

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 3, 2007, AT 7:02 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 Taylor, DeTienne, Flammini, Bennett and Mayor Harrison.

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

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on March 20, 2007 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on March 20, 2007 at 9:12 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, March 2007
- (c) **BILLS:** Vouchers 97231 through 97373 drawn on National City Bank, \$865,592.52
- (d) **PROCLAMATION:** Zion Child Abuse Prevention and Awareness Month – April 2007

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

PACE PUBLIC TRANSPORTATION

Doug Sullivan, representing Pace, the Bus Division of the Regional Transportation Authority, requested the City's support of Pace by encouraging the Illinois General Assembly to provide Pace with necessary funding to maintain current service and expand into unserved areas. Pace is partnering with METRA for a Moving Beyond Congestion campaign for additional state funding. Mayor Harrison stated public transportation is very important to a portion of the population, which can't afford to lose this public service. Commissioner Taylor noted concerns regarding Pace's budget deficit, stating he would need additional information in order to support added funding. Mr. Sullivan stated Pace hasn't received additional funding, even though the population has continued to grow. Mayor Harrison questioned the possibility of raising fares. Mr. Sullivan replied that fare increases don't provide necessary revenue and discourage ridership. Commissioner Taylor stated that Pace provides an important service, however he would want to see their overall budget. Commissioner Flammini noted that Pace is currently unable to service all needed areas in Zion. Mr. Sullivan stated Pace has been shifting their capital budget to operating budget for the past three years, while awaiting additional state funds. The legislature will be approving their budget by the end of May. Commissioner DeTienne suggested tabling this issue, noting he would like to know how many people are using their service in this area. Mr. Sullivan stated he could provide ridership numbers, as well as dollar amounts spent on local bus runs.

This item was deferred until further information is provided by Pace.

VACATING 20th STREET RIGHT-OF-WAY & PORTION OF ALLEY RIGHT-OF-WAY

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (07-0-17) be passed vacating a portion of the 20th Street right-of-way west of Sheridan Road to the west side of Lot 16 and the north-south alley right-of-way between 20th Street and Wilson Court. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

REZONING/NORTHWEST CORNER OF GREEN BAY RD & ROUTE 173

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (07-0-18) be passed rezoning certain property on the northwest corner of Green Bay Road and Route 173 from R-30 (Residential) to HB (Highway Business). The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

MOSQUITO CONTROL PROGRAM

A memo (07-DOC-31) was received from Clerk Mackey recommending the approval of the 2007 Mosquito Control Program as follows:

- Treatment of catch basins - \$15,399.50
- 4 citywide misting treatments @\$3,582.10 each for a total of \$14,328.40
- 3 treatments of downtown area and Shiloh Park prior to Nostalgia Days, July 4th, and Jubilee Days @\$200 each for Nostalgia Days and Jubilee Days for a total of \$600 with the treatment for July 4th at no cost
- Total Mosquito Control Program - \$30,327.90

Services would be conducted by Clarke Environmental Mosquito Management. The 2007 program's cost decreased by \$300 from last year, due to the special treatment for the 4th of July at no cost.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to award the contract for the 2007 Mosquito Control Program to Clarke Environmental Mosquito Management for a total amount not to exceed \$31,000.00, with services as recommended. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

GCG FINANCIAL CONSULTANTS/HEALTH INSURANCE

Commissioner Bennett stated the Plan Consultant and Accounting Administration Agreement renewal was received from GCG Financial, Inc. for the period of May 1, 2007 through April 30, 2008. Commissioner Bennett recommended renewal of the services provided by GCG Financial, consultants for the City's health insurance. The cost for this renewal includes a one-time fee of \$1,000 plus \$2,562.69 per month. The monthly fee reflects a 5% increase.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve the renewal of the Plan Consultant and Accounting Administration Agreement with GCG Financial, Inc. for the City's health insurance for the period of May 1, 2007 through April 30, 2008, authorizing a one-time fee of \$1,000 plus monthly payments in the amount of \$2,562.69. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

FIREFIGHTERS CONTRACT AGREEMENT

Commissioner Bennett stated the City had been negotiating a renewal contract with the Zion Professional Firefighters Association, and an agreement has been reached.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve the contract agreement with the Zion Professional Firefighters Association for May 1, 2007 through April 30, 2010. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

REBUILDING TOGETHER PROGRAM

Commissioner Flammini requested a waiver of permit fees for the Zion homes being repaired through the Rebuilding Together Program. This is the eighth year Zion has been involved in this program. At the end of this year's program, a total of 73 homes will have been repaired in Zion over the 8 years through these volunteer efforts.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve waiver of any permit fees for the 2007 Rebuilding Together Program. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

FIRE STATION NO. 1

A memo (07-DOC-32) was received from Chief LaBelle, requesting permission to complete the construction documents and specifications and advertise for bids for the new Fire Station No. 1 on city-owned property on 28th Street and Elisha Avenue. The Council previously approved engineering services with Daniel Robison Architects for the design of this new station. This firm would also be involved with preparing the construction documents for bidding. Chief LaBelle stated he has been working with Finance Director Pannell on financial arrangements, and actual bid costs are needed at this time. Dan Robison stated fees are typically based on a percentage of construction costs with 50% to 70% of the total fee used for completing construction documents and preparing to go to bid. Mayor Harrison noted concerns regarding questions of how much would have to be spent, just to determine the project cost. Assistant Chief Colwell stated the construction documents would have a value, even if used at a later date. Commissioner Bennett estimated that the City would be spending an additional \$100,000 to \$120,000 per this request, noting the Council should be considering what the City could afford and finance. Mr. Robison stated the plans would include a list of alternates, in an attempt to fit the project to the budget. Commissioner Bennett estimated this project would need a minimum annual budget of \$400,000. Mayor Harrison recommended deferring this issue, and discussing this further during budget hearings. Larry Pannell stated he hopes to hold budget workshops during the end of April, however he is unable to place numbers in the budget for this project until bids are received. Commissioner Bennett suggested proceeding with construction documents, but holding on bidding until budget and financing issues are resolved. Mr. Robison stated contractors would be reluctant to spend time and money without knowing whether or not the City would be committed to the project.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to table the request for the completion of construction documents and advertising for bids for the new Fire Station No. 1 until after budget workshops are held. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

GRAFFITI BUSTERS PROGRAM

A memo (07-DOC-33) was received from John Jones, regarding establishing a Graffiti Busters Program. People would be able to call into a special phone line and provide information they have regarding graffiti. A reward fund would be established, and the caller would be rewarded for information leading to an arrest and conviction for graffiti. Mayor Harrison stated the City is also looking into costs for purchasing a graffiti removal machine.

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

MIDWESTERN REGIONAL MEDICAL CENTER/ELEVATOR VARIANCE

A memo (07-DOC-34) was received from John Jones, regarding a request from Midwestern Regional Medical Center for incorporating a new-age elevator system in their hospital addition project. Mr. Jones stated this request doesn't require going through the Planning and Zoning Commission, as it is not a land use issue. Current codes do not address this type of elevator, an Otis Elevator GEN2 system. The City's elevator inspection service company, Thompson Elevator Inspection Service, has had experience with this elevator, and has a list of items that the contractor will need to incorporate into the installation. This system is currently under review and testing by the American Society of Mechanical Engineers, and some of the variance items may later be incorporated into their requirements.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant a variance for the installation of the Otis Elevator GEN2 system at Midwestern Regional Medical Center, subject to incorporating all requirements recommended by the Thompson Elevator Inspection Service. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

SUPPORT OF HOUSE BILL 32/NORTH POINT MARINA

A letter (07-DOC-35) was received from the Village of Winthrop Harbor, requesting a letter of support for Illinois House Bill 32, maintaining funding as well as a 10-year plan for continued repairs and maintenance of North Point Marina. House Bill 32 would preserve the marina's fees just to be used for its own replacement and maintenance costs.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to support Illinois House Bill 32, and to write a letter of support for the funding and 10-year plan for North Point Marina. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

SIGN INSTALLATION FOR NORTH POINT MARINA

A memo (07-DOC-36) was received from Delaine Rogers, regarding the installation of a sign near the intersection of Route 173 and Sheridan Road for North Point Marina. The Village of Winthrop Harbor has requested a sign near this intersection, since this is a customary route for boaters and visitors to the marina. Zion does benefit from the additional visitors coming through Zion on their way to the marina. Winthrop Harbor would pay all costs for installing and maintaining this sign. Commissioner Bennett noted the state would also need to grant permission, since Route 173 is a state highway. Ms. Rogers stated Winthrop Harbor would be responsible for obtaining state permission.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to grant permission for the installation of a sign near the intersection of Route 173 and Sheridan Road for North Point Marina, subject to state permission. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

LAKE COUNTY BROWNFIELD GRANT/3003-3049 SHERIDAN ROAD

A memo (07-DOC-37) was received from Delaine Rogers, requesting permission to submit a Lake County Brownfield Grant application for the remediation of city-owned property at 3003-3049 Sheridan Road. The grant would be up to \$100,000 to reimburse the city for restoring this property to a viable commercial site, and to meet the expectations of AutoZone. AutoZone will be relocating to this location.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant permission to submit an application for the Lake County Brownfield Grant for the remediation of city-owned property at 3003-3049 Sheridan Road. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

TRUMPET PARK/NSSD CELL B SITE WORK

A memo (07-DOC-38) was received from Delaine Rogers, recommending approval of proposals for site plans, grading plans and engineering plans for North Shore Sanitary District's Cell B, located in Trumpet Park. This parcel is approximately fifteen acres at the northwest corner of 9th Street and Green Bay Road. The conceptual site plan and final grading plan must be submitted to the IEPA for a closing permit amendment. A quote for the conceptual site and grading plans was received from Partners in Design Architects at a cost not to exceed \$1,500. Quotes were received for the engineering plans, with the lowest quote from Jacob & Hefner Associates in the amount of \$1,600. Ms. Rogers recommended awarding the engineering project to Jacob & Hefner Associates, in order to establish final grades for Cell B, and awarding the site and grading plan projects to Partners in Design Architects. These are budgeted projects.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve site work for North Shore Sanitary District's Cell B, located in Trumpet Park, awarding the engineering plans project to Jacob & Hefner Associates in an amount not to exceed \$1,600. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve site work for North Shore Sanitary District's Cell B, located in Trumpet Park, awarding the conceptual site plan and final grading plan project to Partners in Design Architects in an amount not to exceed \$1,500. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

3003-3049 SHERIDAN ROAD/PURCHASE AND SALE AGREEMENT

A memo (07-DOC-39) was received from Delaine Rogers, requesting approval of a Purchase and Sale Agreement with AutoZone for city-owned property at 3003-3049 Sheridan Road. AutoZone would be relocating its current business to this site, allowing the Market Square project to advance in the 2700 block of Sheridan Road. Ms. Rogers stated the only change from the original Letter of Intent is from a 250-foot frontage to a 200-foot frontage, in order to accommodate a permanent access point onto Sheridan Road per a lease with Dreyer's Auto Service. The purchase price of this property is \$405,000.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the Purchase and Sale Agreement with AutoZone for property at 3003-3049 Sheridan Road in the amount of \$405,000, subject to City Attorney review. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

Mayor Harrison stated House Bill 898 would give municipal authority to conduct a partial census. HB 898 has passed out of the Illinois House and is currently in the Senate Rules Committee. The Illinois Municipal League supports this bill. Mayor Harrison stated a partial census could allow Zion to become Home Rule, and Home Rule could assist the community by bringing rental properties up to Code.

Mayor Harrison announced that the City of Zion has been named as the Coalition for Healthy Communities' 2007 Outstanding Community Support Award recipient, and the City will be recognized at an annual banquet on April 23.

Early Voting is currently being conducted at Zion City Hall through April 12.

City vehicle stickers are now on sale, and due by May 1.

The Police and Fire Departments are looking into a service called Connect 911, which provides emergency notices, such as water boil orders, power outages, etc. More information will be available at a later date.

April 4	Wal-Mart Ground-breaking Ceremony
April 6	City Offices Closed
April 10	Annual Township Board Meeting
April 11	Special Council Meeting at 6:00 P.M.
April 17	Election Day
April 17	Regular Township Board Meeting
April 17	Regular City Council Meeting

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 8:49 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; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 11:10 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

FOP/TELECOMMUNICATORS CONTRACT AGREEMENT

Mayor Harrison stated the City has been negotiating a renewal contract with the FOP/Telecommunicators, noting an agreement has been reached.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve the contract agreement with the FOP/Zion City Telecommunicators for May 1, 2006 through April 30, 2009, effective upon signature by the Telecommunicators. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, 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 Flammini and unanimously approved the meeting be adjourned at 11:15 p.m. Motion carried.

City Clerk

Approved April 17, 2007