

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 3, 2004, AT 7:04 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, Taylor, Flammini and Mayor Harrison.

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

AGENDA CHANGES

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

- Deleting to approve payment to Wynn Computer Services, \$3,047, item 7.c.
- Deleting discussion regarding installation of a storm siren in Harbor Ridge Subdivision, item 10.g.
- Deleting discussion regarding Mayors on TV.com, item 10.h.
- Adding the discussion of personnel and potential litigation to Closed Session, item 12

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

ILLINOIS STATE TREASURER

Roger Lindus, Program Marketer for the Illinois State Treasurer's Office, presented an overview of economic opportunity programs for businesses, families, individuals, organizations and government and public agencies.

PUBLIC HEARING/AREA 3 SOUTH SHERIDAN ROAD

Mayor Harrison declared the public hearing open concerning the alley vacation south of 9785 17th Street at 7:19 P.M. Attorney Puma stated a notice of public hearing has been published for this proposed alley vacation.

Mayor Harrison invited questions and/or comments, and there were none.

Mayor Harrison declared the public hearing closed at 7:20 P.M.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Workshop/Special Meeting held on July 20, 2004 at 5:06 P.M., a Regular Meeting held on July 20, 2004 at 7:12 P.M. and approval but not release of Closed Session minutes of a meeting held on July 20, 2004 at 8:58 P.M., and a Special Meeting held on July 27, 2004 at 9:00 A.M. and approval but not release of Closed Session minutes of a meeting held on July 27, 2004 at 9:02 A.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, July, 2004

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

PURCHASE OF 1015 27th STREET

It was moved by Commissioner Flammini, seconded by Commissioner Bennett that a Resolution (04-R-20) be passed purchasing certain property located within the City of Zion commonly known as 1015 27th Street, Zion, Illinois for the amount of \$140,000. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

VACATION OF RIGHT OF WAY/EAST OF 1504 W. WINTHROP COURT

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (04-0-26) be passed vacating a portion of the right-of-way east of the property commonly known as 1504 West Winthrop Court, City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

VACATION OF ALLEY/BETWEEN 17TH STREET & LOGAN COURT

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (04-0-27) be passed vacating a portion of the alley between 17th Street and Logan Court, east of Lakeview Avenue, and south of 9785 West 17th Street, City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

VACATION OF UNIMPROVED ROAD RIGHT OF WAY/NORTH AVENUE

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that an Ordinance (04-0-28) be passed vacating a portion of the unimproved road right-of-way of North Avenue south of Illinois Avenue and north of Chicago Avenue, City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ELECTRICAL COMMISSION

Commissioner Flammini recommended the appointment of Dave Geer to the Electrical Commission, filling a vacancy created by Erwin Christensen's retirement from the Commission. Mayor Harrison stated Mr. Christensen would be recognized for his service at a later date.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the appointment of Dave Geer to the Electrical Commission. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

BUILDING DEPARTMENT ADVISORY PANEL

Commissioner Flammini recommended the appointment of Bob Madden to the Building Department Advisory Panel, filling a vacancy created by Patty Barden's retirement from this Board. Mayor Harrison stated Ms. Barden would be recognized for her service at a later date.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to appoint Bob Madden to the Building Department Advisory Panel. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

SALARY INCREASE/POLICE DEPT

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve a salary increase for Mary Lou Rapson, Records Clerk in the Police Department, from Pay Grade 5 Step 6 to Pay Grade 5 Step 7. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/PICK UP TRUCKS/POLICE DEPT

A Tabulation of Bids (04-DOC-103) was received from Chief Malcolm, regarding the purchase of pick up trucks for the Police Department. Chief Malcolm recommended awarding contracts as follows:

- 4-door 2004 Dodge Ram pick up truck for Public Service Program to be purchased from Joliet Dodge for the amount of \$21,450, replacing a 1997 Jeep Cherokee
- 4-door 2005 GMC Canyon extended cab pick up truck for Community Service Program to be purchased from Pederson GMC for the amount of \$16,131, replacing a 1986 Chevy step van

The total cost for both trucks would be \$37,581, and there is \$39,983 available in the budget for these purchases. Chief Malcolm also requested approval to dispose of the replacement vehicles through the Lake County Municipal Program.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to award contracts for the purchase of pick up trucks for the Police Department as follows:

- 2004 Dodge Ram pick up truck from Joliet Dodge in the amount of \$21,450,
- 2005 GMC Canyon extended cab pick up truck from Pederson GMC in the amount of \$16,131,
- and for the disposal of a 1997 Jeep Cherokee and 1986 Chevy step van through the Lake County Municipal Program with an ordinance to be prepared accordingly.

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

COMCAST FRANCHISE EXTENSION

Mayor Harrison stated Comcast has agreed to extend the current franchise agreement until January 1, 2005, in order to continue negotiations for the renewal of the franchise. This extension will allow the city to continue receiving the franchise fee.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that a Resolution (04-R-21) be passed extending the Cable Television Franchise Agreement with Comcast of Illinois XII, LP until January 1, 2005. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

AREA 3 SOUTH SHERIDAN ROAD REDEVELOPMENT/BID APPROVAL

A letter (04-DOC-104) was received from Speer Financial, Inc., recommending approval of the bond buyer for the \$2,200,000 Taxable General Obligation Bonds (Area 3 South Sheridan Road Special Tax Allocation Fund Alternate Revenue Source), Series 2004. Five bids were received, and it is recommended awarding the contract to Morgan Keegan and Company, Inc. at a price of \$2,180,714.25 plus accrued interest at a true interest rate of 5.3990%.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to award the contract for the bond buyer for the \$2,200,000 Taxable General Obligation Bonds (Area 3 South Sheridan Road Special Tax Allocation Fund Alternate Revenue Source), Series 2004 to Morgan Keegan and Company at a true interest rate of 5.3990%. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

ANNIE B'S TEEZ/TIF GRANT

A memo (04-DOC-105) was received from Delaine Rogers, regarding a proposed TIF Grant for Annie B's Teez. The owners of this retail store wish to relocate their business to 2748 Sheridan Road, and have requested assistance for updated building improvements and signage. The TIF Review Board recommends approval of a \$5,000 grant for these improvements.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve a TIF Business Grant not to exceed \$5,000 to Annie B's Teez for the purpose of improvements at 2748 Sheridan Road. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

ZION ANTIQUES/TIF GRANT

A memo (04-DOC-106) was received from Delaine Rogers, regarding a proposed TIF Grant for Zion Antiques. The owner of this retail store at 2661 Sheridan Road has requested assistance for the purchase of a new awning. The TIF Review Board recommends approval of a \$3,000 grant for this improvement.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve a TIF Business Grant not to exceed \$3,000 to Zion Antiques for the purpose of purchasing an awning for 2661 Sheridan Road. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

DOWNTOWN WELCOME CENTER

A memo (04-DOC-107) was received from Delaine Rogers, regarding a Downtown Welcome Center. Ms. Rogers proposes to locate this center at 2730 Sheridan Road, Suite 1, which would be staffed by Zion Business Development Council (ZBDC) volunteers and student interns. Property owner, Sharon Finkel, has agreed to lease this property to the city for \$6,000 per year. Ms. Rogers recommended that funding for this lease be provided through the Commonwealth Edison grant, and requested that an additional \$1,000 be approved for signage, shelving and paint. Commissioner Bennett questioned who would be responsible for this center. Ms. Rogers stated the property owner, Sharon Finkel, would be responsible along with the ZBDC through Chairman Arlene Martin.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve a one-year lease in the amount of \$6,000 effective August 4, 2004 through August 3, 2005 with Sharon Finkel for the location of a Downtown Welcome Center at 2730 Sheridan Road, Suite 1. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

SHERIDAN PARK/2500 BLOCK OF SHERIDAN ROAD

A memo (04-DOC-108) was received from Delaine Rogers, requesting approval of a lease with Sheridan Health Care Associates for the establishment of Sheridan Park in the 2500 block of Sheridan Road. This lease would allow the city use of the property for city-sponsored events. The city would be making improvements to the property with the understanding should the owner either default or cancel the lease, improvement costs would be repaid to the city per a depreciation schedule. The lease would be for seven years at \$10.00 per year, which would be renewable. Attorney Puma stated he would like to clarify a couple of points in the lease with Ms. Rogers.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the seven-year renewable lease with Sheridan Health Care Associates for the establishment of Sheridan Park at 26th Street and Sheridan Road at a cost of \$10.00 per year, subject to the attorney's review. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

IEPA BROWNFIELD GRANT

A memo (04-DOC-109) was received from Delaine Rogers, requesting extension of the current Illinois Environmental Protection Agency (IEPA) Brownfield grant. This grant is funding the exploratory and remediation study of the Candy and Cookie factory sites. There would be no additional cost to the city other than the continuation of the 70/30 cost share ratio in the original grant. Ms. Rogers requested approval for Terracon Environmental Services to pursue a one-year extension of this IEPA Brownfield grant.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to authorize Terracon Environmental Services to pursue a one-year extension of the IEPA Brownfield grant for the former Candy and Cookie factory sites. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

GREEN BAY CROSSING DEVELOPMENT

A memo (04-DOC-110) was received from Delaine Rogers, requesting approval of a marketing analysis for a commercial and retail development project at the northeast corner of Green Bay Road and Route 173. The cost of the analysis with Associated Retail Consulting would be \$5,500 plus expenses not to exceed \$1,000, which would be funded by the Economic Development grant approved for this project.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to authorize Associated Retail Consulting to conduct a marketing analysis for the proposed Green Bay Crossing Development at a total cost not to exceed \$6,500. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

BRUSH CHIPPER/PUBLIC WORKS

A memo (04-DOC-111) was received from Brian Usher, requesting permission to waive bids and purchase a brush chipper for Public Works. A quote was submitted by Alexander Equipment Company, who is the supplier for the current chipper, for a 2004 Morbark Model 13 Tornado chipper in the amount of \$32,500. Mr. Usher stated by utilizing the current supplier, it allows the current stock of accessories to be utilized. This is a budgeted item.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to waive bids and approve the purchase of a brush chipper with Alexander Equipment Company for an amount not to exceed \$32,500. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

PAVEMENT REPAIRS/LEWIS AVE & SALEM BLVD

A memo (04-DOC-112) was received from Brian Usher, requesting permission to waive bids and authorize pavement repairs on Lewis Avenue just north of Salem Blvd. A water main break was repaired during the winter at this location. Curran Contracting has submitted a quote for the permanent pavement repair, which is approximately 22 square yards, at \$137.55 per square yard. The cost for these repairs would be paid out of the Water Fund.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to waive bids and authorize Curran Contracting Company to complete pavement repairs at Lewis Avenue and Salem Blvd. at a cost not to exceed \$3,500. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

Mayor Harrison stated the city would be enforcing the regulations that no bicycle or skateboard riding is allowed on downtown sidewalks. Signs will soon be posted in downtown. Initially, violators would be warned, after which bicycles and skateboards could be temporarily confiscated. Commissioner Taylor recommended that schools be notified of these regulations, so that students could further be informed.

- August 13 Coalition for Healthy Communities Annual Caddie Classic
- August 17 Township Board Meeting
- August 17 Regular City Council Meeting
- September 25 Testing at Police Department for the hiring of qualified Police Officers

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that the Council recess to Closed Session at 8:00 p.m. to discuss sale of real estate, purchase of real estate, personnel and potential litigation. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 9:06 p.m. with all members present. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, 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 Flammini, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 9:06 p.m. Motion carried.

City Clerk