

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MARCH 16, 2010, AT 7:01 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 Flammini, Shantal Taylor, DeTienne, Jim Taylor and Mayor Harrison.

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

**AGENDA CHANGES**

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

- Deleting Resolution for maintenance of streets and highways by municipality under the Illinois Highway Code, item 7.a.

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

**2010 CITY CALENDAR/PRESENTATION**

Jessica Konsewicz, a student from Zion-Benton Township High School, was recognized for her participation in the 2010 City of Zion calendar. Jessica contributed pictures for four months of this calendar. Jessica's teacher, Katrina Anderson, was also acknowledged for her involvement in this project.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on March 2, 2010 at 7:00 P.M.; a Budget Workshop/Special Meeting held on March 5, 2010 at 11:03 A.M. and approval but not release of Closed Session minutes of a meeting held on March 5, 2010 at 1:45 P.M.; a Budget Workshop/Special Meeting held on March 10, 2010 at 3:41 P.M. and approval but not release of Closed Session Minutes of a meeting held on March 10, 2010 at 6:25 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, February 2010; Public Works Department Monthly Report, February 2010
- (c) **BILLS:** Vouchers 107172 through 107295 drawn on National City Bank, \$1,986,008.75
- (d) **PROCLAMATION:** Women's History Month, March 2010

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

**HABITAT FOR HUMANITY**

Commissioner Flammini stated in 2008 the City acquired properties with the intent of demolishing the structures. Habitat for Humanity has a proposal for obtaining and rehabbing all of these properties.

Julie Donovan, Executive Director, Habitat for Humanity of Lake County, presented a proposal for the transfer and rehabilitation of vacant properties in Zion. Due to requirements of a Federal Neighborhood Stabilization grant (NSP), Habitat for Humanity would need to obligate the funds showing an agreement with the City no later than September 4. This grant allows homes to only be built on vacant lots.

Transfer of lots would involve the following properties:

1. 1915 Hebron Avenue – This property has already been conveyed
2. 2900 Gideon Avenue
3. 2902 Gideon Avenue
4. 3002 Gabriel Avenue
5. 3004 Gabriel Avenue
6. 1912 Horeb Avenue
7. 3103 Gideon Avenue
8. 3116 Gideon Avenue

Commissioner Jim Taylor stated the Council adopted requirements for reduction of density, noting he is opposed to building on a 40 foot lot when there is an adjacent 40 foot vacant lot. The current ordinance doesn't allow the same owner to build on adjacent 40-foot lots. Commissioner Jim Taylor stated he could support combining adjacent 40-foot lots, which would include combining 2900 with 2902 Gideon and combining 3002 with 3004 Gabriel. Mayor Harrison noted the Council has worked on density reduction to help the over-crowded schools. Ms. Donovan noted a concern regarding higher taxes for a family on an 80-foot lot.

Commissioner Shantal Taylor stated this is a great program, as she viewed homes built by Habitat for Humanity in Waukegan, noting the families are really held accountable. Ms. Donovan stated the family's criterion to participate includes need, ability to pay and partnership in the construction. Habitat for Humanity would provide all funding to build the homes.

Commissioner Jim Taylor questioned if Zion's current codes presented any problems. Ms. Donovan stated there is no problem with the 1,200 minimum square footage for a ranch-style home, but requested consideration for lowering the 2,000 square foot requirement for a two-story home. Commissioner Flammini stated that there may also be a request for a variance regarding the masonry requirement, and Habitat for Humanity would need to request variances through the Planning and Zoning Commission regarding masonry and square footage for two story homes.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve:

- conveying the seven (7) properties, as listed, to Habitat for Humanity,
- subject to a land transfer agreement with attorney review and approval, and
- with the stipulation for the combination of 2900 with 2902 Gideon Avenue and 3002 with 3004 Gabriel Avenue.

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

**TAB OF BIDS/SALE OF POLICE SQUAD CARS**

A memo (10-DOC-20) was received from Clerk Mackey, regarding the sale of surplus Police squad cars. Clerk Mackey recommended awarding the sale of three of these vehicles to the highest responsible and responsive bidders, who met all specifications and minimum bid requirements as follows:

- 1998 Ford Crown Victoria to Vernon Estes for \$1,500
- 1999 Ford Crown Victoria to Vernon Estes for \$1,500
- 2000 Ford Crown Victoria to Vernon Estes for \$1,500

Four other vehicles received no bids. Since the bid opening, there have been requests to purchase three of these vehicles. Attorney Randall recommended re-bidding the remaining vehicles.

It was moved by Commissioner DeTienne, seconded by Commissioner Jim Taylor to:

- award the sale of the 1998, 1999 and 2000 surplus Police squad cars to Vernon Estes for the amount of \$1,500 per vehicle, and
- re-advertise for bids for the 2003 and 2004 squad cars..

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

**POLICE DEPARTMENT INVOICES**

A memo (10-DOC-21) was received from Chief Brooks, requesting approval of payment for invoices as follows:

- |                                                                            |             |
|----------------------------------------------------------------------------|-------------|
| 1. StopTech – purchase of stop sticks to be paid from Drug Fund Account    | \$ 4,042.40 |
| 2. Kmart – replace broken television & DVD for courtroom                   | \$ 549.97   |
| 3. NEMRT – Police canine handler 8-week training to be paid from DAS grant | \$ 6,565.00 |

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

**FIRE/RESCUE DEPARTMENT INVOICES**

A memo (10-DOC-22) was received from Chief Lewis, requesting approval of payment for invoices as follows:

- |                                                                            |            |
|----------------------------------------------------------------------------|------------|
| 1. Overhead Door – follow up service for Station #1                        | \$ 526.25  |
| 2. Andre’s Medical Billing – fee for collection of December charges        | \$2,059.00 |
| 3. TRI Testing – annual fee for air analysis to refill SCBA bottles        | \$ 832.80  |
| 4. Olson Comfort Services – repair to gas heaters at Station #2            | \$ 838.00  |
| 5. Lake & McHenry County SRT – 2010 annual SRT membership dues             | \$4,700.00 |
| 6. Verizon Wireless – monthly charge for Fire Dept cell phones & air cards | \$1,232.12 |
| 7. Moore Medical – 2 batteries for cardiac monitors                        | \$ 610.00  |

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

**AMERICANS WITH DISABILITIES ACT**

A memo (10-DOC-23) was received from John Jones regarding the new State law effective January 1, 2010 pertaining to the Americans with Disabilities Act (ADA). The law requires dissemination of certain information to the public pertaining to ADA, establishing a grievance procedure, and appointing an ADA Coordinator. Mr. Jones presented a Notice, which will be advertised as well as placed on the City’s website.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to approve the ADA notice and grievance procedure and the appointment of John Jones as ADA Coordinator. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**21<sup>ST</sup> STREET WATERMAIN REPLACEMENT PROJECT**

A memo (10-DOC-24) was received from Ron Colangelo, requesting permission to advertise for bids for the 21<sup>st</sup> Street Watermain Replacement Project east of Sheridan Road. This project would be funded from the Water Works and Sewer Capital Improvements Fund, and not from the General Fund.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to grant permission to advertise for bids for the 21<sup>st</sup> Street Watermain Replacement Project. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**3300 BLOCK OF GILEAD AVENUE RELIEF SEWER PROJECT**

A memo (10-DOC-25) was received from Ron Colangelo, requesting permission to advertise for bids for the 3300 block of Gilead Avenue relief sewer project. This project would be funded from the Water Works and Sewer Capital Improvements Fund, and not from the General Fund.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to grant permission to advertise for bids for the 3300 block of Gilead Avenue relief sewer project. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**DEPARTMENTAL COMMENTARY**

Ron Colangelo stated brush pick up starts the week of April 12. Further notices will be available on the website and in the local newspaper.

Delaine Rogers stated the Market Square private construction project will start this Friday, March 19.

Ron Colangelo stated the Sheridan Road construction project has started, as barricades have been placed on Blanchard Road on the north side of Waukegan. Construction will continue north on Sheridan Road to the state line.

Chief Brooks stated a large mock-emergency drill would be conducted on Friday, March 26 at Zion Central School starting at 9:00 a.m. until approximately 10:30 a.m. involving Police, Fire and military personnel. School personnel have been notified.

Delaine Rogers stated the City’s financial obligation with Country Inn and Suites has been completed, and this business is now completely on the tax rolls.

Mayor Harrison stated the City Council will be holding a Special Meeting on March 23 at 7:00 P.M. for the purpose of a public comment session to discuss the current Zion Liquor Control Ordinance and how its relates to economic development.

**ANNOUNCEMENTS**

- March 17                      City Council Budget Workshop at 3:30 P.M.
- March 23                      City Council Special Meeting at 7:00 P.M.
- April 2                        City Offices closed for Good Friday
- April 6                        City Council Regular Meeting at 7:00 P.M.
- April 20                      Town Board Meeting at 6:30 P.M.  
                                    City Council Regular Meeting at 7:00 P.M.

**CLOSED SESSION**

It was moved by Commissioner Shantal Taylor, seconded by Commissioner DeTienne that the Council recess to Closed Session at 8:16 p.m. to discuss personnel. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to reconvene the Regular Council meeting at 9:31 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim 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 Jim Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 9:31 p.m. Motion carried.

---

City Clerk