

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 7, 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 Flammini and Shantal Taylor and Mayor Harrison. Commissioners Jim Taylor and DeTienne were absent.

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

AGENDA CHANGES

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

- Deleting to consider approval of contract for towing services agreement, item 9.d.
- Deleting Closed Session, item 12.
- Adding a Special Presentation from ESDA, item 5.b.

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

SPECIAL PRESENTATION/DUNGEON OF DOOM HAUNTED HOUSE ATTRACTION

Peter Koklamanis, owner of the Dungeon of Doom haunted house attraction, presented a check in the amount of \$10,932.27 for the City's 4th quarter entertainment tax. The total paid in 2010 for their entertainment tax was \$11,359.10, which does not include a donation to ESDA. Mr. Koklamanis stated sales and attendance increased 15.8% from 2009.

SPECIAL PRESENTATION/ESDA

Merlin Kreis, ESDA Field Director, presented a plaque to Chief Wayne Brooks, recognizing Chief Brooks for his dedication and service to ESDA, for the period of time ESDA was under his direction.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on November 16, 2010 at 7:02 P.M. and a Special Meeting held on November 22, 2010 at 3:30 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, November 2010; Building Department Monthly Report, November 2010
- (c) **BILLS:** Vouchers 109103 through 109321 drawn on PNC Bank, \$1,643,206.73
- (d) **PROCLAMATION:** Drunk and Drugged Driving Prevention Month – December 2010

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

DONNA LINDER/RESOLUTION OF COMMENDATION

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that a Resolution of Commendation (10-R-32) be passed recognizing Donna Linder for her many dedicated years on the Board of Fire and Police Commissioners.

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

JOHN LEWIS/RESOLUTION OF COMMENDATION

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor that a Resolution of Commendation (10-R-29) be passed recognizing John Lewis for 20 years of dedicated service to the Fire/Rescue Department and the City of Zion. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

ALAN EPPERS/RESOLUTION OF COMMENDATION

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that a Resolution of Commendation (10-R-30) be passed recognizing Alan Eppers for 20 years of dedicated service to the Fire/Rescue Department and the City of Zion. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

DUANE ARRINGTON/RESOLUTION OF COMMENDATION

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor that a Resolution of Commendation (10-R-31) be passed recognizing Duane Arrington for 20 years of dedicated service to the Police Department and the City of Zion. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

REZONING/ZION INDUSTRIAL PARK-LOTS 8, 9 & 10

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that an Ordinance (10-0-51) be passed rezoning certain property located within the City of Zion, Lots 8, 9 and 10 in the Zion Industrial Park, from LM (Light Manufacturing) to HB (Highway Business). The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

SPECIAL USE PERMIT/CELL TOWER/0 27TH STREET

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that an Ordinance (10-0-52) be passed granting a Special Use Permit for cell tower installation for property located at 0 27th Street, Zion, Illinois. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

HEIGHT VARIANCE/CELL TOWER/0 27TH STREET

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor that an Ordinance (10-0-53) be passed granting a height variance from Zion Municipal Code Section 102-162 (d)(1) to allow for the construction and operation of a cell tower at 0 27th Street. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**AMEND MUNICIPAL CODE/RESIDENT PARKING ONLY/
PORTION OF 2500 BLOCK OF ELIM AVENUE**

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor that an Ordinance (10-0-54) be passed amending the Municipal Code of the City of Zion, as amended, Section 90-133, restricting parking on the west side in the 2500 block of Elim Avenue from the north entrance of Sheridan Health Care Facility to the south T alley of Shiloh Blvd. to “Resident Parking Only”. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

2010-2011 LIABILITY & WORKERS COMPENSATION INSURANCE

A memo (10-DOC-133) was received from Larry Pannell, regarding the City’s workers’ compensation and liability insurance coverage for December 2010 through November 2011. Mesirow Financial has presented proposals for renewal coverage for workers’ compensation and liability coverage, recommending Illinois Public Risk Fund (IPRF) for workers’ compensation and One Beacon for liability coverage. Workers’ compensation premium costs have decreased by 9.1% or \$100,522, due to employee cooperation and department operations. The premium for the 2010/11 plan year would be \$1,104,295.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to approve contracting with Mesirow Financial for the City’s workers’ compensation coverage with IPRF and the City’s liability insurance coverage with One Beacon in the amount of \$1,104,295 for the 2010/11 plan year December 2010 through November 2011. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

LAPTOP COMPUTERS/POLICE VEHICLES

A memo (10-DOC-134) was received from Chief Brooks, requesting permission to purchase 3 replacement computers and 1 monitor for the Police Department. The current computers are not repairable. The cost for this purchase would not exceed \$2,003.68. This is a budgeted item.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the purchase of 3 computers and 1 monitor for the Police Department for a total amount not to exceed \$2,003.68. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

POLICE DEPARTMENT INVOICES

A memo (10-DOC-135) were received from Chief Brooks, requesting approval of payment for invoices as follows:

McDonough Mechanical Services – repair of heating unit	\$527.05
Radicom Business Communications Systems –replacement of 2 monitors located in the E911 communications center	\$2,378.64

These are budgeted items.

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

PURCHASE OF GENERATOR/ESDA

A memo (10-DOC-136) was received from Merlin Kreis, requesting permission to purchase a gas generator for ESDA. Commissioner Flammini recommended purchasing the generator from Pete's Repair Shop for an amount not to exceed \$700.00. Although this is not a budgeted item, there is funding available in a donation line item.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the purchase of a gas generator for ESDA from Pete's Repair Shop in an amount not to exceed \$700.00. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

TRUMPET PARK REDEVELOPMENT PROJECT

A memo (10-DOC-137) was received from Delaine Rogers, regarding the proposed Green Bay Road/Trumpet Park Tax Increment Financing District. The Joint Review Board reviewed the TIF Eligibility Report and Redevelopment Plan, recommending its approval. Copies of documents are on file with the City Clerk. All required notifications have been sent. A Public Hearing will be held at City Hall on January 4, 2011 at 2:00 P.M. No action is required at this time.

FIRST CLASS FIREARMS DEVELOPMENT AGREEMENT

A memo (10-DOC-138) was received from Delaine Rogers, recommending approval of a Development Agreement for the relocation and expansion of First Class Firearms. The new facility would be located in the 3300 block of Sheridan Road, including a training range, classrooms, retail and an ancillary site for food sales. The City would benefit through various tax revenue sources. Construction is scheduled to begin upon approval of SBA funding and City permits. The terms of the Development Agreement are in compliance with state statutes regarding qualifications and appropriate use of TIF funds.

Dave Delach, Delach Development LLC, stated this agreement is similar to existing TIF agreements, noting this would be an environmentally friendly facility. Ms. Rogers stated this project would be entirely self-generating.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the Economic Incentive and Tax Increment Allocation Financing Development Agreement for First Class Firearms Retail – South Sheridan Road TIF between the City of Zion and Delach Development LLC, subject to final attorney review. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

December 8	5K Run sponsored by Zion Township at the Zion Leisure Center
December 15	Midwestern Regional Medical Center Tree Lighting
December 21	Town Board Meeting at 6:30 P.M. City Council Meeting at 7:00 P.M.
January 4	Citizen Comments Session at 6:30 P.M. City Council Meeting at 7:00 P.M.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 7:48 p.m. Motion carried.

City Clerk