

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 19, 2006, AT 7:00 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 DeTienne, Flammini, Taylor, 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 Flammini to accept the Council agenda with amendments as follows:

- Adding a discussion regarding Wal-Mart, item 8.h.

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

SPECIAL PRESENTATION/MIKE STRIED

Battalion Chief Mike Stried was recognized for having completed an extensive, multi-year FEMA Executive Fire Officer Program. Mayor Harrison presented Mr. Stried with a diploma for Executive Fire Officer from the U.S. Fire Administration of the U.S. Department of Homeland Security.

SPECIAL PRESENTATION/GINA FIENE

Telecommunicator Gina Fiene was recognized for helping to apprehend a murder suspect. Mayor Harrison presented Ms. Fiene with a certificate, commending her for her extra effort and persistence, which resulted in this apprehension.

SPECIAL PRESENTATION/OFFICERS DAVID GORT & BRIAN BARBER

Police Officers David Gort and Brian Barber were recognized for going above and beyond the call of duty for their random act of kindness in assisting a citizen during a snowstorm. A letter of appreciation was received from this citizen thanking the officers for helping her. Mayor Harrison presented certificates to Officers Gort and Barber, recognizing their act of kindness.

SPECIAL PRESENTATION/HOLIDAY CONTESTS

Holiday Spirit Award Contest

Delaine Rogers announced the winners of the Holiday Spirit Award Contest. These business owners participated in various holiday season promotions and events.

Ace Hardware
Cake Box Bakery
Culvers
Paige Turner Books

Bees in the Trees Contest

The winner of the Bees in the Trees Contest was announced. The entry closest to the actual number of bees hidden in various downtown businesses is Kathy Lauer. Ms. Lauer correctly guessed 44 bees were hidden at participating businesses.

Festival of Lights Coloring Contest

The winners of the Festival of Lights Coloring Contest, sponsored by National City Bank, were announced. Grade school children submitted entries, which were obtained through their schools, the warming station downtown, the Zion-Benton News and participating retailers. Winning entries are:

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| Kayla Bollubrzuch | Jasmine Ramsey |
| Luke Destero | Elisha Riesterer |
| Ariana Guzman | Kenneth Splitt |
| Justine Elizabeth Hamilton | Destiny VanPrice |

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on December 5, 2006 at 7:00 P.M. and approval but not release of Closed Session Minutes of a meeting held on December 5, 2006 at 8:32 P.M., and a Special Meeting held on December 12, 2006 at 4:14 P.M. and approval but not release of Closed Session Minutes of a meeting held on December 12, 2006 at 4:31 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Report, November 2006
- (c) **BILLS:** Vouchers 96175 through 96177 drawn on National City Bank, \$527,000.00; Vouchers 96301 through 96441 drawn on National City Bank, \$130,987.12 and \$2,125,965.75; Total: \$2,256,952.87 less voided checks, \$891.50, manual checks, \$543,674.71, and additional misc. expenses, \$15,400.75; Total: \$1,565,988.79
- (d) **PAYMENTS:** Pilar Networks, annual contract for filming/streaming video, \$35,000.00

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

DELINQUENT SEWER AND WATER BILLS

Larry Pannell stated the City is trying to collect unpaid fines and fees and bring delinquent accounts into compliance. Since many of these delinquent accounts also have their water service discontinued, Mr. Pannell recommended that the late fee also apply to unpaid fines such as parking violations, code violations, animal license violations, etc. Currently, water service can be discontinued for nonpayment of sewer services through North Shore Sanitary District. Zion’s current water turn-on fee is \$35.00, however, other surrounding communities have fees ranging from \$50 to \$100. Mr. Pannell recommended increasing this fee from \$35.00 to \$50.00. Mayor Harrison questioned whether or not this would affect accounts, which are already past due. Brian Usher stated that this ordinance could affect current unpaid sewer services, as North Shore Sanitary District has a few accounts, which have been unpaid over several months. It was recommended including a future effective date of February 1, in order to implement these changes.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (06-0-59) be passed amending the Municipal Code of the City of Zion, as amended, Section 94-318 and 94-359 regarding delinquent sewer and water bills, increasing the water turn-on fee from \$35.00 to \$50.00, and making these changes effective February 1, 2007. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, nay. Motion carried. Ordinance passed.

ADMINISTRATIVE FEE/COST OF COLLECTION

Larry Pannell stated the City's collection agency charges the City additional costs for their services. Mr. Pannell recommended adding an administrative fee of \$35.00 to unpaid amounts, in order to cover the collection agency's fees.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini that an Ordinance (06-0-60) be passed amending the Municipal Code of the City of Zion, as amended, Section 2-403 creating a \$35.00 administrative fee for matters which are sent to collection. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

HUMAN RELATIONS COMMISSION

Mayor Harrison recommended appointing the following individuals to the re-established Human Relations Commission:

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| Betty Butler | Sean Hughes |
| Doug Carlson | Mike McDowell |
| Donnell Colbert | Megan Ower |
| Jerome Cole | Benny Ramos |
| Cheri Ditzig | Shantal Taylor |
| Tim Eddy | Sadie Watts |
| Nann Hilyard | |

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to approve the appointments to the Human Relations Commission, as recommended. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

GALILEE WOODS SUBDIVISION

A memo (06-DOC-136) was received from Brian Usher regarding the proposed Galilee Woods Subdivision to be located south of 34th Street and east of the bike path. The subdivision would be within the Village of Beach Park, but would require the following from the City of Zion:

- Water service extension and connection
- Sewer service extension and connection
- Roadway connection to 34th Street and Galilee Avenue

Developer Glen Christensen stated this 13-lot subdivision borders Zion on the north, and the only access to this property is by extending Zion roadways. Commissioner Taylor questioned why the developer hadn't requested annexing into Zion, since he needs Zion services. Mr. Christensen stated the owner went through the approval process with Beach Park. Commissioner Bennett stated he would like to see the Village of Beach Park cooperate, giving Zion access for another project, in order to assist with this project. Mr. Martin stated this project has been proposed since November 2005, noting he was not aware of any problem. Brian Usher stated there have been several phone calls and contacts with the developers and the Village of Beach Park, expressing the City's concerns. Mr. Usher stated Beach Park was not willing to work with Zion. Commissioner Taylor stated the property owner should have come before the Council at an earlier date to make this request.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to deny the request for water and sewer extensions and roadway connection for the Galilee Woods Subdivision in the Village of Beach Park. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

DEMOLITION/1913-1917 SHERIDAN RD & 40488 LYDIA AVE

A memo (06-DOC-137) was received from Delaine Rogers, requesting permission to advertise for bids for the demolition of city-owned properties:

- 1913, 1915 and 1917 Sheridan Road, Zion, Illinois, and
- 40488 N. Lydia Avenue, Beach Park, Illinois

Commissioner Flammini recommended including the demolition of 2902 Gideon in the bid advertisement. Commissioner Bennett questioned the need for fencing, as this should be a single day demolition. Ms. Rogers stated the bid could list the project, asking for prices both with and without fencing

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant permission to advertise for bids for the demolition of 1913, 1915 and 1917 Sheridan Road, 2902 Gideon Avenue, Zion, Illinois and 40488 N. Lydia Avenue, Beach Park, Illinois. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

TELECOMMUNICATOR/POLICE DEPT.

A memo (06-DOC-138) was received from Deputy Chief Booth, requesting permission to post and advertise for the hiring of one full-time Telecommunicator, due to Leticia Aguilar being approved and hired as a police officer.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to post and advertise for the hiring of one full-time Telecommunicator in the Police Department. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

SALE OF PROPERTY IN 2400-2500 BLOCKS OF LEWIS AVENUE

A memo (06-DOC-139) was received from Delaine Rogers regarding the bid opening for the sale of property in the 2400-2500 blocks of Lewis Avenue. One bid was received, which met all specifications, from the Celeste Nicolas Group, Baird and Warner, in the amount of \$240,000. The bid required including the developer's proposed use of the property. The proposed PUD project would include retail, condominiums and town homes. On behalf of the investors she represents, Ms. Nicolas stated the preliminary proposal would include approximately 30,000 square feet of retail plus upper-floor condominiums of 1,952 square feet per unit on Lewis Avenue, and town homes west of the retail/condo project. Commissioner Bennett questioned whether or not this project would meet green-space and density requirements. Ms. Rogers stated the project would have to meet all Code and green-space requirements. Ms. Rogers noted at this time, this is only a proposed project, and since it would be a PUD, Council would have to make final approval.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to award the contract for the sale of property in the 2400-2500 blocks of Lewis Avenue to the Celeste Nicolas Group, Baird and Warner, for the amount of \$240,000. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

SALE OF 2821 31ST STREET

John Jones stated no bids were received for the sale of 2821 31st Street. Commissioner Flammini stated the city would go back out to bid on this property.

CITY TOWING

Clerk Mackey recommended the renewal of the City's towing contracts for 2007 with rates to remain the same as 2006. Roger's Towing Service and Auto Center of Beach Park would continue to provide services on alternating months. The flat rate for tows, not including accidents, storage or additional equipment, is \$135.00. Chief Malcolm has contacted both companies regarding this one-year renewal.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve the renewal of the City towing contracts for January 1, 2007 through December 31, 2007 with Roger Whitmore Automotive and Auto Center of Beach Park, as recommended. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

WALMART DEVELOPMENT AGREEMENT

Delaine Rogers stated Wal-Mart is going to bid regarding their Zion development on January 15, 2007, and they anticipate turning dirt by the end of February. Ms. Rogers stated Wal-Mart is requesting an extension of their development agreement, which has a December 31, 2006 deadline, in order to proceed with their bid process in January.

The Council agreed to extend the Wal-Mart developer agreement, and to take formal action at the January 3, 2007 Council meeting.

ANNOUNCEMENTS

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| December 25 & 26 | City Offices closed for the Holiday |
| January 1 & 2 | City Offices closed for the Holiday |
| January 3 | City Council Workshop at 4:00 P.M. |
| January 3 | Regular City Council Meeting at 7:00 P.M. |
| January 16 | Township Board Meeting at 6:30 P.M. |

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 8:29 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 10:10 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Flammini, 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 Taylor, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 10:10 p.m. Motion carried.

City Clerk

Approved January 3, 2007