

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 5, 2005, 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 DeTienne, Flammini, Taylor, Bennett and Mayor Harrison.

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

**AGENDA CHANGES**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to accept the Council agenda with amendments as follows:

- Deleting to consider passing Calpine Recapture Agreement Ordinance, item 6.d.
- Deleting to consider continued support for the Everything Zion Cable Television Show, item 7.i.

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

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on June 21, 2005 at 7:02 P.M. and approval but not release of Closed Session minutes of a meeting held on June 21, 2005 at 7:30 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, June 2005; Public Works Department Monthly Report, May 2005
- (c) **BILLS:** Vouchers 90917 through 91030 drawn on National City Bank, \$627,795.53; Adjustment for voided checks, \$4,139.95 & \$590.00; Net Total: \$632,525.48
- (d) **PAYMENTS:** North East Multi-Regional Training, Inc., annual membership fees, \$4,335.00; Jim Belli, economic development consultant fee, \$5,000.00; Pronto Signs & Engraving, 14 "A" frame signs, \$1,890.00

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

**VACATING A PORTION OF LEAH AVENUE**

Commissioner Taylor recommended vacating a portion of Leah Avenue, as previously discussed, subject to the payment of only those costs or fees incurred by the City of Zion. Commissioner Taylor noted the city has not accessed extra costs on similar requests. It was noted a policy is being developed regarding vacations. Commissioner Bennett stated the key should be whether or not the property is unbuildable and unusable, and a policy should be approved prior to considering the vacation of Leah Avenue.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (05-0-22) be passed vacating a portion of Leah Avenue in the City of Zion, amending Section 3. C. to read "That this vacation is subject to payment by the property owners, James and Nellie Bowman, to the City any costs or fees incurred by the City of Zion". The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, nay; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**STONEBRIDGE CROSSING PUD AGREEMENT**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (05-0-23) be passed approving the Stonebridge Crossing Planned Unit Development Agreement. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**SHEPHERD'S POINT PUD AGREEMENT**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (05-0-24) be passed approving the Shepherd's Point Planned Unit Development Agreement. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**2005/06 BUDGET**

Commissioner Bennett presented the proposed budget for Fiscal Year May 1, 2005 through April 30, 2006, noting this budget includes proposals as previously discussed during budget workshops. The appropriation ordinance will be placed on the July 19 Council agenda.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the City of Zion budget for Fiscal Year May 1, 2005 through April 30, 2006. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**LIVE SCAN SYSTEM/POLICE DEPT.**

A memo (05-DOC-83) was received from Chief Malcolm, requesting permission to upgrade the maintenance agreement for the Live Scan System for the Police Department. Identix provides the system, which stores digital fingerprints, including maintenance and training for an annual cost of \$21,449. This is a budgeted item.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve the upgrade of the maintenance agreement for the Live Scan System for the Police Department with Identix, Inc. for the amount of \$21,449. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**NORTHEASTERN ILLINOIS REGIONAL CRIME LABORATORY**

A memo (05-DOC-84) was received from Chief Malcolm, recommending approval of an agreement with the Northeastern Illinois Regional Crime Laboratory. The agreement would provide resources and support for criminal investigations and other law enforcement efforts.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve entering into an agreement with Northeastern Illinois Regional Crime Laboratory, as presented. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ST. VINCENT DEPAUL SOCIETY ASSISTANCE PROJECT**

A memo (05-DOC-85) was received from John Jones, regarding a request for the waiver of a permit fee. St. Vincent DePaul Society has an assistance program, which recently helped a local citizen at 2212 Joppa Avenue with the installation of a water tank. The fee for this installation would be \$30.00, and the request is for waiver of this fee.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to waive the \$30.00 permit fee for the replacement water tank at 2212 Joppa Avenue. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ENGINEERING TECHNICIAN/INSPECTOR/PUBLIC WORKS**

A memo (05-DOC-86) was received from Brian Usher, requesting permission to post and advertise for an Engineering Inspector. Mayor Harrison introduced Ron Colangelo, who has been promoted to the new position of Deputy Director of Public Works. Mr. Colangelo previously held the position of Engineering Technician. Mr. Usher requested amending the job description to reflect the title of Engineering Inspector.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to grant permission to post and advertise for an Engineering Inspector in Public Works, amending the job description accordingly. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**WATER SYSTEM REPAIR**

A memo (05-DOC-87) was received from Brian Usher, requesting to waive bids and install an Insta-valve on the water main at Elizabeth Avenue and Shiloh Blvd. Two existing valves require replacement, and without the installation of the Insta-valve, the work would require shutting down the supply main. Severn Trent Services supplies this specialized equipment at a cost of \$6,200.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant permission to waive bids and contract for the installation of an Insta-valve for the water system repair with Severn Trent Services in the amount of \$6,200. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**2006 MFT ENGINEERING SERVICES**

A memo (05-DOC-88) was received from Brian Usher, regarding engineering services for the 2006 MFT Street rehabilitation cost estimate. Mr. Usher recommended approving a work order with Baxter & Woodman Consulting Engineers for the evaluation and cost estimates for an amount not to exceed \$5,900. This is a budgeted item.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the engineering services work order with Baxter & Woodman Consulting Engineers for the 2006 MFT Street rehabilitation cost estimate in an amount not to exceed \$5,900. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ZION SENIOR COTTAGES DEVELOPMENT AGREEMENT**

A memo (05-DOC-89) was received from John Jones, considering the Zion Senior Cottages Development Agreement. Developer Jeff Pickus has submitted everything necessary to begin development. Since this is a senior project, Mr. Pickus is requesting waiver of impact fees for schools. Staff recommends approval of this agreement subject to attorney review. This 110-unit development is for senior residents over the age of 55, and would be built east of the Kmart and Piggly Wiggly businesses. Commissioner Bennett questioned whether or not the units would be owner occupied. Mr. Pickus stated rental is based on income. There is a minimum 31-year lease restriction, after which the units could be sold as individual units at a senior market rate. Mr. Pickus stated the property would always remain as a senior development. Improvements would be maintained by the professionally managed project, with private roads and grounds. Commissioner DeTienne questioned whether or not there would be an owners association. Mr. Pickus stated services would be offered with no association fees. Cheri Ditzig noted that she has been working with the developer to provide transportation. Mr. Pickus stated he is addressing the transportation issues.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve the Zion Senior Cottages Development Agreement and the waiver of impact fees for schools. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TRUMPET PARK BROKERAGE AGREEMENT**

Lee and Associates has submitted their proposed Trumpet Park Brokerage Agreement. The approval of this agreement is requested, subject to attorney review and approval of the exit agreement with Trammel Crow. Commissioner Bennett noted he has questions for the principals of Lee and Associates, and will bring up these issues at a later date.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the Trumpet Park Brokerage Agreement with Lee and Associates, subject to attorney review and approval of the Trammel Crow exit agreement. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

Commissioner Flammini stated this year's Nostalgia Days was the most successful event in the past 19 years.

July 7	Farmers Market – every Thursday through October 13
July 19	Township Board Meeting
July 19	City Council Meeting

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that the Council recess to Closed Session at 7:58 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners DeTienne, aye; 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 8:40 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; 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 DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 8:40 p.m. Motion carried.

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City Clerk

Approved July 19, 2005