

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 15, 2014, AT 7:04 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS

City Clerk Burkemper called the meeting to order.

APPOINTMENT OF TEMPORARY CHAIRMAN

It was moved by Commissioner Flammini, seconded by Commissioner Hill, that Commissioner DeTienne be appointed as Temporary Chairman to preside over the meeting. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and DeTienne; aye. Motion carried.

On call of the roll the following answered present: Commissioners Flammini, Hill, and Temporary Chairman DeTienne. Mayor Harrison and Commissioner/Mayor Pro Tem Taylor were absent. A quorum was present.

Also present: Chief of Police Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ron Colangelo, Finance Director David Knabel, Building Director Richard Ianson, ESDA Field Director Brandon Busch, and City Attorney Paula Randall

Temporary Chairman DeTienne led in the Pledge of Allegiance to the flag.

AGENDA CHANGES

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

- Deleting Item 8b – Authorizing purchase of property – 2732 Enoch
- Deleting Item 9f – Consider license agreement with GPT Enterprises
- Deleting Item 9g – Consider TIF Grant – It's All Good Coffee & Espresso
- Deleting Item 9i – Consider entering into an agreement for investment management services
- Deleting Item 9k – Request to advertise for bids for demolition of 2732 Enoch
- Deleting Item 12 - Closed Session
- Deleting Item 13 – Consider Resolution for release of Closed Session minutes
- Deleting Item 14 – Consider approval of IMRF Benefit Protection Leave

The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

PUBLIC HEARING/APPROPRIATION ORDINANCE

Temporary Chairman DeTienne opened the Public Hearing at 7:07 p.m. for the Appropriation of the City of Zion for the Fiscal Year beginning May 1, 2014 and ending April 30, 2015.

Finance Director David Knabel stated that the City must pass an appropriation ordinance within 90 days of the beginning of the fiscal year. He stated that the ordinance is an internally governing document which serves as the legal authority on what the City of Zion can spend while allowing for unknown or emergency expenditures. He stated the Appropriation Ordinance is in the total amount of \$40,910,382.

Temporary Chairman DeTienne asked if there were any comments and/or questions from the public, and there were none.

Temporary Chairman DeTienne declared the Public Hearing closed at 7:10 p.m.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on July 1, 2014 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on July 1, 2014 at 7:30 p.m.
- (b) **BILLS:** Vouchers 118650 through 118833 drawn on First Merit Bank, Total: \$626,621.97
- (c) **FINANCIAL REPORT:** 1 month ending May, 2014

Approved by omnibus vote as follows: The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

APPROPRIATION ORDINANCE

It was moved by Commissioner Hill, seconded by Commissioner Flammini that an Ordinance (14-0-35) be passed making appropriations, totaling \$40,910,382 for all funds, for the City of Zion, Illinois for the Fiscal Year beginning May 1, 2014 and ending April 30, 2015. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried. Ordinance passed.

JETHRO AVENUE TREE REMOVAL

A memo (14-DOC-59) was received Director Colangelo requesting permission to advertise for bids for tree and stump removal along Jethro Avenue. He stated that this area was selected as 90% of this area has suffered extensive damage caused by the emerald ash borer. He stated that there would be base bids and alternate bids for this project and bids would be awarded as funding permits. He stated that funding would come from Budget Line Item 10-01-1-02-162 Trees.

It was moved by Commissioner Hill, seconded by Commissioner Flammini to grant permission to advertise for bids for tree and stump removal along Jethro Avenue. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

GABRIEL AVENUE IMPROVEMENTS/ENGINEERING SERVICES

A memo (14-DOC-60) was received from Director Colangelo requesting that the Council award Phase I and Phase II engineering services for Gabriel Avenue improvements to Christopher Burke Engineering of Rosemont, Illinois in the amount of \$41,800. He stated that the Lake County Council of Mayors approved including Gabriel Avenue from 23rd to 33rd Streets in the Multi-Year B Surface Transportation Program. This program distributes federal funding in the form of 70/30 grants for construction engineering and actual construction costs. He stated that the estimated amount of the grant to be awarded to the City is \$740,000 with the 30% share to come from the City's Motor Fuel Tax Fund. Director Colangelo stated staff completed the competitive consulting engineering selection process and all submittals and evaluations are on file in the Public Works Department. He stated that funding for these engineering services have been budgeted accordingly through the Street and Bridge Fund.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to award Phase I and Phase II engineering services for Gabriel Avenue improvements to Christopher Burke Engineering of Rosemont, Illinois in the amount of \$41,800. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

2014 MFT STREET PATCHING PROGRAM

A memo (14-DOC-61) was received from Director Colangelo requesting permission to advertise for bids for the 2014 Street Patching Program. He stated that the focus is on the Westside Hills Subdivision and a list of project locations was provided. He stated that funding would come from the MFT account.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to grant permission to advertise for bids for the 2014 Street Patching Program. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

WAVIER OF FEES/TRINITY CHRISTIAN CENTER

A memo (14-DOC-62) was received from Director Ianson requesting that the permit fee be waived for parking lot repairs for Trinity Christian Center at 2600 Lewis Avenue. He stated that the Center has applied for a permit to cut and patch the church parking lot. The permit fee is \$50.00.

It was moved by Commissioner Hill, seconded by Commissioner Flammini to waive the permit fee for parking lot repairs for Trinity Christian Center at 2600 Lewis Avenue in the amount of \$50.00. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

CLARIFICATION OF WAVIER OF FEES/TRINITY CHRISTIAN CENTER

A memo (14-DOC-63) was received from Director Ianson stating that the City Council meeting minutes of the May 20, 2014 City Council meeting reflect that it was “the consensus of the Council to waive any permit fees associated with the modification of this sign”, the “sign” being the replacement of an existing manual sign with a LED color display sign at Trinity Christian Center at 2600 Lewis Avenue. He stated that the replacement was approved pursuant to Ordinance 14-0-25 passed on June 3, 2014 which granted a variance from the Zion Municipal Code. Director Ianson stated that the record is unclear as to whether or not “any permit fees associated . . .” included the zoning application fee of \$290.00. He requested that the Council take formal action to approve or deny waiving of the zoning application fee and any permit fees associated with the modification of the sign.

It was moved by Commissioner Hill, seconded by Commissioner Flammini to waive all fees for the sign modification for Trinity Christian Center at 2600 Lewis Avenue, including the zoning application fee in the amount of \$290.00. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

TRUMPET PARK BROKERAGE SERVICES

A memo (14-DOC-64) was received from Director Knabel requesting permission to request proposals for brokerage services for Trumpet Park. He stated that staff is seeking direction in searching for qualified real estate brokers to assist in listing, marketing and sale of the trench and fill property at 9th Street and Green Bay Road as well as the developable property to the north located along Russell Road (Trumpet Park). He provided an outline of broker qualifications that staff deems important when considering a real estate broker and a scope of work. Director Knabel requested permission to prepare and distribute Requests for Proposal (RFP) for broker services. Commissioner Hill asked if a contract for brokerage services would include consequences if the broker failed to perform as expected. Director Knabel stated that the contract would include a standard termination clause. Commissioner Hill recommended that a contract include language regarding situations for both the sale and lease of property by the broker, especially with regard to the broker’s commission.

It was moved by Commissioner Hill, seconded by Commissioner Flammini to grant permission to prepare and distribute Requests for Proposal (RFP) for real estate brokerage services for Trumpet Park. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

**SECOND ADDENDUM/INTERGOVERNMENTAL AGREEMENT/
CITY OF ZION AND NEWPORT TOWNSHIP FIRE PROTECTION DISTRICT/
JOINT DEVELOPMENT AND STAFFING OF SATELLITE FIRE STATION**

A memo (14-DOC-65) was received from Director Knabel recommending that the City Council approve a Second Addendum to the intergovernmental agreement between the City of Zion and the Newport Township Fire Protection District for the joint development and staffing of a satellite fire station. He stated that the Council previously discussed the equal sharing of the funds currently in the joint bank account with the Newport Fire Protection District. He stated that staff is of the opinion that, due to financial constraints as well as the complicated logistics necessary in staffing a joint fire station, the existing agreement is no longer a feasible option. Director Knabel stated that he proposed to the Newport Fire Protection District that the agreement be amended to make the equal distribution of the funds annually rather than letting the funds accumulate in the account. He stated that annual distribution would be beneficial to both the City and the District’s annual budgets by freeing up these funds for operational purposes. He stated that the City’s annual portion would be approximately \$50,000. Director Knabel stated that this matter must also be presented to the Newport Fire Protection District Board for approval.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to approve the Second Addendum to the Intergovernmental Agreement for the Joint Development and Staffing of a Satellite Fire Station between the City of Zion and the Newport Township Fire Protection District. The vote on roll call was: Commissioners Flammini, aye; Hill, aye; and Temporary Chairman DeTienne; aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Knabel stated that the Comprehensive Plan Steering Committee met and the project is moving forward. He stated that the committee is seeking community input and asked that anyone interested in participating take an on-line survey at www.Plan4Zion.com.

ANNOUNCEMENTS

Thursdays through September 26th	11:00 a.m. to 7:00 p.m.	Zion Farmer’s Market Sheridan Road & Shiloh Blvd.
July 19	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility at 3220 27 th Street
August 2	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility at 3220 27 th Street
August 5	7:00 p.m.	Zion City Council Meeting

7/15/14

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Flammini, seconded by Commissioner Hill and unanimously approved the meeting be adjourned at 7:29 p.m. Motion carried.

City Clerk

Approved August 5, 2014