

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MARCH 20, 2007, AT 7:00 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, Bennett, Flammini, DeTienne 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 Bennett to accept the Council agenda with amendments as follows:

- Amend Item 7.d., Planning and Zoning Commission originally tabled this item at their February meeting, but recommended approval at their March meeting
- Amend Item 7.i., Consider utilizing cable funds, rather than hotel/motel tax funds, for Zion Chamber of Commerce

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

**2007 BEE-PRENTICE PROGRAM**

The 2007 Bee-Prentice students were introduced:

Jasmine Harvell	Eva Ramsey	Deontra Brown	Margaret Reid
Nicole Nesbitt	Megan Leicht	Joseph Devlin	Trevor Pontillo
Kawanis McDaniel	Brittany Chrisman	Ashley Ecklund	Adam Blair
Wil Savage	Leslie Madorsky	Dylan Sandretto	Tanya Otto
Justin Jackola	Brittney Colangelo	Joseph Hartwell	Rashaunda Cooper
Brittany Jones	Jahrel Sparks	Meghan Gray	Emmanuel McNeely

**ZB LIBRARY VOTE COMMITTEE**

Nann Blaine-Hilyard, Executive Director of the Zion-Benton Public Library, presented information on the Zion-Benton library's referendum, which is on the April 17 election ballot. Bonds issued to build the new library building will be paid off in 2007, therefore property tax bills for residents of the Zion-Benton Public Library District will go down in 2008 by .08 (eight cents). The referendum is requesting a .04 (four cent) increase in the library's tax rate. The requested increase would allow the library to restore Friday and Sunday hours. Ms. Hilyard encouraged everyone to vote on April 17.

**VEOLIA-ZION LANDFILL**

Andy Quigley, Executive Director, Solid Waste Agency of Lake County, presented a report completed by Camp Dresser & McKee Inc. on the assessment of the odor issue at the Veolia-Zion Landfill. Mr. Quigley stated there is a planned expansion of the control system, which should help correct the problem. Mr. Quigley stated the landfill must be prepared to add additional wells to extract methane gas, place impermeable cover, and increase flare and blower capacity, so that the landfill can perform as designed. Any need for enforcement would be the responsibility of the Lake County Health Department in conjunction with the Illinois Environmental Protection Agency. Commissioner DeTienne noted ongoing odor and dust problems. Mr. Quigley agreed that the landfill needs to improve operations, and hopefully these measures will help resolve the problems.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on March 6, 2007 at 7:03 P.M. and approval but not release of Closed Session minutes of a meeting held on March 6, 2007 at 7:50 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet for periods ending February 28, 2007; Detailed Revenue & Expense Report for periods ending February 28, 2007; Public Works Monthly Report, February 2007; Accounts & Finance Monthly Report, February 2007
- (c) **BILLS:** Vouchers 97104 through 97230 drawn on National City Bank, \$657,919.67
- (d) **RECEIVE & PLACE ON FILE:** Audit Report for Fiscal Year May 1, 2005 through April 30, 2006
- (e) **PROCLAMATION:** Fair Housing Month – April, 2007

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

**REFUSE, RECYCLING & YARD WASTE CONTRACT**

A letter (07-DOC-24) was received from Veolia Environmental Services, regarding a 5-year extension of the refuse, recycling and yard waste contract. Commissioner Bennett stated this contract extension would include:

- 15% increase - Effective May 1, 2007, the City's cost for waste, recycling and yard waste collection would be \$15.64 per month per residential unit.
- fuel cost escalator, if fuel prices go over \$3.25 a gallon
- complaints would be directed to the Commissioner and Director of Building
- meeting quarterly with Veolia to review complaints and address any other issues

Mayor Harrison stated, compared to other waste collectors, this contract is considerably lower in cost. Competitors have significantly increased costs, due to growing fuel and labor costs. Commissioner Taylor stated Veolia will now also offer special backdoor service for the first twenty (20) residential units with disabled residents at no additional charge. Commissioner Taylor noted that Veolia's price has only risen 10% since the beginning of the current contract. It was noted that Andy Quigley of SWALCO also helped negotiate this contract.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the 5-year extension of the refuse, recycling and yard waste contract with Veolia Environmental Services effective May 1, 2007, subject to the City Attorney's review of the complete contract. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**SWALCO OPERATION & MAINTENANCE FEE**

A letter (07-DOC-25) was received from Andy Quigley, Executive Director of the Solid Waste Agency of Lake County (SWALCO), regarding establishing an Operations and Maintenance Fee for funding SWALCO. SWALCO is funded by a local tax applied to Lake County landfills, however, their Solid Waste Fund anticipates a negative balance within two years. SWALCO recommends implementing an Operations and Maintenance Fee. This fee, paid by the municipalities, would raise \$215,000. The annual expenditure from the City of Zion would be \$6,000, based on \$1 per household per year. Commissioner Taylor is the City's representative for SWALCO, and Mr. Quigley requested the City's support of this fee.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to authorize Commissioner Taylor to vote in favor of the Operations and Maintenance Fee at SWALCO's Board meeting, also authorizing the placement of \$6,000 in the Waste Fund for this purpose. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**REZONING/NORTHWEST CORNER OF ROUTE 173 & GREEN BAY ROAD**

The Planning and Zoning Commission considered a zoning change from Residential (R-30) to Highway Business (HB) for the northwest corner of Route 173 and Green Bay Road, as petitioned by Karim Khoja dba Lake County Properties, Inc. – Zoning Docket 07-Z-3. The Planning/Zoning Commission recommended approval. This 35,000 square foot property is being considered for a commercial development.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve rezoning the northwest corner of Route 173 and Green Bay Road from Residential (R-30) to Highway Business (HB), as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**THUNDERBIRD CONDOMINIUM DEVELOPMENT**

The Planning and Zoning Commission considered a request for preliminary approval of a PUD for Thunderbird Condominium Development, as petitioned by Thunderbird Condominium LLC and Frank Blazeovich – Zoning Docket 07-Z-2. The Planning/Zoning Commission recommended approval of the following:

- Rezoning the entire parcel to R-2,
- Allowing a variance to increase lot coverage from 40% to 60%, and
- Allowing a variance to increase the density to permit 3,025 square feet of land per unit, instead of 5,000 square feet.

Glenn Christensen, Senior Planner for Manhard Consulting, presented an overview of this development, which would be on the west side of Lewis Avenue from 29<sup>th</sup> Street to 27<sup>th</sup> Street. The parcel is approximately 9.73 acres and will contain 10 buildings with 14 2-bedroom dwelling units per building. The development would not be age restricted, but would probably be age targeted. There would be private roads and a looped water system. The development would be fenced, with the idea of possibly becoming a gated community at a later time. A final plat and a special use permit would be submitted to Planning and Zoning at a later date.

Mayor Harrison stated the developer would be paying impact fees, noting school impact fees would only be paid in areas where it will not impact schools. Commissioner Bennett stated the proposed density is much too congested, noting he is opposed to the variance requests. Commissioner Bennett questioned whether or not there would be masonry walls between the dwelling units. Mr. Christensen stated there would be masonry walls between units. Commissioner Bennett stated there is not enough parking in the plan for residents and guests. Mr. Christensen stated the lot coverage would probably be well below 60% and may be closer to 35%, and the lot density request is in line with other condominium projects. Assistant Fire Chief Colwell noted, if sprinklers are installed, the rating of walls could be lessened per fire codes, but he can't speak for building code requirements. Mayor Harrison stated fire and building codes should be consistent, so there is no question as to the requirements. John Jones stated there is an ordinance requiring masonry walls, noting he is opposed to eliminating the masonry requirements. Mayor Harrison stated the request before the Council is for preliminary approval regarding land use, and these other items can be addressed at a later date.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the preliminary PUD for the Thunderbird Condominium Development. The vote on roll call was: Commissioners Taylor, aye; Bennett, nay; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

#### **TAB OF BIDS/E911 DISPATCH CENTER**

A memo (07-DOC-26) was received from Chief LaBelle, regarding the remodeling of the E911 dispatch center located at 2101 Salem Blvd. Chief LaBelle recommended awarding the contract to the lowest responsible and responsive bidder, Riley Construction Company, in the amount of \$155,000. Chief LaBelle also requested amending the budget to include certain code issues, which were not anticipated. This project was budgeted for \$75,000, and Chief LaBelle suggested paying the extra amount of \$85,000 back to the General Fund from the E911 budget during the next fiscal year.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve amending the budget, allowing for an expenditure of \$85,000 from the General Fund, and repaying the General Fund during the next fiscal year budget from the E911 budget. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to award the contract for the remodeling of the E911 dispatch center to Riley Construction Company in the amount of \$155,000. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

#### **SUMMER GRASS CUTTING PROGRAM/PUBLIC WORKS**

A memo (07-DOC-27) was received from Commissioner Taylor, recommending the continuation of the Summer Grass Cutting Program as follows:

- 10 week program starting June 11, 2007 through August 17, 2007,
- Additional 54 hours for after school and Saturday work hours during the months of April and May,
- Supervisor's wage to be increased from \$18.50 to \$19.00 per hour, and
- Hiring six (6) summer employees at an hourly wage of \$9.00, for new employees, and \$9.25, for employees who worked last summer.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to grant permission to approve the 2007 Summer Grass Cutting Program, as recommended. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**VAN FOR DOWNTOWN MAINTENANCE/BUILDING DEPARTMENT**

A memo (07-DOC-28) was received from John Jones, requesting permission to purchase a vehicle for the downtown maintenance workers, as there is no vehicle available for this summer program. Mr. Jones stated there is a need to purchase a 6-passenger van for the 6-month program. Commissioner Flammini recommended attempting to locate a used vehicle.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve purchasing a used 6-passenger van not to exceed \$12,000 for the downtown maintenance program in the Building Department. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**LAKE COUNTY PUBLIC WATER DISTRICT**

Commissioner Taylor presented a proposed Water Supply Agreement with Lake County Public Water District. This new agreement focuses on three areas:

1. Repair and Replacement Account – This account contains funds used for payment of the cost of necessary repairs or replacement of waterworks properties.
2. Use of City Facilities – The City would grant the District the right to use streets, right of ways and easements, in which transmission and distribution mains are situated.
3. Bonds – Except for some limited sections, the City would not become liable for payment of the debt service on the District's bonds

Commissioner Taylor thanked the Water District, and particularly Al Hill and Jerry Topcik, for their efforts on this agreement.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the 20-year Water Supply Agreement with Lake County Public Water District, as presented. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ZION CHAMBER OF COMMERCE/COOPERATIVE SUPPORT AGREEMENT**

A memo (07-DOC-29) was received from Delaine Rogers, recommending establishing a 3-year Cooperative Support Agreement with the Zion Chamber of Commerce for promotion and recruitment of businesses within the community. The City would provide the Chamber with an annual stipend of \$20,000 from Cable Fund revenues, payable each January. This fixed monetary support would eliminate continuing to reserve hotel/motel tax for the Chamber. Mayor Harrison noted that the State legislature is debating the necessity of funds from cable franchise agreements, possibly eliminating such funds. Mayor Harrison stated the City may need to revisit this issue at a later date, if the State legislation goes forward.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve a 3-year Cooperative Support Agreement with Zion Chamber of Commerce, as presented, with an annual \$20,000 stipend from Cable Funds, subject to continued availability of such funds. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ROUTE 173 WATERMAIN REPLACEMENT PROJECT**

A memo (07-DOC-30) was received from Ron Colangelo, requesting approval for engineering services and for advertising for bids for the Route 173 Watermain Replacement Project. This watermain, between Elisha and Bethesda, has failed several times, including five incidents in the past two years. Illinois Department of Transportation has informed the City that Route 173 is scheduled for resurfacing in their 2008 fiscal year, which begins July 1, 2007, making it necessary to repair the watermain prior to the IDOT project. Baxter and Woodman Engineering has provided a quote in the amount of \$72,000 for engineering services. This project would be paid from the Waterworks and Extension Fund.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve engineering services for the Route 173 Watermain Replacement Project with Baxter and Woodman Engineering in an amount not to exceed \$72,000. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to grant permission to advertise for bids for the Route 173, Elisha Avenue to Bethesda Blvd., Watermain Replacement Project. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

March 26	Illinois Senate hearing on Commonwealth Edison electric rate hikes at Waukegan City Hall
March 26	Early Voting begins at Zion City Hall
April 3	Regular City Council Meeting
April 6	City Hall closed for Holiday
April 12	Last day for Early Voting
April 13	Absentee Voting begins at Zion City Hall
April 16	Zion-Benton Exchange Club Annual Spaghetti Dinner at Grace Missionary Church
April 17	Election Day
April 17	Regular Township Board Meeting

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that the Council recess to Closed Session at 9:12 p.m. to discuss personnel, collective bargaining, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 10:10 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**HEALTH INSURANCE RATES**

Mayor Harrison stated the Council discussed health insurance rates for employees and retirees effective for May 1, 2007.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve health insurance rates for retirees and COBRA participants effective May 1, 2007 as follows:

Monthly Payment for COBRA Coverage

Single: \$ 696.00  
Single + One: \$1,229.00  
Family: \$1,793.00

Monthly Payment for Retirees under Age 65

Single: \$ 621.00  
Single + One: \$1,097.00  
Family: \$1,600.00  
Life: \$13.00 (for current retirees)

Monthly Payment for Retirees with Medicare

Single: \$348.00  
Single + One: \$696.00  
Family: n/a  
Life: \$13.00 (for current retirees)

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 10:20 p.m. Motion carried.

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City Clerk

Approved April 3, 2007