

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 20, 2007, 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 Taylor, Flammini, DeTienne, 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:

- Moving item 7.b. to after Closed Session, item 10.a.

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

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on February 6, 2007 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on February 6, 2007 at 7:59 P.M. and a Special Meeting held on February 14, 2007 at 3:30 P.M. and approval but not release of Closed Session Minutes of a meeting held on February 14, 2007 at 3:30 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, January 2007; Public Works Department Report, January 2007
- (c) **BILLS:** Vouchers 96862 through 96985 drawn on National City Bank, \$737,164.01

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

**CONVEYANCE OF PROPERTY IN THE 2400-2500 BLOCKS OF LEWIS & LYDIA AVES.**

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (07-0-11) be passed approving the conveyance of certain property located within the City of Zion, commonly known as the 2400-2500 blocks of Lewis and Lydia Avenues. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**PURCHASE OF CELL "B"/NORTHWEST CORNER OF GREEN BAY RD & 9<sup>TH</sup> ST.**

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (07-0-12) be passed approving the purchase of certain property located within the City of Zion, commonly known as Cell "B" located at the northwest corner of Green Bay Road and 9<sup>th</sup> Street. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**GREAT LAKES CROSSING RECAPTURE AGREEMENT**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (07-0-13) be passed approving the execution of a Recapture Agreement for the roadway improvements constructed by Great Lakes Crossing, LLC; a.k.a. Green Bay Crossing, LLC. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ZION MARKETPLACE SUBDIVISION/20<sup>TH</sup> & SHERIDAN**

A memo (07-DOC-11) was received from John Jones, recommending the approval of the Zion Marketplace Subdivision on the northwest corner of Sheridan Road and 20<sup>th</sup> Street. The developers of this commercial parcel, Preferred Development, Inc., are also requesting to vacate a portion of 20<sup>th</sup> Street, west of Sheridan Road to the west side of lot 6, as well as a 20 foot alley right-of-way, directly west of the development. The pre-development team recommends approving this request. Commissioner Bennett questioned whether or not the 20<sup>th</sup> Street vacation would affect access to other properties. Delaine Rogers stated this issue has been resolved. Mayor Harrison stated the parcels in question are being considered for incorporation into this subdivision, and would be used as green space and buffering between businesses and residences. Commissioner Taylor recommended the vacation be approved, subject to taking ownership of the property directly west of this development. Mr. Jones noted the development also includes another entrance behind Jiffy Lube, making it easier to access these businesses. Mr. Jones stated no variances will be needed. Representatives from Preferred Development stated they are proposing to build an Arby's Restaurant, along with 8,500 square feet of retail space. The vacation of 20<sup>th</sup> Street and the additional entrance will help this project, as well as the neighboring business, Jiffy Lube.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the Plat of Subdivision for Zion Marketplace Subdivision at Sheridan Road and 20<sup>th</sup> Street, as presented. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve the vacation of the 20<sup>th</sup> Street right-of-way, west of Sheridan Road to the west side of lot 6, as well as a 20 foot alley right-of-way, directly west of the Zion Marketplace Subdivision, subject to taking ownership of property directly west of this development, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ASSISTANCE IN HEALTHCARE FOUNDATION/RAFFLE**

The Assistance in Healthcare Foundation has submitted an application for a license to conduct a raffle in the City of Zion. The drawing would be held at the annual banquet fundraiser for the Foundation.. The Foundation is also requesting waiver of the license fee. All of the funds are directed to help the patients and their families with every day needed expenses.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor 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; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TAB OF BIDS/2007 STREET IMPROVEMENT PROJECT**

A Tabulation of Bids (07-DOC-12) was received from Ron Colangelo for the 2007 Street Improvement Project. Mr. Colangelo recommended awarding the contract to the lowest responsible and responsive bidder, who met all specifications, Payne and Dolan, in the amount of \$549,549. Engineering work was previously approved for an amount not to exceed \$80,000. Commissioner Taylor recommended using revenue sources as follows for this project:

General Fund/Public Works:	\$385,000
Street & Bridge:	\$230,000
Zion Energy LLC funds received:	\$ 20,000

Mayor Harrison stated street projects are selected in specific zones or areas, which are in the most need of repair and as funds are available. Mayor Harrison noted he has been informed by State Representative JoAnn Osmond that Route 173 is due to be repaved this next summer by the State. Commissioner Bennett recommended that this street project utilize funds from Public Works General Fund and Street and Bridge, as he believes there should be funding in these areas to support this project

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to award the contract for the 2007 Street Improvement Project to Payne and Dolan in the amount of \$549,549, utilizing Public Works/General Fund and Street and Bridge funds. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**WATER DIVISION PERSONNEL/PUBLIC WORKS**

A memo (07-DOC-13) was received from Ron Colangelo, requesting permission to post and advertise for the Water Division Leadman in Public Works, due to a transfer. Should this position be filled internally, Mr. Colangelo also requested posting and advertising for the subsequent vacancy of Service Technician.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant permission to post and advertise for the Water Division Leadman in Public Works, and to post and advertise for a Service Technician, if needed. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**COMMUNITY SERVICE OFFICER/POLICE DEPT.**

A memo (07-DOC-14) was received from Deputy Chief Booth, requesting permission to post and advertise for the hiring of one (1) part-time Community Service Officer, due to a vacancy in this budgeted position.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to post and advertise for the hiring of one (1) part-time Community Service Officer in the Police Department. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**HOTEL/MOTEL TAX REVENUE**

A memo (07-DOC-15) was received from Delaine Rogers, requesting to continue the past practice of distributing a portion of the annual Hotel/Motel tax revenue to the Zion Chamber of Commerce for the purpose of attracting tourism. Mayor Harrison stated the City donated \$15,000 last year to the Chamber of Commerce, noting the Chamber signed up an additional 36 members this past year. The budget for the Zion Business Development Council was eliminated this past year, as the Chamber took over many of these duties. Mayor Harrison recommended setting a finite donation amount year to year, along with a policy, so there is no question as what should be done every year.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to table the request to approve a distribution of hotel/motel tax revenue to the Zion Chamber of Commerce, in order to establish a policy and set donation amount, and to bring this item back to the Council at the next meeting. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**DEMOLITION/1124 27<sup>TH</sup> STREET**

A memo (07-DOC-16) was received from Delaine Rogers, requesting permission to advertise for bids for the demolition of 1124 27<sup>th</sup> Street. The current occupant is being permitted to use this space for up to six months to accommodate his relocation, so the demolition would be part of the 2007-2008 TIF budget. Commissioner Bennett stated it would be premature to advertise for bids now, given that the demolition can't be completed for six months. Ms. Rogers stated bid specifications would include notice that the work wouldn't take place for six months, however it would allow the City to know the cost for the demolition, in order to include it in the next fiscal year budget.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant permission to advertise for bids for the demolition of 1124 27<sup>th</sup> Street. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ALL TAILS PET GROOMING & BOUTIQUE/TIF GRANT**

A memo (07-DOC-17) was received from Delaine Rogers, regarding a proposed TIF Assistance Relocation Grant for All Tails Pet Grooming and Boutique. This business needs to relocate, due to the building owner's legal issues. Various relocation options have been reviewed, and the preferred space would be 1201 27<sup>th</sup> Street, formerly Cloud 9. The TIF Review Board recommends approval of a grant not to exceed \$20,000, with \$15,000 for plumbing and electrical work and \$5,000, which must be used for completing the exterior south wall and awnings.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve a TIF Assistance Relocation Grant in the amount not to exceed \$20,000, with 25% to be used for completing the exterior south wall and awnings, for All Tails Pet Grooming and Boutique to relocate to 1201 27<sup>th</sup> Street. The vote on roll call was: Commissioners Taylor, aye; Flammini, pass; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TAB OF BIDS/3003-3049 SHERIDAN ROAD REMEDIATION**

A Tabulation of Bids (07-DOC-18) was received from Delaine Rogers for the remediation of 3003-3049 Sheridan Road. Ms. Rogers recommended awarding the contract to the lowest responsible and responsive bidder, who met all specifications, Environmental Consulting Group, in the amount of \$73,935. A No Further Remediation (NFR) letter would be obtained from the State for Auto Zone, of which Environmental Consulting Group has agreed to this requirement. Commissioner Bennett stated there could be more extensive expenses, depending on what is found during the remediation. Ms. Rogers stated, once this bid is awarded, an application for a Brownfield Grant will be submitted.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to award the contract for the remediation of 3003-3049 Sheridan Road to Environmental Consulting Group in the amount of \$73,935. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

- February 27 Election Day
- March 6 Regular City Council Meeting
- March 10 Kiwanis Club Pancake Breakfast
- March 20 Township Board Meeting

**CLOSED SESSION**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 8:10 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 Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to reconvene the Regular Council meeting at 9:42 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**PUBLIC AFFAIRS PERSONNEL**

Mayor Harrison stated the Council discussed personnel under the authority of the City Clerk, noting the Clerical Assistant in Public Affairs will be leaving her position this spring.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve posting and advertising for the hiring of a Clerical Assistant in the City Clerk's Office. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the following:

- changing from two (2) part-time receptionists to one (1) full-time receptionist in City Hall,
- posting and advertising for the hiring of the full-time receptionist, and
- amending the Personnel Authorization accordingly.

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

**KEDRON AVENUE VACATION PLAT FOR 1408 WINTHROP COURT**

A memo (07-DOC-19) was received from Ron Colangelo, recommending approval of the plats of vacation and consolidation for the Kedron Avenue right-of-way immediately north of 1408 Winthrop Court. This vacation was approved by the Council on October 3, 2006. The purchase price has been set at \$3,616.50, and a vacation agreement prepared stating that the property be restricted from subdividing.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the plats of vacation and consolidation, along with the right-of-way vacation agreement for the Kedron Avenue right-of-way immediately north of 1408 Winthrop Court, and for an ordinance to be prepared accordingly. The vote on roll call was: Taylor, aye; Flammini, aye; DeTienne, 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 DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at p.m. Motion carried.

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City Clerk

Approved March 6, 2007