Zion Park District, requesting continued funding for the Everything Zion cable television show. Mr. Angelos proposed creating two shows per month, noting he has had positive feedback about the community topics. There would be an additional \$5,000 cost, bringing the total expense to \$35,000. Ms. Rogers noted the City is also provided copies of this show.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to approve continued funding for the Everything Zion cable television show for a total amount of \$35,000, and for this project to be paid from the Cable Fund. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, nay. Motion carried.

**CULVER'S DEVELOPMENT AGREEMENT**

A memo (04-DOC-48) was received from Delaine Rogers, requesting extension of Culver's Development Agreement and contract to purchase Lot 9 of the Zion-Sheridan Subdivision. The survey of Lot 9 revealed a utility easement. The city has requested a vacation of this easement, since there are no utilities at that location. Commonwealth Edison and SBC/Ameritech have agreed to this request. While this issue is being resolved, the developers of Culver's are asking for an extension of their agreement through April 30, 2004. Attorney Rolek noted the property closing should be scheduled no later than early in May.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant the extension of Culver's Development and contract to purchase Lot 9 of the Zion-Sheridan Subdivision through April 30, 2004. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, nay. Motion carried.

**ANNOUNCEMENTS**

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| March 23 | Coalition for Healthy Communities & ZBTHS Parent Program “Who is Talking to Your Kids?” |
| March 24 | Life Line Healthy Screenings at City Hall   |
| April 5  | Workshop/Special City Council Meeting re: 2004 Street Project                           |
| April 6  | City Council Meeting  |
| April 20 | Township Board Meeting  |

**CLOSED SESSION**

It was moved by Commissioner Flammini, seconded by Commissioner Bennett that the Council recess to Closed Session at 8:42 p.m. to discuss personnel, purchase and sale of real estate, and probable litigation. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 10:12 p.m. with same members present. The vote on roll call was: Commissioners Flammini, 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 10:12 p.m. Motion carried.

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City Clerk