

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 19, 2006, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Little Miss Zion Mackenzie Cmiel called the meeting to order.

Miss Zion Megan May called the roll. On call of the roll the following answered present: Commissioners DeTienne, Flammini, Bennett, Taylor and Mayor Harrison.

Junior Miss Zion Jenny Campbell led in the Pledge of Allegiance to the Flag.

AGENDA CHANGES

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

- Adding the Accounts and Finance Monthly Report to the Consent Agenda, item 6.b.

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

JUBILEE DAYS PARADE AWARDS

Rich Walker, Executive Director of the Jubilee Days Festival Commission, presented the 2006 Jubilee Days/Labor Day parade awards as follows:

President's Choice for most original entry:	Zion-Benton Public Library
Jubilee Director's Choice for best musical entry:	Spirit of Life Church
Theme Award for best theme presentation:	Memorial United Methodist Church
Sweepstakes Award for best animation entry:	Zion Park District
Grand Marshal Award for most beautiful entry:	Our Lady of Humility School
Mayor's Award for overall best:	Community Christian Church

CONSENT AGENDA

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

- APPROVAL OF MINUTES** of a Regular Meeting held on September 5, 2006 at 7:02 p.m. and approval but not release of Closed Session minutes of a meeting held on September 5, 2006 at 7:48 P.M. and a Special Meeting held on September 7, 2006 at 3:52 p.m., with all members having previously received copies.
- DEPARTMENTAL REPORTS:** Building Department Monthly Report, August, 2006; Accounts and Finance Monthly Report, August, 2006
- BILLS:** Vouchers 95279 through 95420 drawn on National City Bank, \$624,658.53
- PAYMENTS:** Zion Park District, "Everything Zion" production, \$35,000
- PROCLAMATION:** Domestic Violence Awareness Month – October 2006

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

AMEND PERSONNEL AUTHORIZATION

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that a Resolution (06-R-17) be passed amending the Personnel Authorization adding a part-time Clerical Assistant in the Police Department. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

SALE OF 2909 GIDEON AVENUE/BID OPENING

Mayor Harrison opened bids for the sale of property at 2909 Gideon Avenue, Zion, Illinois. Two bids were received as follows:

MT Homes, LLC - \$1,001.00
Vic Mittelberg - \$ 502.00

2909 Gideon is a 20-foot by 169.9-foot unbuildable parcel. Mayor Harrison stated the contact person for the bid from MT Homes, LLC is Adam Taylor, and the bid envelope indicates a Chicago address. Clerk Mackey noted Mr. Taylor stated that he is the owner of the property at 2907 Gideon Avenue. Mayor Harrison suggested tabling this issue, in order to verify the ownership of the adjacent property.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to table awarding the sale of property at 2909 Gideon Avenue. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FIRE STATION NO. 1

A memo (06-DOC-104) was received from Chief LaBelle, requesting approval to hire an architect for architectural and engineering services for the Station One Project. After several months of evaluations and professional reviews, the recommended plan for Fire Station One would be as follows:

- Construct a new two-story station on city-owned property on 28th Street and Elisha Avenue for operations, living and public areas

Chief LaBelle stated the Finance Department feels that the financing of this project would be possible. Daniel Robison Architects assisted in the initial evaluations, and has submitted a proposal for their services on this project. Chief LaBelle recommended contracting with Daniel Robison Architects, PC for professional architectural and engineering services at a fee of 7% of final construction, subject to review by legal counsel. Mayor Harrison stated Station One is quite old, in need of repair, and has space issues, noting the construction of a new station on city property would cost substantially less.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve contracting with Daniel Robison Architects, PC for architectural and engineering services for the Fire Station One Project, as recommended. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

STOP SIGN/26th STREET & JETHRO AVENUE

A memo (06-DOC-105) was received from Chief Malcolm, recommending the installation of a stop sign for the east/west traffic on 26th Street and Jethro Avenue. Commissioner DeTienne stated he has received several complaints regarding speeding in this area. Commissioner DeTienne has suggested that signs stating "slow-children present" be considered.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve installing a stop sign at 26th Street and Jethro Avenue, as requested. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

2655 SHERIDAN ROAD

A memo (06-DOC-106) was received from Delaine Rogers regarding the sale of property at 2655 Sheridan Road. Ms. Rogers stated previous businesses have made offers to purchase this property, formerly known as the Salvation Army building, but were unable to obtain financing. Ms. Rogers recommended declaring this property as surplus and offering it for sale through the public bid process with the following criteria:

1. Minimum bid amount of \$285,000
2. Bidder must describe intended use, which may require review by the Planning and Zoning Commission and Council approval
3. Property would be offered "as is" with no incentive attached
4. An Alta survey and a Phase One environmental study have been completed and would be provided to the buyer with no additional survey or study provided by the City
5. All bids must include an escrow deposit of \$5,000 in the form of a Cashier's Check

Attorney Randall stated a 30-day notice is required with multiple publications. The bid date opening would be determined based on the notification requirements.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to declare 2655 Sheridan Road as surplus property, approving the advertising of bids for this property, as recommended, with a minimum bid requirement of \$285,000. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUSINESS RETENTION GRANT PROGRAM

A memo (06-DOC-107) was received from Delaine Rogers, recommending the following criteria for the Business Retention Grant Program:

1. Business would be established operation with legitimate tax and licensing records
2. Business must be located in Zion City limits, but not eligible for TIF funding
3. Business must be properly zoned
4. Business and property must be in compliance with city codes and ordinances
5. Assistance requests must be supported by estimates and concept rendering of project
6. Business owner should provide a complete project budget
7. Business owner should have financing for their portion of the project
8. No grant should either exceed \$10,000 or represent more than 50% of total project costs
9. Grant funds are only for exterior improvements. Consideration can be made to assist with compliance issues, if improvements are visible, property enhancing and project includes exterior upgrades
10. All work must be pre-approved by the city with permits obtained at business owner's expense
11. All requests are to be forwarded to Economic Development for review of eligibility. The Council reserves the sole authority to approve or deny any grant request
12. The city does not have any legal obligation to assist businesses with any improvements, operation expenses, capital investments, workforce issues or marketing

Mayor Harrison noted specific prohibitions in this program include:

1. Grants will not be considered for interior repairs, parking lot repairs or operation costs.
2. Grants will not be considered for the same business or property that has received a grant, relocation incentive, TIF funding, façade or Economic Development funds from the City during the proceeding five year period.
3. No home-based business will be considered, including Internet operations.

Ms. Rogers stated the Council would consider these grant requests during one single annual opening per year. Commissioner Flammini questioned whether the business owner would receive funds up front or receive reimbursement. Ms. Rogers stated this is a reimbursement program. Mayor Harrison questioned whether or not a new business owner would be eligible for this program, and if he moves into a building in which the former business received grant funds. Ms. Rogers stated the new business would not be eligible, noting anyone eligible for TIF funding is also not eligible for this program.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve the Business Retention Grant Program and criteria, as presented. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

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| October 9 – November 17 | Leaf Pick-Up, which takes place on the resident’s normal garbage pick-up day |
| Every Thursday through October 12 | Farmer’s Market |
| September 21 – October 12 | Zion Market Days |
| September 21 | “Homecoming Tailgate Party” |
| September 28 | “Garden Party” |
| October 5 | “Gourd Out of Our Minds” |
| October 12 | “Game Day” |
| October 3 | Regular City Council Meeting |
| October 17 | Town Board Meeting |

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 7:48 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; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 9:19 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, 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 9:19 p.m. Motion carried.

City Clerk

Approved October 3, 2006