

Council Minutes

JULY 5, 2000

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, JULY 5, 2000, AT 7:03 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

Rev. Mayfield gave inspirational comments.

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Taylor, Monk and Mayor Harrison. Commissioner Bennett arrived at 7:10 P.M. Commissioner Rogers was absent.

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

AGENDA CHANGES

Mayor Harrison requested 1) deleting to consider a request for mobile video equipment, item 11.a.; and 2) adding to consider a Festival of Lights Commission appointment, item 11.a.

CHAPLAIN WILLIS MAYFIELD

A certificate of appreciation plaque was presented to Chaplain Willis Mayfield by Chief LaBelle. Chaplain Mayfield was recognized for his devotion, dedication and 14 years of service as Fire Department Chaplain.

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN

Mayor Harrison stated a special meeting has been held considering a proposed redevelopment plan for the Central Business District. The City Council voted to approve hiring Business Districts, Inc. for this purpose.

ZION SHOPPING CENTER REDEVELOPMENT

Developer Gerald Grobman introduced his plan for the Zion Shopping Center redevelopment. Architect Michael Hoff of Pickus Construction presented renderings of the new enlarged shopping center. The center includes a new Piggly Wiggly grocery store to the north of the present Kmart, improvements to the Kmart store, and a possible hardware store. Mr. Grobman is also negotiating with a bank interested in the former Ponderosa Restaurant site. Engineer Harlan Dolan of McClure Engineering presented the new layout for the parking lot and the extension

of 33rd Street to the expanded shopping center. There would also be additional lots for future construction to the east of Kmart. Peter Cioni noted an extension to Wadsworth Road was reviewed, and it was determined not to be cost effective. Philip McKenna stated this redevelopment is a part of the South Sheridan Road TIF District. TIF District improvements include the street extension and related infrastructure. The approximate cost of the redevelopment is \$5,000,000, including demolitions, renovations, and professional services. A redevelopment agreement with preliminary figures is the next step in this process, which should be ready to present to the City Council in one month. It was moved by Commissioner Monk, seconded by Commissioner Taylor to approve the conceptual plan for the Zion Shopping Center Redevelopment. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

PUBLIC HEARING/APPROPRIATION ORDINANCE

Mayor Harrison opened the Public Hearing at 7:31 P.M. Notice was published for a public hearing regarding the Appropriation Ordinance for the Fiscal Year beginning May 1, 2000 and ending April 30, 2001 in the amount of \$23,243,600.00. This represents a 2% increase over the previous fiscal year. Mayor Harrison asked for any citizen comments, and there were none. Mayor Harrison declared the Public Hearing closed at 7:34 P.M.

PUBLIC HEARING/TRANSFER STATION SITING

Mayor Harrison opened the Public Hearing at 7:34 P.M. Notice was published for a public hearing regarding siting of a transfer station at 29th Street and Damascus Avenue for temporary storage of brush, leaves and wood chips. Mayor Harrison stated action would be taken within 30 days. Mayor Harrison asked for any citizen comments, and there were none. Mayor Harrison declared the Public Hearing closed at 7:37 P.M.

CONSENT AGENDA

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on June 20, 2000 at 7:01 P.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Workers Compensation Report, April, May & June, 2000 (c) BILLS: Vouchers 72221 through 72371 drawn on the National City Bank, \$1,177,307.34: First Midwest Bank, \$76,873.45: Total: \$1,254,180.79 (d) PAYMENTS: Daniels, Mauro & Pinsel, legal services, \$10,000.00; Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$568.75; FAIRCOM, FY00-01 assessment, \$2,000.00; George the Locksmith, alarm system update, \$2,489.00; Belski Electric, street light locates for JULIE for May, 2000, \$4,026.00; Standard Equipment Co., used garbage truck, \$45,000.00 The vote on roll call was: Commissioners

Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

APPROPRIATION ORDINANCE

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-50) be passed making appropriations, totaling \$23,243,600.00 for the City of Zion, Illinois for the Fiscal Year beginning May 1, 2000 and ending April 30, 2001. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING SALE/SNORKEL & FIRE SQUAD

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (00-0-51) be passed authorizing the sale of the 1971 American LaFrance Aero Chief snorkel to 4-Alarm Hose Company in the amount of \$6,278.93 and the 1969 Ford/Welch squad to Otis Ziglar in the amount of \$1,000.00, who represent the highest and most responsible bidders. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/PICKUP TRUCK/PUBLIC WORKS

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (00-0-52) be passed authorizing a contract for the purchase of a 2001 pickup truck with Pedersen GMC in the amount of \$22,955.00. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/CLEANING & PAINTING CARILLON

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-53) be passed authorizing a contract for the cleaning and painting of the carillon with Jetco, Ltd. in the amount of \$6,000.00. Commissioner Taylor stated \$13,600 was approved for the cleaning, painting and restoration, however the appropriation will cover the balance needed for this project. Jack Diliberti noted an upcoming fundraiser would help to finance the balance. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/VEHICLE LIFT/PUBLIC WORKS

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (00-0-54) be passed authorizing a contract for the purchase of a vehicle lift with Standard Industrial & Automotive

Equipment, Inc. in the amount of \$3,890.00. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/PLATFORM LIFT TRUCK/PUBLIC WORKS

It was moved by Commissioner Bennett, seconded by Commissioner Monk that an Ordinance (00-0-55) be passed authorizing a contract for the purchase of an aerial platform lift truck with Lake County Truck Sales in the amount of \$52,142.00. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/PLUMBING CODE

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-56) be passed amending the Zion Municipal Code, as amended, Chapter 10, Buildings and Building Regulations, Section 10-297, adding that plastic pipe, plastic tubing and fittings shall not be used for potable water. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

REZONING/4701 STATE ROUTE 173

It was moved by Commissioner Taylor, seconded by Commissioner Monk that an Ordinance (00-0-57) be passed rezoning the property at the southeast corner of Highway 173 and Green Bay Road, commonly known as 4701 State Route 173, from County zoning to HB Highway Business. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

VARIANCE/3401 20TH STREET

It was moved by Commissioner Monk, seconded by Commissioner Taylor that an Ordinance (00-0-58) be passed granting a variance from Article V, Section 102-130(a) for 3401 20th Street, approving the construction of a 10,000 square foot accessory building with all metal exterior siding adjacent to existing principal building. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

FESTIVAL OF LIGHTS COMMISSION

A memo (00-DOC-86) was received from Diane Burkemper, requesting the appointment of Debi Scanlon to the Festival of Lights Commission, and replacing Pete Reinier as Shiloh Park Drive-thru Director. Mr. Reinier has accepted the office of Vice Chairperson. It was moved by Commissioner Bennett, seconded by Commissioner Monk to approve the

appointment of Debi Scanlon to the Festival of Lights Commission as Shiloh Park Drive-thru Director. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

SALE OF AMBULANCE, PUMPER ENGINE & SUBURBAN

A memo (00-DOC-87) was received from Chief LaBelle, requesting permission to advertise for bids for the sale of a 1984 EVF ambulance, a 1978 Emergency One pumper engine, and a 1984 Chevrolet suburban. It was moved by Commissioner Monk, seconded by Commissioner Taylor to grant permission to advertise for bids for the sale of a 1984 ambulance, a 1978 pumper engine and a 1984 suburban, as requested. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/BITUMINOUS MATERIALS & PETROLEUM PRODUCTS

A Tabulation of Bids (00-DOC-88) was received regarding the purchase of bituminous materials and petroleum products. The recommended lowest responsible bidders are as follows: Avalon: diesel fuel Harris Lubricate: 90 W gear lube and 2 cycle oil Lube Oil: automatic transmission fluid, permanent type antifreeze, and dex cool antifreeze/coolant Mid Town: SAE #10 motor oil, HD #30 W motor oil, all-purpose hydraulic fluid and all-purpose grease Koch Materials: emulsified asphalt Peter Baker: patching materials-premix, hotmix and UPM high performance cold patch Kirschhoffer: #7 road gravel, sand backfill, seal coat aggregate, salt treated sand, #10 stone, ¾" chips and traffic bond with fines Midwest Construction: hot tar sealer It was moved by Commissioner Bennett, seconded by Commissioner Taylor to award contracts for various bituminous material and petroleum products, as recommended, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

LAKE COUNTY WATERSHED DEVELOPMENT

The Federal Emergency Management Agency has notified Zion that it is necessary to update the City's floodplain management ordinance to reflect the new Flood Insurance Rate Map for Lake County. A resolution would be needed for the Lake County Watershed Development Ordinance amendment. However, Peter Cioni stated Lake County Stormwater Management Commission has additional changes yet to make, and recommended delaying adoption of the resolution. The National Flood Insurance Program changes would need to be adopted prior to November, 2000. The Council agreed to defer this item.

ANY OTHER MATTERS

Mayor Harrison stated a flyer entitled "Community Alert" has been distributed containing several inaccuracies regarding a proposed peaker plant. Mayor Harrison noted the following facts: · The City has met with two different power companies, but has never indicated placing both plants at the site west of Green Bay Road. · The power company, which owns property south of 9th Street, has met all EPA requirements. · The Council has visited other plants, and has not found there to be noise problems. · Peaker plants do not consume enormous amounts of daily water. · Used/discharged water is very usable for the nearby golf course. · Property values would be guaranteed through agreements. · Information has been made available to the public, and will continue to be, as it becomes available. · Meetings have been held discussing peaker plants, with one particular meeting held just for the purpose of this topic only. · The Council has publicly addressed questions to the power company representatives. · Public questions have been requested to be submitted in writing, and to date, nothing in writing has ever been submitted. Commissioner Taylor recommended comments and/or questions be taken only from Zion citizens regarding a proposed peaker plant in Zion. Commissioner Bennett stated, and the Council agreed, that public disturbances should not be allowed.

ANNOUNCEMENTS

JULY 11 SPECIAL CITY COUNCIL
 MEETING

JULY 18 REGULAR CITY COUNCIL
 MEETING

EXECUTIVE SESSION

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that the Council recess to Executive Session at 8:02 p.m. to discuss personnel, and the purchase and sale of real estate. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 9:48 p.m. with same members present.

EMPLOYEES WORKING FULL TIME & PART TIME FOR CITY

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve adoption of a policy, wherein full-time City of Zion employees are not eligible for employment in part-time positions with the City. The use of full-time employees for part-time positions results in additional overtime costs and higher pay scales. This method of employment is neither cost-effective nor financially responsible. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Monk, 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 Bennett, seconded by Commissioner Monk and unanimously approved the meeting be adjourned at 9:51 p.m. Motion carried.

Approved July 18, 2000