

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 20, 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 Shantal Taylor, seconded by Commissioner DeTienne to accept the Council agenda with amendments as follows:

- Adding a special presentation – Vest-a-Dog Program, item 4.a.
- Deleting to consider plat of subdivision request from A Safe Place, 2710 17<sup>th</sup> Street, item 7.g.

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

**VEST A DOG PROGRAM**

Chief Brooks presented a certificate of appreciation recognizing Mrs. Lee Harrison, co-founder of the Vest A Dog Program. Mrs. Harrison explained that each vest costs \$825. Chief Brooks also presented a certificate of appreciation to Genevieve Lambert, whose efforts in raising funds allowed for the purchase of a vest for Ozzie, Zion's police canine. Ms. Lambert stated she has raised funds now for vests for 5 dogs and will continue to raise funds for this cause.

**MINUTES OF JULY 6, 2010**

It was moved by Commissioner Jim Taylor, seconded by Commissioner DeTienne to approve the minutes of a Citizen Comment Session held on July 6, 2010 at 6:33 P.M.; a Regular Meeting held on July 6, 2010 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on July 6, 2010 at 7:53 P.M., with all members having previously received copies. The vote on roll call was: Commissioners Flammini, pass; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**CONSENT AGENDA**

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

**DEPARTMENTAL REPORTS:** Building Department Monthly Report, June 2010; Public Works Department Monthly Report, June 2010

**BILLS:** Vouchers 108088 through 108192 drawn on PNC Bank, \$1,292,395.67

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

**IDOT/MFT FUNDS FOR 2010 ROAD PROJECT**

A memo (10-DOC-74) was received from Ron Colangelo, requesting authorization to utilize \$80,000 of MFT funds for the 2010 Road Project. The balance of the funding would be from the Street and Bridge fund and the CDBG grant.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor that a Resolution (10-R-17) be passed for improvement by municipality under the Illinois Highway Code per the Illinois Department of Transportation for Gilead, Gilboa and Gideon Avenue improvements, appropriating \$80,000 of Motor Fuel Tax funds. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**ILLINOIS CDBG GRANT**

A memo (10-DOC-75) was received from Delaine Rogers, requesting approval to apply for a Community Development Block Grant (CDBG) funded through the State of Illinois and the Department of Commerce and Economic Opportunity.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that a Resolution (10-R-18) be passed authorizing an application to the Illinois Department of Commerce and Economic Opportunity for a Community Development Block Grant. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**CCSI-US CELLULAR/2101 SALEM BLVD/SPECIAL USE**

The Planning and Zoning Commission considered a Special Use Permit for CCSI, representing US Cellular – Zoning Docket 10-Z-5. The request is to replace an existing tower at the Police Station at 2101 Salem Blvd. with a new tower, which will increase the height to 160 feet. The Planning and Zoning Commission recommended approval. The tower will include a concrete shelter, and the parcel would be surrounded by a six-foot fence. Per a long-term lease, the tower will supply service for the Police Department, as well as additional revenue for the city.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to approve the special use permit for CCSI, replacing an existing cell tower with a new tower at 2101 Salem Blvd., and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**FINANCE DEPARTMENT/AIR CONDITIONER REPAIRS**

A memo (10-DOC-76) was received from Larry Pannell, requesting approval of payment for repairs to the air conditioning system in the Finance Department. Olsen Comfort Services performed the service and provided replacement parts for a total cost of \$5,555.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to approve payment for repairs to the air conditioning system in the Finance Department to Olsen Comfort Services in the amount of \$5,555. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **BOARDS AND COMMISSIONS**

Mayor Harrison presented appointments and re-appointments to various City Boards and Commissions.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to appoint the following members to City Boards and Commissions:

#### **Accident Review Board**

Anthony Velardi  
Barbara Swopes  
David Munding

#### **Fire and Police Commission**

Debrah Lewis

#### **Jubilee Days Commission**

Christine Wertman  
Judy Mackey  
Cheri Ditzig

#### **Lake Mound Cemetery Board**

Jim Booth  
Loren Congdon  
Larry Pannell

#### **Liquor Control Commission**

Yvette Mull-Jackson

#### **Planning and Zoning Commission**

Mamie McNutt  
Jim Bowman

#### **TIF Review Board**

David Miller  
Chris Szymanski

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

### **POLICE DEPT. COMPUTER WORKSTATIONS**

A memo (10-DOC-77) was received from Chief Brooks, requesting approval to purchase four computer workstation tables as follows:

Office Plus – 4 computer workstations	\$954.76
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It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to approve payment to Office Plus in the amount of \$954.76 for the purchase of 4 computer workstations for the Police Department, 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.

### **NEWPORT TOWNSHIP FIRE PROTECTION DISTRICT AGREEMENT**

On July 6, 2010, the City Council agreed to approve an addendum to the agreement with Newport Township Fire Protection District, allowing for the division of deposited funds held in a separate joint account. This fund distribution would help defray shortages by both parties. Larry Pannell recommended utilizing the funds to help pay on two outstanding loans:

1. E911 Center – paying off this loan, saving \$6,100 in interest, and
2. 2007 Fire Pumper Truck – applying balance of the proceeds towards this loan.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to amend the budget to reflect the loan payments, as recommended, and to approve the disbursement to the Newport Township Fire Protection District per the First Addendum to the Intergovernmental Agreement for the Joint Development and Staffing of a Satellite Fire Station. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **WASTE COLLECTION/RATE INCREASE**

Commissioner Flammini stated the City is currently collecting \$15.00 per month from residents for waste collection, however the City is paying Veolia \$16.67 per month for their services. Commissioner Flammini stated Veolia has agreed to a solution regarding past over-billing issues. Commissioners Flammini and Jim Taylor presented the following options:

1. Increase residents' payment by \$2.75 per month, or
2. Increase residents' payment by \$5.50 per month, covering expenses and increasing recycling services, or
3. Increase residents' payment by \$3.75 per month, covering expenses and reducing the waste fund deficit, while maintaining the current level of service

Commissioner Jim Taylor recommended increasing the monthly payment by \$3.75, which will cover expenses and allow for debt reduction. Mayor Harrison stated in comparison with neighboring communities, Zion has the lowest charge for waste collection. Commissioner Flammini stated Zion is also a "take all" community, in that regardless of the amount of garbage, Veolia will pick up multiple containers. Commissioner Jim Taylor stated in the future the City may want to look at additional charges and services, however given the current economy, he does not recommend implementing costs or programs beyond the recommended options. Mayor Harrison noted a rate increase will not increase the City's revenues, but would just help meet the City's current expenses.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to increase the residents' waste collection fee by \$3.75 per month effective September 1, 2010. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **LAKE COUNTY FIELDERS PARKING LOT**

Delaine Rogers stated the City's Attorney, Scott Puma, has reviewed the proposed Lease Agreement with Larry Brosten for the lease of property on the west side of Green Bay Road, north of Route 173, for a parking lot for Lake County Fielders baseball games and other events. Attorney Puma has presented the following amendments:

1. Paragraph 2: change "shall charge a fee" to "may charge a fee", and add that tailgating shall not be permitted on the property before events at the baseball stadium
2. Paragraph 9: strike the phrase referring to the City paying "rent and other charges"
3. Add a paragraph for "Right to Terminate"
4. Add a paragraph for "Improvements"
5. Add a paragraph for "Assignment"
6. Add a paragraph for "Recording"
7. Paragraph 15: refers to a Lease Rider as Exhibit A, which should be added and attached to the lease prior to recording
8. Paragraph 15: refers to Exhibit B as the legal description, which should be attached to the lease prior to recording

Commissioner Jim Taylor stated paragraph 11 refers to waiving water and sewer connection fees. Ms. Rogers stated this paragraph should have already been removed. Mayor Harrison suggested approving the lease subject to Attorney Puma's amendments, and if there are future changes needed, this lease could be brought back before the Council.

It was moved by Commissioner Jim Taylor, seconded by Commissioner DeTienne to approve the Lease Agreement with Larry Brosten for the property on the west side of Green Bay Road north of Route 173 for a parking lot for Lake County Fielders baseball games and other events, subject to Attorney Puma's amendments, striking paragraph 11, and reserving the right to reintroduce this lease if future changes are discussed. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **FEDERAL GRANT ASSISTANCE/PROFESSIONAL SERVICES AGREEMENT**

A memo (10-DOC-78) was received from Delaine Rogers, regarding the pursuit of federal grant assistance for the baseball stadium facility. The Department of Commerce and Economic Development recommended engaging the services of a grant consultant to monitor the application and compliance process. Ms. Rogers recommended approval of a Professional Services Agreement with Fredi-Beth Schmutte for the purpose of applying and monitoring the Illinois administered CDBG "IKE" Program. Maximum compensation for this consultant would be \$7,500, and the City would not be billed for the service. The grant application is through the City, however Grand Slam Sports would be billed directly for this agreement.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to approve the Professional Services Agreement with Fredi-Beth Schmutte for the CDBG "IKE" Program, as requested. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **DOWNTOWN BUSINESS DISTRICT/CAMERA SURVEILLANCE SYSTEM**

A memo (10-DOC-79) was received from Delaine Rogers, regarding a proposed TIF Assistance Grant to extend and fund the camera surveillance system in the downtown business district. Current Technologies Corporation previously provided the security cameras for Phase One. Phase Two would include enlarged monitors for the Police Dispatch Center, servicing and upgrading current equipment, four additional cameras, as well as a wireless hub allowing for the expansion to the Metra train station and eventually in Phase Three to the K-Mart Plaza. All equipment and services from Current Technologies would total approximately \$82,683.32. Since the train station lies outside of the TIF District, Sgt. Lothar indicated \$7,683.32 could be funded through seized drug proceeds and other grants. The TIF Review Board recommends approval of a grant not to exceed \$75,000. Upon approval, equipment can be in place within 30 to 45 days.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to approve a TIF Assistance Grant to Current Technologies Corporation in the amount not to exceed \$75,000 for the extension of the camera surveillance system, 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.

### **DEPARTMENTAL COMMENTARY**

July 26 will be the first Lake County Fielders' night game. Mayor Harrison thanked everyone involved for making the baseball stadium a reality.

Elliot Eldridge announced that the Building Department and Public Property would be conducting a community forum in mid-September. A date will be announced shortly.

### **ANNOUNCEMENTS**

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| August 3  | Citizen Comments Session at 6:30 P.M.<br>City Council Meeting at 7:00 P.M.               |
| August 17 | Town Board Meeting at 6:30 P.M.<br>City Council Meeting at 7:00 P.M.                     |
| August 28 | Electronics Recycling Collection Event at former Fire Station No. 1 8:00 A.M.-12:00 P.M. |

### **CLOSED SESSION**

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that the Council recess to Closed Session at 8:06 p.m. to discuss personnel and collective bargaining. 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 Flammini to reconvene the Regular Council meeting at 9:30 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 DeTienne, seconded by Commissioner Shantal Taylor and unanimously approved the meeting be adjourned at 9:30 p.m. Motion carried.

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City Clerk

Approved August 3, 2010