

MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MAY 6, 2003, AT 6:01 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 Bennett, DeTienne, Winfrey, Taylor and Mayor Harrison.

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

CONSENT AGENDA

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

- (a) **MINUTES** of a Workshop/Special Meeting held on April 10, 2003 at 5:10 P.M. and a Regular Meeting and Closed Session held on April 15, 2003 at 7:11 P.M., with all members having previously received copies.
- (b) **RELEASE OF CLOSED SESSION MINUTES:** September 19 & 22, 2000 and October 3 & 17, 2000
- (c) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, April, 2003
- (d) **BILLS:** Vouchers 82939 through 83209 drawn on National City Bank, \$1,759,477.50; Add back voided checks, \$210.00 & \$630.00; Total: \$1,760,317.50
- (e) **PAYMENTS:** Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$131.25, \$710.50, \$35.00, \$175.00, \$67.50, \$202.50, \$236.25, \$405.00, \$33.75, \$505.00, \$1,415.86, \$845.00, \$487.50, \$195.00, \$650.00, \$520.00, \$390.00, \$665.00, \$665.00, \$32.50, \$175.00, \$2,613.66; Total: \$11,156.27; Zion Park District, legal services for Calpine tax litigation, \$842.74
- (f) **PROCLAMATION:** National Public Works Week – May 18 – 24, 2003

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

CERTIFICATE OF CORPORATE AUTHORITY FOR BANK ACCOUNT

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that a Resolution (03-R-17) be passed authorizing a Certificate of Corporate Authority for a brokerage account held at First Midwest Bank. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

AMEND MUNICIPAL CODE/PARKING PROHIBITED

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that an Ordinance (03-0-20) be passed amending the Municipal Code of the City of Zion, as amended, Section 90-133, prohibiting parking on Elisha Avenue, between the boulevards from north to south Shiloh Blvd, and on Gabriel Avenue, along the portion in line with the Zion Benton Public Library front entry walk. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

IMPACT FEE PROGRAM

A memo (03-DOC-104) was received from Delaine Rogers considering the adoption of an Impact Fee Program. New residential projects impact the schools, library, parks, fire protection, township and the city. An impact fee structure would provide intermediate funding for these taxing bodies to help offset costs. Only the City of Zion has the authority to impose or collect an impact fee, and the city would be partnering with:

- Elementary District 6
- Zion-Benton Township District 126
- Zion-Benton Public Library
- Zion Park District
- Beach Park Elementary District 3
- Zion Township
- Zion Fire and Rescue

Attorney Rolek stated this program would not affect the development of a simple subdivision or less. The proposed program has a cost of living factor built into it, so this issue does not have to be updated every year.

It was moved by Commissioner Taylor, seconded by Commissioner Winfrey that an Ordinance (03-0-21) be passed amending the Municipal Code of the City of Zion, amending the Subdivision Code so as to provide for the dedication of school sites, park lands or the payment of cash contributions in lieu thereof, and the dedication of capital improvement fees. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve an Intergovernmental Agreement for the creation and participation in the City of Zion Impact Fee Program, directing Attorney Rolek and Delaine Rogers to obtain participant signatures. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that a Resolution (03-R-18) be passed approving an Intergovernmental Agreement for the creation and participation in the City of Zion Impact Fee Program. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

PLANNING & ZONING COMMISSION

A letter (03-DOC-105) was received from Frank Flammini, requesting acceptance of his resignation from the Planning and Zoning Commission.

It was moved by Commissioner Taylor, seconded by Commissioner Winfrey to regretfully accept Frank Flammini's resignation from the Planning and Zoning Commission with thanks for his many years of dedication to the Commission. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUILDING DEPARTMENT ADVISORY PANEL

A letter (03-DOC-106) was received from Frank Flammini, requesting acceptance of his resignation from the Building Department Advisory Panel.

It was moved by Commissioner Winfrey, seconded by Commissioner DeTienne to regretfully accept Frank Flammini's resignation from the Building Department Advisory Panel. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

HEBRON GARAGE

Commissioner DeTienne stated the Police need to utilize the Hebron Avenue garage as a secured impound facility and for the work release program. Grant money in the amount of \$35,000 will help cover improvement and security costs.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve utilizing the Hebron Avenue garage as a police impound facility. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, pass; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUILDING DEPARTMENT POSITION

It was moved by Commissioner Taylor, seconded by Commissioner Winfrey to eliminate the position of Code Enforcement Assistant, add the position of Public Property Technician at Pay Grade 7, transfer this position to the Building and Zoning Department, and amend the Personnel Authorization accordingly. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

POLICE DEPARTMENT POSITION

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to eliminate the position of Code Enforcement Officer in the Police Department, add the position of Public Service Supervisor with no change in pay grade, and amend the Personnel Authorization accordingly. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CLEANING SERVICE CONTRACT

Mayor Harrison stated the City currently has a contract with TLC Custom Cleaning for services at the Police Station. Mayor Harrison recommended retaining this company for cleaning services as follows:

- City Hall - \$1,500 per month, under the direction of John Jones
- Public Works - \$650 per month, under the direction of Brian Usher

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the cleaning service contract for City Hall and Public Works with TLC Custom Cleaning, as presented, subject to the City Attorney's review of the contract. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

GENERAL INDUSTRIAL DISTRICT

The Planning and Zoning Commission considered a zoning district change from GI Industrial District, creating a new G3 General Industrial District. – Zoning Docket 03-Z-6. The Planning/Zoning Commission recommended approval. The area involved is located north of Route 173, west of Green Bay Road, south of Russell Road, and east of the Union Pacific Railroad. Delaine Rogers stated this request will establish restrictions to help create standards for industrial areas. The G-3 General Industrial District would include requirements for:

- Bulk regulations
- Building Appearance
- Above ground fuel storage
- Minimum site area
- Non-conforming uses

It was moved by Commissioner Taylor, seconded by Commissioner Winfrey to approve the zoning change request from GI Industrial District to G3 General Industrial District for the area as presented, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Winfrey, aye; 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 Winfrey, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 6:43 p.m. Motion carried.

City Clerk

Approved May 20, 2003