

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MARCH 21 2006, AT 7:01 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 Taylor, DeTienne, Flammini, Bennett 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 Bennett to accept the Council agenda with amendments as follows:

- Deleting to consider moratorium on non-conforming lots and uses

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

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on March 7, 2006 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on March 7, 2006 at 7:59 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet and Revenue & Expense Report, period ending February 28, 2006; Accounts & Finance Department Report, 4th Quarter 2005 to February 2006; Public Works Monthly Report, January 2006
- (c) **BILLS:** Vouchers 93372 through 93504 drawn on National City Bank, \$664,310.68
- (d) **PROCLAMATIONS:** Fair Housing Month, April 2006
Motorcycle Awareness Month, May 2006

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

IDOT/TRAFFIC SIGNAL MAINTENANCE

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that a Resolution (06-R-6) be passed for maintenance of traffic signals within the City of Zion under the Illinois Highway Code per the Illinois Department of Transportation for 2006, appropriating \$25,000 of Motor Fuel Tax funds for this project. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

ASSISTANCE IN HEALTHCARE FOUNDATION/RAFFLE

The Assistance in Healthcare Foundation has submitted an application for license to conduct a raffle in the City of Zion. The drawing would be held on May 9, 2006 at Midwestern Regional Medical Center. The Foundation is also requesting waiver of the license fee. Mayor Harrison noted the importance of this Foundation, stating all of the funds are directed to help the patients and their families with every day needed expenses.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the license to conduct a raffle for the Assistance in Healthcare Foundation, waiving the license fee. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ZION CROSSINGS PUD AGREEMENT

A memo (06-DOC-26) was received from John Jones, recommending approval of the Exceed Development PUD Agreement for Zion Crossings. This retail development of 6 lots and 1 outlot will be on the southeast corner of Route 173 and Green Bay Road. The preliminary plan was previously approved, and Exceed has now obtained all necessary permits. The PUD agreement and final plat have been reviewed by the predevelopment team and the city attorney. Commissioner Bennett questioned whether or not this development was initially presented as a PUD. Mr. Jones stated the PUD is for zoning and a variance for a mixed-use development. Brian Usher stated there is also an easement agreement for water and sewer. Part of the agreement requires shielding from the residential properties to the south and east. Mr. Jones noted there would be no impact fees, however all permit and administrative fees would be paid per Code.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the Exceed Development PUD Agreement and Final Plat for Zion Crossings. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CYPRUS PARK DEVELOPMENT AGREEMENT

A memo (06-DOC-27) was received from John Jones requesting approval of an amendment to the Cyprus Park Subdivision Development Agreement (formerly Thunderhawk Estates). Pulte Homes wishes to add a parcel to the north of the approved phases. This Phase 3 would include 82 residential lots, 5 common area lots, and one lot to be dedicated to the Zion Park District. The Planning and Zoning Commission recommends approval of this request. Mr. Jones stated Pulte Homes has agreed to make a land donation to the Park District, in lieu of impact fees. Attorney Puma noted the Park District would want title insurance for conveyance of this property, and a Pulte representative agreed to this requirement. Commissioner Bennett questioned the zoning of this subdivision. Mr. Jones stated Cypress Park is zoned R-10 residential.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini, to approve the amendment to the Cyprus Park Subdivision Development Agreement, adding Phase 3, as presented. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

PURCHASE OF FIRE EQUIPMENT/FIRE/RESCUE DEPT.

A memo (06-DOC-28) was received from Chief LaBelle, requesting permission to purchase hose adaptors, nozzles and tools for the Fire/Rescue Department. Chief LaBelle stated Commonwealth Edison donated \$5,000 to the Fire/Rescue Department. Chief LaBelle requested using these funds in order to update and standardize their equipment. The project cost is estimated at \$4,707.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve the purchase of various fire equipment for the Fire/Rescue Department, as requested, utilizing the Commonwealth Edison donation for this purchase. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

FEMA GRANT/FIRE EDUCATION & SAFETY PROGRAMS

A memo (06-DOC-29) was received from Chief LaBelle, requesting approval to submit a request to FEMA, allowing for excess grant money to be used for Fire Education and Safety Programs. Chief LaBelle recommended utilizing the excess funds of approximately \$26,000 as follows:

1. For the purchase and installation of a LED, solar powered and programmable Message Sign at Station 2 for Public Safety, Fire Prevention and Education messages for a cost of \$19,700, and
2. For the Citizens Fire Academy Program and/or Smoke Detector Program, as available funds allow.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the submittal of a request to FEMA for excess grant funds to be used for the purpose of Fire Education and Safety Programs, as presented. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/FIRE STATIONS' CARD ACCESS CONTROL SYSTEM

A Tabulation of Bids (06-DOC-30) was received from Chief LaBelle for a Card Access Control System for Fire Stations 1 and 2. Chief LaBelle recommended awarding the contract to the lowest responsible and responsive bidder, Pentegra Systems, for a total of \$8,933.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to award the contract for the purchase of a Card Access Control System for Fire Stations 1 and 2 to Pentegra Systems for a cost not to exceed \$8,933. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

PURCHASE OF LAPTOP COMPUTERS/FIRE/RESCUE VEHICLES

A memo (06-DOC-31) was received from Chief LaBelle, requesting permission to purchase 2 laptop computers for Fire/Rescue vehicles. In order to maintain continuity, Chief LaBelle recommended purchasing the same Panasonic Toughbook computers as currently used. Quotes were received, and the best current price is from CDW for a total cost of \$8,110.99. This is a budgeted item.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission for the Fire/Rescue Department to purchase two Panasonic Toughbook computers from CDW for a total cost of \$8,110.99. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

MINIMUM HOUSING REQUIREMENTS

A memo (06-DOC-32) was received from John Jones, considering amending minimum housing requirements as follows:

1. Anti-monotony regulations: helping to insure that no two adjacent houses are exactly the same
2. Exterior appearance: a) requiring a masonry finish on any wall that faces a street right of way, equal to 50% of said wall, and b) requiring that the threshold of a front entrance door be no higher than 45 inches above the grade elevation with a front door that faces a street
3. Garage requirement: requiring an attached or detached garage for all new single family homes with a minimum size of 500 square feet with no measurement less than 22 feet
4. Minimum standards for floor areas for single family and two family dwelling units: increasing the habitable floor and foundation areas of these homes

Mayor Harrison questioned the exterior masonry requirement for a home on a corner lot. Mr. Jones stated a corner lot home would require masonry finish on two sides, since both sides would face a street. Commissioner DeTienne stated he is opposed to requiring masonry on the side of a home, as it should be for the entrance or front only. Mayor Harrison noted the street address should match the home's entrance.

The Council agreed for staff to work with the city attorney, in order to further review the masonry issue for the front or entrance of a home, and to bring this issue back before the Council at the next regular meeting.

WINDOW SCREENING REQUIREMENTS

A memo (06-DOC-33) was received from John Jones, considering amending requirements for window screening. Mr. Jones recommended requiring screens to be in place from April 1 until October 31 and in good repair. Commissioner Bennett noted that some residents with air conditioning may never open their windows and don't need screens. Mr. Jones noted this requirement is for rental and tenant situations, and not for homeowners.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve amending requirements for window screening, as presented, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

DRAIN REPAIRS/PUBLIC WORKS VEHICLE STORAGE BUILDING

A memo (06-DOC-34) was received from Brian Usher, requesting to waive bids and approve drain repairs for the Public Works vehicle storage building. Funds were allocated in the current budget for the repair and/or replacement of floor drains in this building, however it was later determined that the system would require total replacement. Mr. Usher requested the following:

1. to waive bids and approve the purchase of an additional 82 feet of floor drain materials from McCann Industries, Inc. at a cost of \$8,373.40, and
2. to waive bids and approve the installation of the floor drain materials from RC Concrete at a cost of \$5,887.50.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to waive bids and approve the purchase of flood drain materials from McCann Industries, Inc. at a cost of \$8,373.40 with installation from RC Concrete at a cost of \$5,887.50 for the Public Works vehicle storage building. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CHANGE ORDER/PUBLIC WORKS FENCING

A memo (06-DOC-35) was received from Brian Usher, requesting approval of a change order for the installation of fencing at Public Works. During the installation of the fencing, it was determined that an additional 65 feet of fencing needed to be replaced. Durabilt Fence performed the work at a cost of \$750.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve Change Order #1 in the amount of \$750 for additional fencing installed at Public Works by Durabilt Fence. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CHOSEN ROYALTY BARBER SALON/2736 SHERIDAN ROAD

A memo (06-DOC-36) was received from Delaine Rogers, regarding a proposed TIF Grant for Chosen Royalty Barber Salon at 2736 Sheridan Road. Owner, Craig Taylor, has paid for a new sign, and is requesting assistance for the installation. The TIF Review Board recommends approval of a grant in the amount of \$400 for the sign installation.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve a TIF Business Grant in the amount of \$400 for Chosen Royalty Barber Salon at 2736 Sheridan Road. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

GCG FINANCIAL CONSULTANTS/HEALTH INSURANCE

Commissioner Bennett stated the Plan Consultant and Accounting Administration Agreement renewal was received from GCG Financial, Inc. for the period of May 1, 2006 through April 30, 2007. Commissioner Bennett recommended renewal of the services provided by GCG Financial, consultants for the City's health insurance. The cost for this renewal includes a one-time fee of \$1,000 plus \$2,440.65 per month. The monthly fee reflects a 5% increase.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the renewal of the Plan Consultant and Accounting Administration Agreement with GCG Financial, Inc. for the City's health insurance for the period of May 1, 2006 through April 30, 2007, authorizing a one-time fee of \$1,000 plus monthly payments in the amount of \$2,440.65. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CITY OF ZION ELECTED OFFICIALS

Mayor Harrison announced that the Council previously took action during a regular open session meeting to allow for a full-time chief executive officer for the next elected Mayor of the City of Zion. The Council decided, with all of the city's development and responsibilities of this position, that it was time to consider a full-time position. The position is listed in the ordinance as either full-time or part-time, so that the future City Council can decide what it wishes to do. A class specification or job description was established and approved for the Mayor's position with features and examples of work, experience requirements and responsibilities. This job description is available for public review. Commissioner Bennett stated this action gives some latitude for future Mayors either serving as full time or part time. Commissioner DeTienne stated it is time for Zion to have a full time Mayor with all of the community's development and growth. Commissioners Taylor and Flammini stated they support a full time Mayor as someone who is in charge of the city's operations.

ANNOUNCEMENTS

April 4 Regular City Council Meeting
 April 14 City Offices closed for Holiday
 April 18 Township Board Meeting
 April 22 Bumble Bee Ball

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 8:14 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 9:45 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Flammini, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

HEALTH INSURANCE RATES

Mayor Harrison stated the Council discussed health insurance rates for employees and retirees effective for May 1, 2006.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve health insurance rates for non-union employees, retirees and COBRA participants effective May 1, 2006 as follows:

Monthly Payment for COBRA Coverage

Single: \$ 786.00
 Single + One: \$1,388.00
 Family: \$2,025.00

Monthly Payment for Retirees

Single: \$ 786.00
 Single + One: \$1,388.00
 Family: n/a
 Life: \$13.00

Monthly Payment for Retirees with Medicare

Single: \$440.00
 Single + One: \$880.00
 Family: n/a
 Life: \$13.00

Monthly Payment for Employees

Single: \$ 90.00
 Single + One: \$125.00
 Family: \$170.00

HEALTH INSURANCE BENEFITS

Mayor Harrison stated the Council discussed changes regarding health insurance plan benefits for non-union employees.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve changes to the health insurance plan for non-union employees effective January 1, 2007 as follows:

Deductible:

Single	\$500
Family	\$1,000

Co-insurance:

In Network	90/10 of \$5,000
Out of Network	70/30 of \$5,000

Maximum Out of Pocket:

In Network-Single	\$1,000
In Network-Family	\$2,000
Out of Network-Single	\$2,000
Out of Network-Family	\$4,000

Prescriptions:

Retail – Generic	\$10.00
Retail – Brand Name	\$35.00
Mail Order – Generic	\$20.00
Mail Order – Brand Name	\$70.00

Dental:

Basic Deductible	\$75.00
Basic Care	80%
Orthodontia Deductible	\$75.00
Lifetime Maximum-Plan 1	\$1,500
-Plan 2	\$1,500

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 9:55 p.m. Motion carried.

City Clerk

Approved April 4, 2006