

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 20 2010, AT 7:00 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, DeTienne, Flammini, Shantal Taylor and Mayor Harrison.

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

AGENDA CHANGES

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

- Deleting discussion regarding indemnification of Great Lakes Crossing, item 8.h., and deferring this item until the next regular Council meeting

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

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on April 6, 2010 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on April 6, 2010 at 7:51 P.M.; a Workshop/Special Meeting held on April 9, 2010 at 10:07 A.M. and approval but not release of Closed Session minutes of a meeting held on April 9, 2010 at 11:02 A.M.; a Workshop/Special Meeting held on April 14, 2010 at 1:04 P.M. and approval but not release of Closed Session minutes of a meeting held on April 14, 2010 at 1:05 P.M., with all members having previously received copies.
- (b) **RELEASE OF CLOSED SESSION MINUTES:** 1997 through 2000
- (c) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, March 2010; Public Works Department Report, March 2010

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

MAINTENANCE OF STREETS & HIGHWAYS/MFT FUNDS

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor that a Resolution (10-R-5) be passed for maintenance of streets and highways by the City of Zion under the Illinois Highway Code appropriating \$2,704.48 of Motor Fuel Tax funds for the year 2002. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

IDOT/GILBOA & GIDEON AVENUE IMPROVEMENTS

The proposed resolution will authorize the City to utilize \$2,686.50 of MFT funds for new pavement and curb and gutters for Gilboa Avenue, from 19th Street to 20th Street, and Gideon Avenue, from 20th Street to Route 173.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor that a Resolution (10-R-6) be passed for improvement by municipality under the Illinois Highway Code per the Illinois Department of Transportation for Gilboa Avenue and Gideon Avenue improvements, appropriating \$2,686.50 of Motor Fuel Tax funds. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

LABOR DAY PARADE

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor that a Resolution (10-R-7) be passed, requesting permission of the Illinois Department of Transportation for the temporary closure of Sheridan Road on September 6, 2010 between 12:00 P.M. and 3:30 P.M. for the Jubilee Days Parade. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

MRMC/EMMAUS AVENUE/SPECIAL USE

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini that an Ordinance (10-0-20) be passed providing for a lease agreement with Cancer Treatment Centers of America at Midwestern Regional Medical Center starting April 1, 2010 and ending March 31, 2012 for the temporary occupancy of a portion of Emmaus Avenue. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

MARTHA'S DAY CARE CENTER/LEASE OF 1225 27TH STREET

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor that an Ordinance (10-0-21) be passed providing for a month-to-month lease agreement with Martha's Day Care Center for temporary use of property at 1225 27th Street. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, nay; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMEND MUNICIPAL CODE/ NO PARKING/PORION OF 31st STREET

It was moved by Commissioner DeTienne, seconded by Commissioner Jim Taylor that an Ordinance (10-0-22) be passed amending the Municipal Code of the City of Zion, as amended, Section 90-133, prohibiting parking on the north side of 31st Street between Elim Avenue and Sheridan Road. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

FIRE/RESCUE DEPARTMENT INVOICE

A memo (10-DOC-32) was received from Chief Lewis, requesting approval of payment for an invoice as follows:

Fitness Techs – maintenance and repair of treadmills used in fitness program \$581.95

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

SUMMER GRASS CUTTING PROGRAM/PUBLIC WORKS

A memo (10-DOC-33) was received from Commissioner Flammini, recommending the continuation of the Summer Grass Cutting Program as follows:

- 10 week program starting May 15, 2010 through August 15, 2010,
- Hiring six (6) summer employees at an hourly wage of \$10.00 and one (1) supervisor at an hourly wage of \$19.25.

Commissioner Flammini stated other options for allowing mowing for a longer season have been provided, but for informational purposes only, due to the increased number of bank owned and abandoned properties. The County of Lake does not allow public service workers to perform work on private property, so these workers are used for mowing City owned properties only.

Commissioner Shantal Taylor stated she disagrees with hiring outside personnel for this program, due to the current budget restrictions. Commissioner Jim Taylor stated this program is already built into the budget. Commissioner Shantal Taylor stated the summer mowing program should be reallocated to existing departments, utilizing sources in departments being considered for downsizing. Mayor Harrison stated the City has more yards to cut than ever before, and questioned whether or not existing employees would be interested in temporary positions at a lower hourly rate. Commissioner Jim Taylor noted private property is billed and lienied for these services, and the summer program has included hiring high school students and one supervisor. Commissioner Shantal Taylor recommended using an existing employee for the supervisory position. Mayor Harrison stated if an existing employee is interested in this supervisory position, he/she would be paid \$19.25 per hour with no benefits. Commissioner Jim Taylor noted, if it rains, the workers stay home and aren't paid. Mayor Harrison stated an existing employee at his/her regular rate of pay would cost more than the \$10,010 budgeted for this position, noting the grass is already growing and mowers need to start working very soon.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the 2010 Summer Grass Cutting Program, as proposed and currently budgeted, continuing to review options regarding the hiring of the supervisor. The vote on roll call was: Commissioners Jim Taylor, nay; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

MOWING EQUIPMENT/PUBLIC SERVICE & SUMMER MOWING PROGRAMS

A memo (10-DOC-34) was received from Ron Colangelo, requesting permission to purchase mowing equipment and trimmers for Public Service and Summer Mowing Programs. Five quotes were received for this equipment with Home Depot providing the lowest total quote of \$4,598.46. Mr. Colangelo recommended purchasing the items from Home Depot for a total of \$4,598.46.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to grant permission to purchase mowing equipment and trimmers for Public Service and Summer Mowing Programs from Home Depot for a total amount of \$4,598.46. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

PUBLIC WORKS INVOICES

A memo (10-DOC-35) was received from Ron Colangelo, requesting approval of payment for invoices as follows:

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|---|------------|
| 1. Belski Electric – Street light locates for February/March | \$1,560.00 |
| 2. Belski Electric – Various streetlight repairs | \$1,570.00 |
| 3. Peter Baker and Sons – Pot hole mix | \$3,033.75 |
| 4. Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer – legal | \$ 902.50 |

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

NORTHSHORE POWERSPORTS/TIF ASSISTANCE

A memo (10-DOC-36) was received from Delaine Rogers, regarding a proposed TIF Assistance Grant for the former Jerry's Bike Shop located at 3059 Sheridan Road. The nature of this business has changed in recent years, and the owners have changed the name to Northshore Powersports requiring new signage. The TIF Review Board recommends approval of a TIF #3 grant not to exceed \$7,250 for the new signage and related electrical upgrades.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to approve a TIF Assistance Grant for Northshore Powersports at 3059 Sheridan Road in an amount not to exceed \$7,250. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

MARKET SQUARE PROJECT

A memo (10-DOC-37) was received from Delaine Rogers, recommending approval of the First Amendment to the Market Square Agreement. Ms. Rogers stated a resolution has been created allowing the project to be supported by TIF #1 and TIF #3 proceeds. The City would be assigning the proceeds to Preferred Capital for securing financing. Ms. Rogers recommended approval of this resolution subject to final attorney review and revision, if needed.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that a Resolution (10-R-8) be passed, approving and authorizing the First Amendment to the Amended and Restated Economic Incentive and Tax Increment Allocation Financing Development Agreement by and between Zion Sheridan Partners, LLC and the City of Zion, Lake County, Illinois, subject to final attorney review and revision, as needed. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

TRUMPET PARK/TAX INCREMENT FINANCING INDUCEMENT

A memo (10-DOC-38) was received from Delaine Rogers, regarding an inducement for the redevelopment of Trumpet Park, recommending the creation of a Tax Increment Financing district as an economic incentive to pursue development. Ms. Rogers stated the City is aggressively pursuing developers for Trumpet Park, noting the City must consider that state assistance may be unavailable and Wisconsin sites continue to attract industry. The majority of the property is tax-exempt due to North Shore Sanitary District's ownership, and current income received by taxing bodies will remain in force.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor that a Resolution (10-R-9) be passed, providing an inducement to Panattoni Development, Preferred Capital Services Corporation, Grand Slam Sports, LLC and the City of Zion in connection with the redevelopment of certain real property, commonly known as Trumpet Park, located in the City of Zion, Illinois for the City of Zion, County of Lake, State of Illinois. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

DEPARTMENTAL COMMENTARY

Ron Colangelo stated the repaving project on Edina Blvd from 21st Street to 25th Street starts Monday, April 26.

ANNOUNCEMENTS

- April 24 “Rebuilding Together” National Rebuilding Day
- April 26 Grand Opening of Advance Auto Supply
- May 4 City Council Meeting
- May 18 Town Board Meeting – 6:30 P.M.
 City Council Meeting – 7:00 P.M.

Mayor Harrison stated Zion’s Culvers is in a national competition based on revenue percentages, and the finals are down to two locations; the Zion restaurant and one in Kearney, Nebraska. Jesse Jarrett and Ed Rich thanked everyone for their ongoing support.

CLOSED SESSION

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor that the Council recess to Closed Session at 7:59 p.m. to discuss personnel and collective bargaining. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to reconvene the Regular Council meeting at 10:08 p.m. with all members present. The vote on roll call was: Commissioners Jim Taylor, aye; DeTienne, aye; Flammini, aye; Shantal 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 Flammini, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 10:08 p.m. Motion carried.

City Clerk

Approved May 4, 2010