

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 19, 2011, 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 Jim Taylor, Flammini, Shantal Taylor, DeTienne and Mayor Harrison.

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 amendments as follows:

- Deleting special presentation for Rachel Fisher, City Treasurer, item 5.
- Deleting request to advertise for bids for demolition of 2785 Galilee, item 10.d.
- Deleting discussion regarding B.C. Automotive lease, item 10.i.
- Considering 2 motions for item 9.a.:
  - Reconsider the ordinance to enter into a first addendum to lease agreement for property at 1225 27<sup>th</sup> Street, item 9.a.(1), and
  - Consider passing ordinance to enter into a first addendum to lease agreement for certain property commonly known as 1225 27<sup>th</sup> Street, Zion, Lake County, Illinois, item 9.a.(2)

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

**PUBLIC HEARING/APPROPRIATION ORDINANCE**

Mayor Harrison opened the Public Hearing at 7:03 P.M. for the Appropriation of the City of Zion for the Fiscal Year beginning May 1, 2011 and ending April 30, 2012.

Larry Pannell stated the appropriation is the authority to spend funds per State Statutes. The proposed appropriation for all funds is \$44,481,000. Commissioner Jim Taylor stated the appropriation is the maximum amount allowed, but it doesn't mean the City will spend up to this amount, as the budget is what the city follows for operational expenses.

Mayor Harrison asked if there were any comments and/or questions from the public, and there were none.

Mayor Harrison declared the Public Hearing closed at 7:05 P.M.

**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 July 5, 2011 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on July 5, 2011 at 7:40 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, June 2011
- (c) **BILLS:** Vouchers 110980 through 111071 drawn on PNC Bank, \$340,127.76

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

**CITIZEN COMMENTS**

Mayor Harrison asked if there were any comments and/or questions from the public, and there were none.

**MARTHA'S DAY CARE CENTER/LEASE OF 1225 27<sup>TH</sup> STREET**

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to reconsider the ordinance to enter into a first addendum to the lease agreement with Martha's Day Care Center for property at 1225 27<sup>th</sup> Street, Zion, Lake County, Illinois. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, nay; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor that an Ordinance (11-0-43) be passed entering into a First Addendum to the Lease Agreement with Martha's Day Care Center for certain property commonly known as 1225 27<sup>th</sup> Street, Zion, Lake County, Illinois. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, nay; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**REAR EGRESS VARIANCE/2717 ELIZABETH AVENUE**

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor that an Ordinance (11-0-44) be passed granting a variance from the Municipal Code of the City of Zion, as amended, Section 102-206(b)(2), at 2717 Elizabeth Avenue to allow the rear egress to remain as an emergency escape route. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**APPROPRIATION ORDINANCE**

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini that an Ordinance (11-0-45) be passed making appropriations, totaling \$44,481,000 for all funds for the City of Zion, Illinois for the Fiscal Year beginning May 1, 2011 and ending April 30, 2012. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**PUBLIC WORKS/IUOE CONTRACT AGREEMENT**

Commissioner Jim Taylor stated the City has negotiated a renewal contract with Public Works and the IUOE, Local 150, and an agreement has been reached.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to approve the contract agreement with Public Works and the International Union of Operating Engineers, Local 150, for May 1, 2010 through April 30, 2013. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**CLERICAL/IUOE CONTRACT AGREEMENT**

Commissioner Jim Taylor stated the City has negotiated a renewal contract with Clerical and the IUOE, Local 150, and an agreement has been reached.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to approve the contract agreement with Clerical and the International Union of Operating Engineers, Local 150, for May 1, 2010 through April 30, 2013. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ELECTRICAL COMMISSION APPOINTMENTS**

Rich Ianson proposed appointments to the Electrical Commission.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to appoint the following to the Electrical Commission:

Richard Ianson  
Merlin Kreis  
John Lewis  
Dave Geer  
Pat Buchanan  
John Hucker

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

**PERMITTED USES/HIGHWAY BUSINESS DISTRICTS**

The Planning and Zoning Commission considered amending the Municipal Code regarding permitted uses in the Highway Business and Highway Business 2 Zoning Districts – Zoning Docket 11-Z-7. The Planning/Zoning Commission recommended approval. Rich Ianson stated these amendments would allow the following:

Businesses allowed in Highway Business Districts

Real Estate Offices  
Medical Offices  
Theater  
Full Service Restaurant  
Childcare, only with a special use permit  
New Auto Sales Dealerships, only with a special use permit

Businesses deleted in Highway Business Districts

Motels  
Feed and Grain Sales

Businesses allowed in Highway Business Districts 2

Feed and Grain Sales  
Equipment Rental  
Tattoo Parlors, only with a special use permit

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to amend the permitted uses in the Highway Business, Section 102-60, and Highway Business 2, Section 102-61, Zoning Districts, as recommended, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**PERMITTED USES/LIGHT MANUFACTURING & GENERAL INDUSTRIAL DISTRICTS**

The Planning and Zoning Commission considered amending the Municipal Code regarding permitted uses in the Light Manufacturing and General Industrial Zoning Districts – Zoning Docket 11-Z-8. The Planning/Zoning Commission recommended approval for the General Industrial change, and denial for the Light Manufacturing change. Rich Ianson stated these amendments would allow the following:

Business allowed in Light Manufacturing District

Construction and demolition processing facilities, only with a special use permit

Business allowed in General Industrial District

Construction and demolition processing facilities, only with a special use permit

Commissioner Flammini asked if current businesses would need special use permits. Attorney Randall stated these amendments would not affect current businesses, and they would not be required to obtain special use permits. Commissioner Jim Taylor stated for future reference, he recommends that construction and demolition processing companies be enclosed facilities.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to amend the permitted uses in the Light Manufacturing, Section 102-91, and the General Industrial, Section 102-92, Zoning Districts for construction and demolition processing facilities, requiring special use permits, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**PERMITTED USE/GENERAL INDUSTRIAL DISTRICTS**

The Planning and Zoning Commission considered amending the Municipal Code regarding the permitted use in the General Industrial Zoning Districts for pawnbrokers with special use permits – Zoning Docket 11-Z-9. The Planning/Zoning Commission recommended approval. Mayor Harrison noted the Code does not currently address permitted zoning districts for pawnbrokers.

It was moved by Commissioner Jim Taylor, seconded by Commissioner DeTienne to amend the permitted use in the General Industrial, Section 102-92, Zoning Districts for pawnbrokers with special use permits, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**PAYMENT TO VENDORS/STADIUM PROJECT**

A memo (11-DOC-80) was received from Larry Pannell, requesting authorization for a final payment to be made in the amount of \$348,354.99 to vendors, who performed work on the ballpark during the 2010 season. Funds would be wired to Chicago Title Company, and Attorney Randall would assist with the disbursement. Commissioner Shantal Taylor questioned whether or not an additional \$90,000 in recent bills was included in this payment. Mr. Pannell stated it is not, as it is a separate issue.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to authorize wiring funds in the amount of \$348,354.99 to Chicago Title Company for work performed on the stadium project during the 2010 season. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

### **DOME RESTORATION PROJECT**

Commissioner Shantal Taylor stated, since a \$40,000 donation for the Dome Restoration Project was received, she would like to start the project by advertising for a special project leader. Mayor Harrison suggested using volunteers, so all of the donation funds could go toward the Dome's restoration. Commissioner Shantal Taylor stated a skilled project leader/contractor is needed, noting it would be unfair in the current economy to ask someone to lead this project without any compensation.

Commissioner Jim Taylor questioned if it would be better to ask contractors to quote the project, rather than hiring someone without specifications, noting additional engineering may be needed due to structural damages. Mayor Harrison stated the project would require a registered Zion contractor, noting the City did receive a quote of \$28,000 for needed materials a couple of years ago. Commissioner Jim Taylor recommended developing written construction specifications first. Commissioner Shantal Taylor stated the City does have specifications on file from past research. Commissioner Jim Taylor recommended with these specifications, the City advertise for bids for the project, so contractors could present their overall costs. Mayor Harrison stated it is important that the contractors know what the City expects. Commissioner Shantal Taylor stated the project leader would access what is needed than supervise volunteers. Commissioner Jim Taylor stated, using the estimates on file, contractors need to know in writing what restoration or repairs need to be done to the Dome in order to quote the project. Ron Colangelo stated, similar to road projects, consultants can evaluate what needs to be done. Mayor Harrison stated the contractor must follow prevailing wages for all paid workers.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to advertise for sealed proposals for the Dome Restoration Project, wherein a licensed contractor would be approved by the Council based on written specifications. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

### **SEASONAL COMMUNITY SERVICE OFFICERS**

A memo (11-DOC-81) was received from Chief Brooks, requesting to add and hire four part time/seasonal Community Service Officers (CSO). The primary duty of these CSOs would be to direct pedestrian and vehicular traffic at seasonal special events. The CSOs would be paid \$10.00 per hour, and only would be utilized for special events. Chief Brooks stated currently traffic control is performed by sworn Police Officers at an overtime rate of approximately \$50.00 per hour. Commissioner Flammini questioned whether or not event sponsors would be billed. Chief Brooks stated it would depend on the event, as the City doesn't have special duty agreements for CSOs. Commissioner Flammini stated private events should be billed for these services.

It was moved by Commissioner DeTienne, seconded by Commissioner Jim Taylor that a Resolution (11-R-9) be passed amending the Personnel Authorization adding four part time/seasonal Community Service Officers in the Police Department. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

### **BURGLAR ALARM SYSTEM UPGRADE/CITY HALL**

A memo (11-DOC-82) was received from Chief Brooks, requesting to purchase burglar alarm system upgrade equipment for City Hall. The equipment would be provided by Alarm Detection Systems, who is the current vendor, and the equipment would replace the obsolete system. The cost would be \$5,683.97 plus \$20 per month for monitoring. Chief Brooks stated the purchase would be paid from the IPRF grant. Commissioner Shantal Taylor asked if other quotes were received. Chief Brooks stated no other quotes were received, noting Alarm Detection Systems is the current vendor.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to grant permission to purchase the burglar alarm system upgrade for City Hall through Alarm Detection Systems at a cost of \$5,683.97 plus \$20 per month for monitoring. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**AUTOMATIC ELECTRONIC DEFIBRILLATOR/FIRE/RESCUE DEPT.**

A memo (11-DOC-83) was received from Chief Brooks, requesting permission to purchase one Automatic Electronic Defibrillator and related accessories. Chief Brooks stated ZOLL is the preferred vendor. The cost for the defibrillator would be \$1,838, and would be paid from the IPRF grant. Zion Fire/Rescue personnel would provide in-house training at no charge.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to grant permission to purchase one Automatic Electronic Defibrillator from ZOLL for a cost of \$1,838. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**DEPARTMENTAL COMMENTARY**

Commissioner Shantal Taylor stated on July 20 she will be holding a meeting at City Hall to consider starting a Restoration and Beautification Committee.

Ron Colangelo announced that a volunteer group entitled the Southern Baptist Disaster Relief has offered their assistance for residents after the recent storm damage. These volunteers will be in the community over the next week to help residents who are in dire need to help with clean-up efforts. Residents seeking assistance would need to complete a form and return it to City Hall, after which Public Works would coordinate the assignments. The volunteer organization will deploy teams to help cut up fallen trees and debris to a manageable size and place them at the edge of the road for pick-up.

Chief Lewis stated residents are encouraged to sign up on the City’s website for the Code Red Reverse 911 system by providing a contact phone number for important City messages.

**ANNOUNCEMENTS**

Mayor Harrison thanked everyone for their assistance during recent storms.

- July 21                      Rep. JoAnn Osmond and Sen. Suzi Schmidt’s Open House at new Zion office at Pearce Campus – 4:00 p.m. to 6:00 p.m.
- August 2                    City Council Meeting at 7:00 P.M.
- August 16                  Town Board Meeting at 6:30 P.M.  
City Council Meeting at 7:00 P.M.

**CLOSED SESSION**

Mayor Harrison stated there will be no need for a closed session.

**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 8:11 p.m. Motion carried.

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City Clerk