

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON WEDNESDAY, JANUARY 2, 2013, 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 Shantal Taylor, Flammini, DeTienne, and Mayor Harrison. Commissioner Jim Taylor was absent.

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

**AGENDA CHANGES**

There were no agenda changes.

**CITIZEN COMMENTS**

Janet Jones, 1728 23<sup>rd</sup> Street, President of Kringle's Kingdom of Lake County, stated that Kringle's Kingdom had a successful season with over 3,300 visitors. She thanked Commissioner Flammini and Ron Colangelo for their help with the directional sign on Sheridan Road and ESDA for their help with parking lot lights. She stated that the event received support from the Lake County Convention and Visitors Bureau. Ms. Jones stated that financial reports are being prepared and should be provided to Accounts/Finance by the end of January as documentation in support of the hotel/motel tax grant for which Kringle's Kingdom of Lake County applied. Ms. Jones asked that the City Council review the special events vendor ordinance. She stated that no other group has had to pay a special event vendor fee and that it hurts small vendors to have to pay a fee to the City of Zion.

Charles Upsal, 2407 Horeb, asked why some of the surplus squad cars would be donated and not scrapped or sold at auction. Mayor Harrison stated that the last time surplus vehicles were sold through the bid process, it cost the City more in advertising costs than was received for the vehicles.

Patrick Walsh, 2317 Lydia Avenue, stated that he is concerned about communication and pending issues in which he has an interest. He stated that he contacted Mayor Harrison regarding the municipal electrical aggregation committee and left several messages and that Mayor Harrison did not return his calls. Mayor Harrison stated that he would not respond to Mr. Walsh's messages as Mr. Walsh uses the information the Mayor provides in an underhanded manner against him on the City Council floor. Mr. Walsh stated that the Mayor has a responsibility to respond to him and to communicate with him as a Zion citizen. Mr. Walsh stated that it is not the Mayor's option to avoid communication with him.

**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 Special Meeting held on December 13, 2012 at 2:00 p.m.; of a Regular Meeting held on December 18, 2012 at 7:00 p.m., with all members having previously received copies
- (b) **BILLS:** Vouchers 114756 through 11429 drawn on PNC Bank, Total: \$494,220.49

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

**ORDINANCE/AMENDING ZION MUNICIPAL CODE/BUILDING PERMIT FEES**

A memo (13-DOC-1) was received from Rich Ianson stating that the City's current building permit fees are 1.5% of the construction cost for new construction and 1% for alterations and repairs. He stated that surrounding communities charge between 2% and 3%. He recommended increasing fees to 2% for new construction, alterations and repairs. Mr. Ianson also requested increasing inspection fees, plan review fees and elevator inspection fees. Commissioner Flammini stated that amending the municipal code and increasing fees would bring the City more in line with neighboring communities, however, Zion's fees would remain at the low end of the fee scale in Lake County.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (13-0-1) be passed amending Sections 10-7, 10-9 and 10-14 of the Zion Municipal Code adjusting building permit, inspection, elevator inspection and plan review fees. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ORDINANCE/SURPLUS PROPERTY/SQUAD CARS**

A memo (13-DOC-2) was received from Chief Brooks requesting that nine squad cars be declared surplus which have little to no value or have been declared infeasible to repair by City Fleet Maintenance. All vehicles have been replaced and removed from service. Three of the nine vehicles would be donated: two, with completely inoperable transmissions that should be scrapped, to BC Automotive and one to the Lake County High Schools Tech Campus Criminal Justice Program for training purposes. The remaining six vehicles would be sold, through the bid process, for a minimum bid of \$300. Commissioner Flammini stated that, depending on the bids received, it might be more cost effective to withhold one or more of these vehicles for use by ESDA.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini that an Ordinance (13-0-2) be passed declaring three 2005 Chevy Impalas as surplus property and approving the donation of two Impalas to BC Automotive and one Impala to the Lake County High Schools Tech Campus Criminal Justice Program. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini that an Ordinance (13-0-3) be passed declaring one 1999 Chevy Malibu, two 1999 Ford Crown Victorias, one 2001 Ford Crown Victoria, and two 2005 Chevy Tahoes as surplus property and approving the sale of these vehicles through the City bid process for a minimum bid of \$300.00. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ORDINANCE/SPECIAL USE PERMIT  
NON PROFIT RELIGIOUS ORGANIZATION**

A memo (13-DOC-3) was received from Rich Ianson stating that the Planning & Zoning Commission considered a request for a Special Use Permit to operate a non-profit religious organization in a mixed use building in the General Industrial Zoning District located at 2501 Deborah Avenue, petitioner Pastor Henry Brash, Zoning Docket 12-Z-9. The Planning & Zoning Commission recommended approval of the special use permit. Commissioner Flammini stated that Pastor Brash has been operating the church at this location for some time and approval of the special use permit is a housekeeping measure. Mr. Brash's landlord, Rick DeLisle, was present and stated that the church, which has less than a dozen parishioners, is a good tenant and they do computer training to help people locate jobs.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne, that an Ordinance (13-0-4) be passed granting a Special Use Permit to Pastor Henry Brash to operate a non-profit religious organization in a mixed use building in the General Industrial Zoning District located at 2501 Deborah Avenue. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**TABULATION OF BIDS/DEMOLITION OF 2017 ELIM AVENUE**

A Tabulation of Bids (13-DOC-4) was received from Rich Ianson for the demolition of the vacant structure at 2017 Elim Avenue. The property was damaged by a fallen tree and is unsafe. Five bids were received and staff recommends awarding the bid to the most responsive and responsible bidder, Nissen Excavating, Winthrop Harbor, Illinois, in the amount of \$13,000. Commissioner Flammini stated that since the demolition bid notices were released, staff has since identified asbestos at the site which must be removed prior to demolition. Quotes have been received for the asbestos abatement and it is expected that an additional \$4,000 must be invested in this demolition.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to award the bid to the most responsive and responsible bidder, Nissen Excavating, in the amount of \$13,000, for the demolition of 2017 Elim Avenue. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**LEASE RENEWAL/METRA STATION PASSENGER SHELTER**

A memo (13-DOC-5) was received from Rich Ianson requesting consideration of lease renewal for the passenger shelter at the Metra Station on Shiloh Blvd. The twenty-year lease with Chicago and Northwestern Transportation Company expired on December 16, 2011. The railroad requested that the City renew the existing lease for another twenty years and that the City update insurance coverage. The proposed Renewal Rider Agreement was reviewed and approved by Mesirow Financial and Gallagher Risk Management Services issued an updated Certificate of Insurance. No terms of the original contract have changed. All issues with the coffee vendor located inside the passenger shelter have been resolved.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve renewal of the Lease and Maintenance Agreement with the Chicago and Northwestern Transportation Company for the passenger shelter at the Metra Station on Shiloh Blvd extending the lease for a 20 year term to December 16, 2031. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**INTERGOVERNMENTAL AGREEMENT/ZION POLICE PENSION FUND**

A memo (13-DOC-6) was received from David Knabel stating that the intergovernmental agreement with the Police Pension Board of Trustees regarding the police pension fund was being presented which provides for installment payments for the 2010 police pension tax levy including terms related to the earnings on the related taxes. He stated that payment of these installments is a budgeted item.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to approve the intergovernmental agreement with the Police Pension Board of Trustees regarding payments to the police pension fund. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**MIDCO SERVICE CONTRACTS**

A memo (13-DOC-7) was received from David Knabel requesting approval of service contracts with Midco. He stated that the City's telecommunications audit revealed that various phone lines are potentially inactive or obsolete, however, prior to eliminating the lines, it should be determined if they are active as to avoid disabling circuits that may be alarm lines, etc. Midco is able to trace the lines and identify their uses. Elimination of these lines may result in significant savings. Spyglass, the telecommunications auditors, will remove up to \$500 of this cost from their fee for services as part of this process. Separate contracts have been prepared for Fire Station #1, City Hall, the Police Administration Building, and the Public Works facility.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the service contracts with Midco for the tracing of phone lines to identify their uses, in an amount not to exceed

\$2,000.00, for Fire Station #1, City Hall, the Police Administration Building, and the Public Works facility. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**PRESENTATION/CIYCOR**

Commissioner Flammini stated that yard waste is already banned from Lake County landfills and that food waste will be banned soon. He stated that when categories of waste are diverted from the landfills and disposed of via alternative methods, tipping fees payable to the City are reduced. He introduced Mr. Floyd Hollenkamp, CEO of Ciycor, who is interested in building an anaerobic waste digestion facility in Trumpet Park. Mr. Hollenkamp stated that Ciycor is in partnership with Eisenmann’s which has 80 existing plants. Anaerobic waste digestion combines organic waste, in the form of food scraps, with grease (both solid and liquid) and yard waste and converts it to biogas. The biogas can then be directed to a combined heat and power system to produce electricity. The process is completed in a closed environment making it odor-free. This is an approved process and not new technology. Mr. Hollenkamp stated that this project would not effect tipping fees as waste would just be re-routed to their facility rather than to the landfill. Commissioner Flammini stated that Ciycor is interested in building a facility on approximately five acres of the trench and fill ground in Trumpet Park. Rick DeLisle, real estate broker for Trumpet Park, stated that there are about 200 acres of trench and fill land in the park which is unusable for most projects as the former North Shore Sanitary District trenches cannot be disturbed. Commissioner Flammini stated that a preliminary meeting between Ciycor and the City revealed that the feasibility of the project should be investigated.

It was the consensus of the City Council that staff proceed with investigation of the feasibility of the Ciycor project.

**ANNOUNCEMENTS**

January 5	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 <sup>th</sup> St.
January 12	4:00 p.m. to 5:00 p.m.	Zion Community Connections at Zion Police Administration Building Training Room
January 15	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
January 19	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 <sup>th</sup> St.
January 21		City Offices Closed for Martin Luther King Day

**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 7:40 p.m. Motion carried.

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City Clerk

Approved January 15, 2013