

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 21, 2006, 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 Flammini, DeTienne, Taylor, Bennett and Mayor Harrison.

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

COALITION FOR HEALTHY COMMUNITIES

Mayor Harrison announced that a Community Directory has been prepared by the Coalition for Healthy Communities. This guide, focusing on social services throughout Lake County, was co-sponsored by the City of Zion, Zion Township, the Village of Beach Park and the Village of Winthrop Harbor.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Workshop/Special Meeting held on February 2, 2006 at 4:02 P.M., and a Regular Meeting held on February 7, 2006 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on February 7, 2006 at 7:33 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet and Revenue & Expense Report, period ending January 31, 2006
- (c) **BILLS:** Vouchers 93116 through 93226 drawn on National City Bank, \$468,489.18; Add back voided check, \$78.00; Net Total: \$468,567.18
- (d) **PAYMENTS:** Rebuilding Together, annual donation, \$3,000.00; Zion Chamber of Commerce, annual membership dues, \$440.00; Pilar Networks, contract renewal, \$35,000.00

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

ABATING TAX/SOUTH SHERIDAN ROAD

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (06-0-15) be passed, amending Ordinance 06-0-7, abating the tax levied for the year 2005 to pay the principal of and interest on \$2,200,000 general obligation bonds, series 2004A, (Area 3 South Sheridan Road Special Tax Allocation Fund Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/ROAD IMPROVEMENTS

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that an Ordinance (06-0-16) be passed, amending Ordinance 06-0-8, abating the tax levied for the year 2005 to pay the principal of and interest on \$3,000,000 general obligation bonds, series 2003, (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/SHERIDAN ROAD STREETScape

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (06-0-17) be passed, amending Ordinance 06-0-9, abating the tax levied for the year 2005 to pay the principal of and interest on \$5,000,000 general obligation bonds, series 2002-B, (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (06-0-18) be passed, amending Ordinance 06-0-10, abating the tax levied for the year 2005 to pay the principal of and interest on \$4,975,000 general obligation bonds, series 2002-A, (Special Tax Allocation Fund Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/MIDWESTERN REGIONAL MEDICAL CENTER

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (06-0-19) be passed, amending Ordinance 06-0-11, abating the tax levied for the year 2005 to pay the principal of and interest on \$30,000,000 taxable general obligation bonds (Alternate Revenue Source), series 2002 (Midwestern Regional Medical Center Project), of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/WATERWORKS & SEWERAGE SYSTEM

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (06-0-20) be passed, amending Ordinance 06-0-12, abating the tax levied for the year 2005 to pay the principal of and interest on \$3,500,000 taxable general obligation bonds (Waterworks & Sewerage System Alternate Revenue Source), series 2001, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

SCREENING FOR REFUSE & GARBAGE STORAGE AREAS

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (06-0-21) be passed establishing screening requirements for refuse and garbage storage areas for commercial, industrial and multiple-unit residential structures. John Jones stated properties would have one year to come into compliance. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ADDITIONAL MEMBER OF SWALCO

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (06-0-22) be passed consenting to the Village of Port Barrington as an additional member of the Solid Waste Agency of Lake County, Illinois (SWALCO) with no late fee. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ZION MARKET SQUARE/MARKET EVALUATION

A memo (06-DOC-14) was received from Delaine Rogers, requesting approval of a feasibility market evaluation for Zion Market Square. A proposal was received from V.S. Kretchmer Associates, Inc. for analysis of residential, retail and office needs in our area. Ms. Rogers requested an expenditure not to exceed \$8,000, which would be half of the cost of this proposal. The Regional Transportation Agency (RTA) has approved a \$100,000 grant for the Zion Station Area Plan Project, which can include this project.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve conducting a feasibility market evaluation for Zion Market Square through V.S. Kretchmer Associates, Inc. for an amount not to exceed \$8,000. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

SPACE NEEDS ANALYSIS WORKSHOP

A memo (06-DOC-15) was received from Delaine Rogers and city staff, requesting that a workshop be conducted for the purpose of considering a space needs analysis of all city public buildings. The study would consider all departments with a comprehensive plan for the next five to ten years. Commissioner Bennett stated a workshop is a good idea, however the Council needs to provide recommendations first prior to hiring a consultant. Brian User stated the consultants would be able to provide the study and proposal for the Council's review. Commissioner Taylor recommended having the consultants appear at a workshop, after which the Council can discuss whether or not to proceed.

The Council agreed to conduct a workshop for the purpose of discussing a space needs analysis on February 28, 2006 at 4:00 P.M.

PURCHASE OF PUMPER ENGINE/FIRE/RESCUE DEPT.

A memo (06-DOC-16) was received from Chief LaBelle, requesting permission to advertise for bids for the purchase of a new Pumper Engine for the Fire/Rescue Department. This engine would replace the 1986 Pierce Engine. Chief LaBelle stated the engine would not be delivered until approximately one year after a contract is awarded. This is a budgeted item.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to grant permission to advertise for bids for the purchase of a new Pumper Engine for the Fire/Rescue Department. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ONYX LANDFILL HOURS

Jim Lewis, Manager of the Zion Onyx Landfill, requested amending the landfill hours as follows:

- Changing the hours for accepting waste from the current hours of 6:00 a.m. until 4:00 p.m. to 6:00 a.m. until 4:30 p.m. Monday through Friday only, and
- Changing the hours of operation from the current hours of 6:00 a.m. until 6:00 p.m. to 6:00 a.m. until 6:30 p.m. Monday through Friday only.

Mr. Lewis stated the request to adjust the closing time will allow for waste to be covered after it's been accepted.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that a Resolution (06-R-4) be passed approving an amendment regarding the hours of operation of the Onyx Landfill site, as presented. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

CHANGE ORDER/2002 ROAD PROGRAM

A memo (06-DOC-17) was received from Brian Usher, regarding the close out of the 2002 Road Program. The close out of this project has been delayed due to work disruptions and weather conditions. Mr. Usher stated, in order to close out this project, a change order is needed due to soil conditions, which were encountered during the repairs of 27th and 29th Streets. Mr. Usher recommended authorizing payment to Peter Baker & Sons for Change Order #2 in the amount of \$25,072.14.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve payment to Peter Baker & Sons in the amount of \$25,072.14 for Change Order #2 of the 2002 Road Program. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

AMENDING SUBDIVISION CODE

The Planning and Zoning Commission considered amending the Subdivision Ordinance – Zoning Docket 06-Z-2. The Planning/Zoning Commission recommended approval of the various changes. Changes include title updates, the role of the predevelopment team versus the Planning and Zoning Commission, and the removal of engineering specifications from the Subdivision Code.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to amend the Subdivision Code, as recommended, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

LAKE MOUND CEMETERY

Mayor Harrison stated the Lake Mound Cemetery Association wishes to transfer the cemetery to the City, conveying all records and funds. Commissioner Bennett noted small cemeteries are a burden on private associations for upkeep and maintenance. Mayor Harrison stated a Quit Claim Deed has been received from Lake Mound Cemetery Association Trustee Douglas Stiles as well as a check for the remaining funds. The city would become responsible for grounds maintenance.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to accept the Lake Mound Cemetery as property of the City of Zion. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to appoint the Cemetery Board of Loren Congdon, Jim Booth and Larry Pannell. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

- March 2 Grand Re-opening of Chuck's Dog House
- March 7 Regular City Council meeting
- March 11 Kiwanis Pancake Breakfast at ZBTHS
- March 21 Township Board meeting

CLOSED SESSION

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that the Council recess to Closed Session at 7:52 p.m. to discuss personnel, purchase and sale of real estate, probable and pending litigation and collective bargaining. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 8:34 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CLERICAL UNION/COLLECTIVE BARGAINING AGREEMENT

Mayor Harrison stated the Council discussed the final collective bargaining agreement for the Clerical Union.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve the Collective Bargaining Agreement with the International Union of Operating Engineers, Local 150, for the Clerical Union effective February 21, 2006 through April 30, 2008. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, 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 8:40 p.m. Motion carried.

City Clerk

Approved March 7, 2006