

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 15, 2009, AT 7:03 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 Jim Taylor, Shantal Taylor, Flammini and Mayor Harrison. Commissioner DeTienne was absent.

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

SPECIAL PRESENTATION/EXELON/COM-ED

Ron Schuster, Plant Manager for Zion Commonwealth Edison Plant, presented a \$7,500 check to the Zion Police Department and a \$7,500 check to the Zion Fire/Rescue Department, thanking them for all of their ongoing efforts and support.

PUBLIC HEARING – TAX LEVY

Mayor Harrison opened the public hearing for the 2009, payable in 2010, City of Zion tax levy at 7:08 P.M.

Larry Pannell stated the corporate and special purpose property taxes extended for 2008 were \$6,226,344. The proposed taxes to be levied for 2009 are \$6,495,222. This represents a 4.3% increase over the previous year, which is well below the 5% tax cap. The 2009 tax rate is projected to be 1.503 per \$100 of assessed value. A home with an assessed value of \$100,000 would have an additional tax of approximately \$5 per year. Mr. Pannell stated the overall Equalized Assessed Value (EAV) is projected to increase by over \$16 million due to new revenue. Commissioner Jim Taylor noted the City's expenses and liabilities have been increasing at a rate greater than the revenue. Mayor Harrison noted the Township Assessor submitted a flat EAV to Lake County, however the County reflected a 2.3% increase in the City's EAV.

Mayor Harrison invited questions and/or comments from the public, and there were none.

Mayor Harrison declared the hearing closed at 7:12 P.M.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on December 1, 2009 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on December 1, 2009 at 7:41 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, November 2009
- (c) **BILLS:** Vouchers 106407 through 106525 drawn on National City Bank, \$627,838.05

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

TAX LEVY – CORPORATE PURPOSES

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that an Ordinance (09-0-57) be passed providing for the levy of taxes for corporate purposes in the total amount of \$6,495,222 for the tax levy year 2009 to be collected in the year beginning January 1, 2010 and ending December 31, 2010 for the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

TAX LEVY-STREET AND BRIDGE

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that an Ordinance (09-0-58) be passed providing for a 2009 tax levy in the amount of \$336,223 for street and bridge purposes for the City of Zion, Lake County, Illinois. Commissioner Jim Taylor stated this is a dedicated levy for street and bridge purposes, however the amount is already included as part of the overall corporate tax levy. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

2009-2010 LIABILITY & WORKERS COMPENSATION INSURANCE

A memo (09-DOC-89) was received from Larry Pannell, regarding the City's workers' compensation and liability insurance coverage for December 1, 2009 through November 30, 2010. Mesriow Financial has presented renewal coverage for workers' compensation through Illinois Public Risk Fund (IPRF) and liability coverage through Travelers. Overall premium costs have decreased by 9%, due to employee cooperation in the area of workers compensation.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to approve renewing the City's liability insurance coverage with Travelers, and the workers' compensation coverage with IPRF for the 2009-2010 plan year December 1, 2009 through November 30, 2010. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

FIRE/RESCUE INVOICES

A memo (09-DOC-90) was received from Chief Lewis requesting approval of payment for invoices as follows:

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|-----------------------------|------------|
| 1. MES Illinois | \$1,182.24 |
| 2. Andre's Billing Services | \$2,214.88 |
| 3. Computer Help Key | \$607.50 |

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve payment for Fire/Rescue invoices, as presented. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

FIRE/RESCUE TURNOUT GEAR

A memo (09-DOC-91) was received from Chief Lewis requesting permission to contact vendor MES Illinois for the replacement of out of date turnout gear for the Fire/Rescue Department. This new gear meets current specifications and costs a total of \$1,012.43.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the purchase of turnout gear for the Fire/Rescue Department with MES Illinois for a total of \$1,012.43. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

POLICE DEPARTMENT INVOICES

A memo (09-DOC-92) was received from Deputy Chief Brooks requesting approval of payment for invoices as follows:

1. Computer Help Key	\$675.00
2. Current Technologies Corp.	\$1,312.50
3. Law Office of Timothy R. Evans	\$593.75
4. Law Office of Timothy R. Evans	\$562.50
5. Havey Communications, Inc.	\$5,373.40
6. Havey Communications, Inc.	\$5,411.40
7. Porter Lee	\$730.00
8. Sticker Dude	\$1,750.00

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to approve payment for Police Department invoices, as presented. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

POLICE DEPARTMENT/CARPET INSTALLATION

A memo (09-DOC-93) was received from Deputy Chief Brooks, requesting approval to accept a proposal for the installation of carpet in the old radio room at the Police Department. Two proposals were received, and Deputy Chief Brooks recommended accepting the quote from Floors to You in the amount of \$880.00 for the carpet and installation. This is a budgeted item from the building maintenance account 10-03-1-04-800.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the installation of carpet for the Police Department with Floors of You in the amount of \$880.00. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

LEFT TURN SIGNALS/27TH STREET & LEWIS AVENUE

A memo (09-DOC-94) was received from Ron Colangelo, requesting approval of the installation of left turn signals for the intersection of 27th Street and Lewis Avenue. The Lake County Division of Transportation has offered to donate several signal heads and equipment for this project. The County would also share in the cost of remaining materials and installation at 50% per the Traffic Signal Maintenance Agreement. The estimated cost to the City would be \$2,500, which would not be invoiced for approximately six months. Mr. Colangelo recommended budgeting the turn signals in the 2010/11 MFT account.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the installation of left turn signals at the intersection of 27th Street and Lewis Avenue, placing \$2,500.00 in the 2010/11 MFT budget for this project. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

SANITARY RELIEF SEWER/3300 BLOCK OF GILEAD AVENUE

A memo (09-DOC-95) was received from Ron Colangelo regarding a sanitary relief sewer project for the 3300 block of Gilead Avenue. This project would not only serve the residents of this block but has the potential for serving residents downstream. Permits would be obtained through the IIEPA during the winter. The project would be budgeted during the next fiscal year through the Water and Sewer Extension Fund. Mr. Colangelo requested approval to enter into an engineering services agreement with Bollinger, Lach and Associates for \$10,908.56 for this project.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to approve entering into an engineering services agreement with Bollinger, Lach and Associates in an amount not to exceed \$10,908.56 for the sanitary relief sewer project for the 3300 block of Gilead Avenue. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

TIF GRANT/2689 SHERIDAN ROAD

A memo (09-DOC-96) was received from Delaine Rogers requesting consideration of a TIF grant for the former Butz Building at 2689 Sheridan Road. The grant would be for numerous property improvements and repairs including HVAC, plumbing, ventilation, ADA compliance and electrical upgrades. The property is currently being held by NorStates Bank. The TIF Review Board supports that a grant not to exceed \$75,000 be extended to the new owners, the Spaulding Group, for necessary repairs. All other expenses to restore the property would be the responsibility of the new owners. The property would remain retail use on the first floor with residential on the second level.

Mayor Harrison stated the Council has discussed this important downtown business corner numerous times in the past. Commissioner Shantal Taylor questioned whether or not the property is Code compliant, noting she is opposed to giving \$75,000 to the Spaulding Group if the property is not compliant, and recommended tabling this item until the property is brought up to Code. Mayor Harrison stated after renovations are completed, the Building Department would conduct inspections, as receipt of the TIF funds requires 100% Code compliance. John Jones stated he just received the information today, and he has asked for architectural reports. Commissioner Shantal Taylor recommended the property become Code compliant before approving a TIF grant. Mayor Harrison noted the building can't become Code compliant until the owners complete the project. Ms. Rogers stated a certificate of occupancy would not be granted until all work is completed. Attorney Randall stated the new owners would have to meet all criteria prior to receiving the TIF funds.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to approve the TIF grant for 2689 Sheridan Road for an amount not to exceed \$75,000, subject to Code compliance prior to occupancy. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, nay; Flammini, aye; and Mayor Harrison, aye. Motion carried.

RESTORATION OF DOME

A proposal (09-DOC-97) was presented by Commissioner Shantal Taylor regarding the restoration of the Dome. Mayor Harrison noted the Council had previously agreed to discuss this issue during budget hearings, however a proposal and presentation has been requested.

Ms. Phylis Butler Mamula recommended utilizing her professional design services as follows:

- Raise the Dome and build a retail/tourist office structure underneath it, which could generate tourism revenue,
- Retain her firm to develop marketing and fundraising plans to complete this project at a cost of \$10,000, and
- Hire Ron Harding, American Fundraising Institute (AFI) for feasibility analysis and fundraising at a cost of \$15,000 plus expenses.

Mayor Harrison questioned why Mr. Harding couldn't take his fee directly from his fundraising. Ms. Mamula stated that is not a preferred method, as donations are then partly used for a salary rather than the project, noting she was under the impression that the fees would be well under available funds.

Local businessman Mark Alarik had another proposal utilizing the Dome to promote Zion businesses, placing banners on the Dome for marketing and advertising. The banners could state "shop at these businesses to save the Dome".

Commissioner Shantal Taylor stated almost \$40,000 has been put into the Dome to date. Commissioner Jim Taylor noted there is only a small plot of land underneath the Dome. Ms. Mamula stated the building would be bigger than the Dome's circumference, and would make a unique gift or coffee shop. Commissioner Jim Taylor stated the Dome's historic aspect is its value, as a new building wouldn't add to the historic aspect, noting he doesn't want more money spent on this project. Mayor Harrison stated the City is currently wrestling with finances. The TIF Board would need to consider any project for TIF funds. Ms. Mamula stated she recommends going before the National Historic Register rather than the TIF Board, in order to obtain federal stimulus funds. Mayor Harrison stated he is opposed to spending taxpayer funds to retain these services, noting an independent ad hoc group could raise the initial money. Mayor Harrison stated the main question is whether or not the community at large wants the Dome saved. Commissioner Shantal Taylor questioned whether or not the Zion-Benton News could ask this question of the residents. Mayor Harrison asked if Mr. Alarik would be interested in forming an ad hoc committee to raise funds to pay for these services, and Mr. Alarik agreed to do so.

Mayor Harrison thanked everyone for their input, noting the Council would take all suggestions under consideration.

ANNOUNCEMENTS

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| December 21 | Food Drive at Culvers – non-perishable food items will be collected at Culvers for needy local families, and Culvers will match values of food items donated |
| December 24, 25, 31 and January 1 | City Offices closed for holidays |
| January 5 | City Council Meeting |
| January 19 | Town Board Meeting at 6:30 p.m.
City Council Meeting at 7:00 p.m. |

CLOSED SESSION

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor that the Council recess to Closed Session at 8:42 p.m. to discuss personnel and pending litigation. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to reconvene the Regular Council meeting at 10:15 p.m. with same members present. The vote on roll call was: Commissioners Jim Taylor, aye; Shantal Taylor, aye; Flammini, 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 Flammini, seconded by Commissioner Jim Taylor and unanimously approved the meeting be adjourned at 10:15 p.m. Motion carried.

City Clerk

Approved January 5, 2010