

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 19, 2010, AT 7:02 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 Shantal Taylor, Flammini, Jim Taylor and Mayor Harrison. Commissioner DeTienne was absent.

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

AGENDA CHANGES

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to accept the Council agenda with an amendment as follows:

- Adding the discussion of collective bargaining to Closed Session, item 11

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

SPECIAL PRESENTATION/COMMERCIAL DEVELOPMENT/RT. 173 AND GREEN BAY RD.

Stephen Mills, Bear Realty CEO and Southport Bank Board member, stated Southport Bank holds the title on the commercial development at the southeast corner of Route 173 and Green Bay Road. This property, commonly known as Green Bay Crossing, is currently in receivership. There are tenants ready to locate in this development. The development includes a 95% finished gas station, convenience store and car wash. The gas station directly across the street, which is in the Village of Wadsworth, is able to have liquor sales. Mr. Mills stated the Green Bay Crossing gas station would not be competitive without being able to offer liquor. Per Wilcom Oil, there is a low margin on the sale of gas, so the profit is needed through sales inside the convenience store. Mr. Mills stated Wilcom Oil was offered the gas station at no rent, however this company notified Mr. Mills that it still couldn't be profitable since more customers are likely to frequent the convenience store across the street.

Mayor Harrison stated the past developer received several extensions, but due to personal complications never finished the project. A restaurant in the strip mall still wishes to locate here, and already had purchased its liquor license almost two years ago. Two other large businesses were ready to locate nearby, however they decided not to bring their businesses to Zion, due to the long-term non-development of this site. Mayor Harrison questioned whether or not Mr. Mills was interested in selling beer versus general liquor. Mr. Mills stated he is mainly referring to beer, as hard liquor or wine wouldn't be critical for sales.

Commissioner Jim Taylor stated he is opposed to this type of license for convenience stores, as the Council promised the community several years ago that they would not include liquor sales in convenience stores.

Mayor Harrison thanked Mr. Mills for the presentation, noting the Council would take this information under advisement.

SPECIAL PRESENTATION/DOME RESTORATION

Citizen Larry Stried stated he would be interested in helping to pursue donations for the restoration of the Dome. Mr. Stried made it be known that he would be interested in saving the Dome. Several people have contacted Mr. Stried, offering donations of both time and materials. Mr. Stried stated he believes he could have the Dome restored at no cost to the City. Commissioner Jim Taylor stated, and the Council agreed, to support this endeavor, since it involves private labor and donated materials. Commissioner Shantal Taylor stated she will have an inspector work with Mr. Stried. Mr. Stried stated he will update the Council as the project proceeds.

Mayor Harrison stated the Council is interested in the preservation of the Dome, but not interested in spending taxpayer money, recommending that a maintenance fund be considered for ongoing needed restoration. Citizen Irene Zukley stated she and her husband Ray have been involved over the years in donation drives to save the Dome. Mrs. Zukley stated the Dome represents a lot of Zion history, and offered to help Mr. Stried in whatever ways possible.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on January 5, 2010 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on January 5, 2010 at 7:34 P.M.; a Special Meeting held on January 11, 2010 at 10:10 A.M. and approval but not release of Closed Session minutes of a meeting held on January 11, 2010 at 10:10 A.M.; with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, December 2009; Public Works Department Monthly Report, November & December 2009
- (c) **BILLS:** Vouchers 106661 through 106847 drawn on National City Bank, \$1,824,595.64

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

DISPOSITION OF SURPLUS POLICE SQUAD CARS

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that an Ordinance (10-0-1) be passed declaring various squad cars in the Police Department as surplus property. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

POLLUTION CONTROL FACILITY SITING STANDARDS & PROCEDURES

Attorney Paula Randall stated the proposed ordinance is for the purpose of updating the siting procedures and requirements, whereby if proof is not available on the date of filing, then compliance with this requirement may be made a condition of siting approval.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor that an Ordinance (10-0-2) be passed amending Ordinance 08-0-21, pollution control facility siting standards and procedures. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/MIDWESTERN REGIONAL MEDICAL CENTER

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor that an Ordinance (10-O-3) be passed abating the tax levied for the year 2009 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 Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/SHERIDAN ROAD STREETScape

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that an Ordinance (10-0-4) be passed abating the tax levied for the year 2009 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 Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that an Ordinance (10-0-5) be passed abating the tax levied for the year 2009 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 Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/ROAD IMPROVEMENTS

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that an Ordinance (10-0-6) be passed abating the tax levied for the year 2009 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 Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/SOUTH SHERIDAN ROAD

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that an Ordinance (10-0-7) be passed abating the tax levied for the year 2009 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 Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABATING TAX/WATERWORKS & SEWERAGE SYSTEM

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor that an Ordinance (10-0-8) be passed abating the tax levied for the year 2009 to pay the principal of and interest on \$2,480,000 taxable general obligation bonds (Waterworks & Sewerage System Alternate Revenue Source), series 2006, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

FREEDOM OF INFORMATION ACT & OPEN MEETINGS ACT

A memo (10-DOC-5) was received from Clerk Mackey regarding the new State requirements for the Freedom of Information Act (FOIA) and the Open Meetings Act (OMA). Per the Attorney General's office, every public body must designate FOIA officers, who are responsible for the municipality's FOIA requests. Required training for both FOIA officers and OMA officers is also part of this new law. Clerk Mackey recommended appointing the following:

FOIA Officers

City Clerk Judy Mackey
Deputy Clerk Diane Burkemper
Sheryl Spooner
Police Chief Larry Booth
Deputy Chief Wayne Brooks

OMA Officers

City Clerk Judy Mackey
Deputy Clerk Diane Burkemper
plus one or more Council members

Commissioners Shantal Taylor and Flammini agreed to complete the Open Meetings Act training in compliance with the Attorney General's Office.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to appoint Freedom of Information Act Officers and Open Meetings Act Officers, as recommended. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

MULTI-DEPARTMENT COPIER/PRINTER LEASE

A memo (10-DOC-6) was received from Larry Pannell regarding a multi-departmental agreement for the lease of new copier/printer equipment. The 5-year lease agreement would be with North Shore Business Technologies including Police Department, Finance Department, Fire Department and Building Department, with the transfer of used equipment from Finance to Public Works. Total cost for the lease of 6 units including training and maintenance would be \$2,012 per month, which represents approximately \$700 more per year than current expenses.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to approve entering into a 5-year agreement with North Shore Business Technologies for the lease of new copier/printer equipment, as recommended. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

CRANE MEADOWS REDEVELOPMENT AGREEMENT

A memo (10-DOC-7) was received from Delaine Rogers regarding the Crane Meadows Redevelopment Agreement. The transfer of ownership to DKI-Zion, LP is scheduled for March 2010 with construction and renovation to start immediately thereafter. Documents have been reviewed by attorneys for both parties and found to be in order. Mayor Harrison stated Don Kotcher and Mr. Ludwig have cleaned up similar properties in our area with favorable results. Mayor Harrison noted the final phase is now to consider the redevelopment agreement, which has been thoroughly reviewed by the city attorneys.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve the Crane Meadows Redevelopment Agreement with DKI-Zion, LP. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

POLICE DEPARTMENT INVOICES

A memo (10-DOC-8) was received from Chief Booth, requesting approval of payment for invoices as follows:

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|-------------------------------------------------------------------------------------------------------------|------------|
| 1. I/O Solutions – written examination for Firefighter/Paramedic recruitment per Police and Fire Commission | \$2,046.94 |
| 2. Havey Communications, Inc. – equipment installation for new Explorer | \$6,298.20 |
| 3. Ultramax Ammunition – purchase of ammunition for firearms training | \$6,999.00 |

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to approve payment for Police Department invoices, as presented. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

FIRE/RESCUE INVOICES

A memo (10-DOC-9) was received from Chief Lewis requesting approval of payment for invoices as follows:

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|-----------------------------------------------------------------------------|------------|
| 1. Environmental Safety Group – protective clothing for rescue team | \$3,034.16 |
| 2. Andre’s Medical Billing – December fee for collection of ambulance calls | \$1,981.74 |
| 3. Gurnee Eye Care – eye exams for annual physicals | \$1,045.00 |

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to approve payment for Fire/Rescue invoices, as presented. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

PUBLIC WORKS INVOICES

A memo (10-DOC-10) was received from Ron Colangelo, requesting approval of payment for invoices as follows:

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|----------------------------------------------------|-------------|
| 1. Belski Electric – multiple street light repairs | \$10,174.60 |
| 2. Peter Baker & Son – pothole patching material | \$ 625.00 |

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve payment for Public Works invoices, as presented. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Chief Larry Booth stated an arrest has been made involving the homicide on New Years Day. Chief Booth thanked all of the agencies involved in the apprehension of this individual.

Clerk Mackey stated voting for the Primary Election is available for registered voters at City Hall through Monday, February 1.

ANNOUNCEMENTS

- January 23 Concert for Disabled Patriots Fund to be held at Sundance Saloon, Waukegan, IL at 7:00 p.m.
- January 30 Annual Chamber of Commerce Installation Dinner
- February 2 City Council Meeting
- February 16 Town Board Meeting at 6:30 P.M.
 City Council Meeting at 7:00 P.M.

Mayor Harrison thanked Culvers for all of their ongoing community involvement and local civic support.

CLOSED SESSION

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor that the Council recess to Closed Session at 8:13 p.m. to discuss personnel and collective bargaining. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 10:58 p.m. with same members present. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, 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 Jim Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 10:58 p.m. Motion carried.

City Clerk

Approved February 2, 2010