

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 20, 2005, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Little Miss Zion Cynthia Garibay called the meeting to order.

Junior Miss Zion Katlin Spaeth called for the roll, and the following answered present: Commissioners DeTienne, Taylor, Flammini, Bennett and Mayor Harrison.

Miss Zion Amanda Jarrett led in the Pledge of Allegiance to the Flag.

Mayor Harrison thanked and congratulated the young ladies.

**AGENDA CHANGES**

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

- Moving item 7.c. to 9.j.
- Deleting to consider ordinance for property purchase agreement, item 7.d.
- Deleting to consider reimbursement of expenses, item 9.d.
- Deleting to consider variance from Engineering Standards/Subdivision Code for Pickus Senior Cottages, item 9.g.

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

**ZION QUEENS PAGEANT/HURRICANE RELIEF DONATION**

On behalf of the Zion Queens Pageant, the Zion Queens presented a check in the amount of \$100.00 for the Zion Professional Firefighters Hurricane Relief Fund.

**CERTIFICATE OF RECOGNITION**

A Certificate of Recognition was presented for Nanjean Painter, a long time employee of Sheridan Healthcare and Rehab Center. Debbie Lewis accepted the certificate on behalf of Ms. Painter.

**JUBILEE DAYS PARADE AWARDS**

Rich Walker, Executive Director of the Jubilee Days Festival Commission, presented the Jubilee Days/Labor Day parade awards as follows:

Jubilee Director's Choice for best musical entry:	tie - Chicago Caledonian Pipe & Drum Band & The Garden Club Barbershop Quartet
Grand Marshal Award for most beautiful entry:	Villalobos Photography/Studio ZB
President's Choice for most original entry:	Sheridan Health & Rehab Center
Sweepstakes Award for best animation entry:	First Baptist Church "Bee Attitudes"
Theme Award for best theme presentation:	Zion Park District
Mayor's Award for overall best:	Zion-Benton American Legion Post #865

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on September 6, 2005 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on September 6, 2005 at 7:59 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Inspector's Report, August 2005
- (c) **BILLS:** Vouchers 91571 through 91732 drawn on National City Bank, \$789,656.76
- (d) **PROCLAMATIONS:** International Hispanic/Latino Mental Health Week – October 2-8, 2005; Domestic Violence Awareness Month – October 2005

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

**AMEND PERSONNEL AUTHORIZATION/PUBLIC WORKS**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that a Resolution (05-R-24) be passed amending the Personnel Authorization, adding 1 Service Technician in the Street Division of Public Works, and approving the posting and advertising for this position. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**WORKERS' COMPENSATION POLICY**

A proposed resolution was presented regarding a city-designated employee health care provider for non-emergency injuries and setting a workers' compensation policy. Mayor Harrison stated this proposed policy is not in final form, and recommended tabling this matter until the next meeting.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to table the resolution for a city-designated employee health care provider and setting a workers' compensation policy. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**TAXI CAB LICENSE REQUIREMENTS**

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (05-0-34) be passed amending the Municipal Code of the City of Zion, as amended, Article IX, Section 14, regarding taxi cab license requirements. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**AMBULANCE SERVICES**

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini that an Ordinance (05-0-35) be passed amending the Municipal Code of the City of Zion, as amended, Section 34-16, amending ambulance charges, and Section 34-17, amending transport destination and limits. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**TIF REVIEW BOARD**

It was moved by Commissioner Flammini, seconded by Commissioner Bennett that an Ordinance (05-0-36) be passed amending the Municipal Code of the City of Zion, as amended, Section 2-651, changing the number of members from thirteen (13) to nine (9) on the TIF Review Board. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ZION ENERGY LLC RECAPTURE AGREEMENT**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (05-0-37) be passed approving the execution of a Recapture Agreement for the roadway and water main improvements constructed by Zion Energy, LLC. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**PURCHASING POLICY**

Larry Pannell has incorporated Council recommendations in preparing the proposed Purchasing Policy.

Commissioner Taylor recommended the following changes:

#3.a. Council Approval – The proposed purchase has been approved in the City’s current fiscal year budget, adding “or is a commonly used commodity in the department.”

#5.a. Approval/Denial of a Purchase Requisition – The purchase is a budgeted item in the current fiscal year approved budget, adding “or is a commonly used commodity in the department.”

#8. Emergency Purchases – In such cases, the Department Head, and adding “or the Department Head’s designee”, can authorize a purchase over \$10,000 with Commissioner approval.

Commissioner DeTienne recommended the following change:

#1. Use of Purchase Requisition – adding “and then submitted to Finance Department” to the end of the first sentence, and eliminating the second sentence of this paragraph. Commissioner DeTienne stated that if all other criteria have been met, the Finance Department should not have to approve a requisition prior to making a purchase.

Commissioner Bennett stated the Finance Department would have no control to make sure funds are available, which has been a problem in the past. Mayor Harrison stated the Department Head can review the financial report to determine available funds. Commissioner Taylor stated if there are budgetary problems, then the Commissioner should deal with that Department Head. Mayor Harrison noted in the near future Department Heads will be able to electronically view the department’s current and up-to-date status, which should help alleviate any issues. Mayor Harrison noted line item transfers would still need to come before the Council for approval.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the Purchasing Policy and Procedures, including recommended changes per Commissioner Taylor and Commissioner DeTienne. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**AMENDING BUDGET/FISCAL YEAR 2005/06**

A memo (05-DOC-138) was received from Larry Pannell, requesting to amend the budget for Fiscal Year May 1, 2005 through April 30, 2006 as follows:

**General Fund**

10-03-1-02-150: adding \$20,000 for tree planting and removals  
 10-04-1-02-395: adding \$247,000 for various Public Works projects  
 10-03-1-04-740: adding \$20,000 for Computer HelpKey  
 10-06-1-05-950: adding \$20,000 for overage for new telephone system  
 10-06-1-05-995: adding \$6,000 for carpet replacement at City Hall

**Impact Fee-Fire/Rescue Fund**

31-14-1-05-940: adding \$12,000 for computer upgrade in ambulance

**Wastewater & Sewer Operation & Maintenance Fund**

41-00-1-06-991: adding \$28,000

Total Additions: \$353,000

Mr. Pannell also recommended, in light of increased fuel costs, increasing Gas and Oil line items for various funds by 15%. Mr. Pannell stated there would not be a need to amend the Appropriation Ordinance.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve amending the budget for Fiscal Year May 1, 2005 through April 30, 2006, as recommended. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**LIABILITY & WORKERS COMPENSATION INSURANCE**

Mayor Harrison recommended soliciting quotes for the City's insurance premiums for liability and workers compensation. The workers compensation insurance is due to renew on December 1, and the liability insurance is due to renew as of May 1. Commissioner Bennett noted past attempts have been made to solicit premiums with some companies deciding not to quote.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve soliciting quotes for the City's liability and workers compensation insurance. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**COMPUTER WORKSTATIONS/POLICE DEPT.**

A memo (05-DOC-139) was received from Chief Malcolm, requesting permission to purchase three computer workstations for the Police Department. A quote from Dell was received for these computers totaling \$3,166.20. This is a budgeted item.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to grant permission to purchase three computer workstations for the Police Department from Dell for a total cost of \$3,166.20. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TAB OF BIDS/PICK UP TRUCK/COMMUNITY SERVICE PROGRAM**

A Tabulation of Bids (05-DOC-140) was received from Chief Malcolm for the purchase of a 2006 GMC Canyon 4-wheel pick up truck for the Community Service Officer Program in the Police Department. Chief Malcolm recommended awarding the contract to the lowest qualified bidder, LeMay, in the amount of \$20,897.08. This is a budgeted item.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to award the contract for the purchase of a pick up truck for the Community Service Officer Program in the Police Department to LeMay Buick-Pontiac-GMC, Inc. in the amount of \$20,897.08. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**REZONING & SUBDIVISION/GREAT LAKES CROSSING**

The Planning and Zoning Commission considered requests for a:

1. zoning change from Residential (R-30) to Highway Business (HB), and
2. approval of a subdivision for retail use as a combined preliminary/final plan

for the parcel on the northeast corner of Route 173 and Green Bay Road, as petitioned by Zion Retail Investments. The Planning/Zoning Commission recommended approval.

Developer David Delach stated Great Lakes Credit Union and CVS Pharmacy will be among the anchor retail stores on the 18 acres with ground breaking anticipated for spring of 2006. Mayor Harrison stated the development proposes the inclusion of a fire station, with staffing to be partly funded by Trumpet Park development. Mr. Delach anticipates that \$2.00 to \$4.00 would be generated in taxes per square foot. Commissioner Flammini questioned whether or not the detention ponds would be dry or wet bottom. The detention areas would be wet bottom with fountains aerating the ponds.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve rezoning a parcel on the northeast corner of Route 173 and Green Bay Road from Residential (R-30) to Highway Business (HB), and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the final retail subdivision for the northeast corner of Route 173 and Green Bay Road, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**VARIANCE/2108 ELISHA AVENUE**

The Planning and Zoning Commission considered a request for a variance for a front yard parking area at 2108 Elisha Avenue, as petitioned by Sooren Sarkisian – Zoning Docket 05-Z-5. The Planning/Zoning Commission recommended denial of this request. Mr. Sarkisian requested establishing a concrete parking area in the front yard. This area had at one time been a gravel driveway, but has since been abandoned and grown over with grass.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to deny the variance for a front yard parking area at 2108 Elisha Avenue. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**DISSOLUTION OF TIF DISTRICT #2**

A memo (05-DOC-141) was received from Delaine Rogers, recommending the dissolution of Tax Increment Financing District #2. Rather than pursuing the northwest corner of Kenosha Road and 21<sup>st</sup> Street as a manufacturing site, the city has approved a mixed-use retail and residential project for this TIF District #2 site. Retail and residential use does not meet the requirements of this TIF District. The TIF Board of Review and Joint TIF Review Board are in support of the dissolution of TIF #2. Attorney Randall stated an ordinance and documents are being drafted for this purpose.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to authorize staff and legal counsel to prepare the necessary documents for the dissolution of TIF District #2. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

- September 22 & 29 Farmers Market – open every Thursday through October 13
- September 23 & 24 Zion Benton Kiwanis Peanut Days
- October 4 City Council Meeting
- October 18 Township Board Meeting

**CLOSED SESSION**

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that the Council recess to Closed Session at 8:27 p.m. to discuss personnel, purchase and sale of real estate, probable and pending litigation. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 9:28 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Flammini, aye; Bennett, 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 Taylor and unanimously approved the meeting be adjourned at 9:28 p.m. Motion carried.

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City Clerk

Approved October 4, 2005