

Council Minutes

September 5, 2000

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, September 5, 2000, AT 7:00 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

Chief LaBelle gave inspirational comments.

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Taylor, Rogers, Bennett and Mayor Harrison. Commissioner Monk was absent.

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

AGENDA CHANGES

Commissioner Taylor requested moving the request for permission to waive bids and enter into a contract with Air One Equipment for air packs from item 6.h. to item 10.a.

Commissioner Rogers requested 1) moving the request for permission to waive bids and accept a quote for the purchase of computers for the Building Department from item 6.c. to item 10.b.; 2) deleting to consider permitting the Travel Channel's Discover America Program to film in Zion, item 6.a.; and 3) adding to consider an appointment to the TIF Review Board, item 6.t.

Mayor Harrison requested 1) adding to request permission to purchase a Live-Scan Fingerprint System, item 6.s.; 2) adding a proposal for a street light installation at 26th Street and Hermon Avenue, item 6.u.; and 3) moving Citizen Comments from item 7 to item 4.a.

CITIZEN COMMENTS

Mayor Harrison presented information regarding the proposed peaker power plant in Zion. A prepared document was distributed to the audience.

- SkyGen has proposed to construct a simple cycle peaker power plant south of 9th Street, east of the rail line and approximately ½ mile west of Green Bay Road.
- Carlton Power has filed an application with the IEPA for a peaker power plant north of the SkyGen plant site. The City Council has let

Carlton know they do not intend to either annex or zone this site for Carlton.

- The City is seeking to have the fuel oil back up eliminated.
- The turbines would be enclosed within a building.
- There would be no visible plumes of exhaust or water vapor hanging over the site.
- Sounds would be below acceptable IEPA levels.
- Emissions would be at or below IEPA levels.
- The amount of water used would have little impact on the City's ability to serve its residents.
- This land is owned by SkyGen and zoned for power plants. The General Industry zoning took place in 1997.
- SkyGen has agreed to property value guarantees.
- The City is working on a host agreement with SkyGen and a taxing structure that will benefit local taxing bodies.

Mayor Harrison stated public information has been available through several sources:

- City Council meetings
- Special public meeting for the purpose of discussing power plants only
- Media notices
- Public invitations to tour other power plants. Plus, another trip to DePere, Wisconsin will be scheduled.
- Public presentations by representatives of the power plants
- Newsletter articles - Written information available for the public at City Hall
- Zoning Board hearings

Craig Paskewic requested that the Council keep all citizens informed of the status of the power plant.

Commissioner Taylor stated he welcomes all Zion residents' comments, as he represents the citizens of Zion.

Dale Nagel stated Commonwealth Edison should be made to stay in business in Zion.

Earl Jantzi stated he would like to see representation for Wadsworth residents.

Toni Larsen requested either a moratorium be placed on all power plants or a referendum be placed on the ballot. Mayor Harrison stated SkyGen owns the property and has proper zoning, and any attempt by the City to stop them would result in an extremely expensive court battle.

Ms. Larsen questioned whether or not the DePere, Wisconsin plant is smaller than the proposed Zion plant. Mayor Harrison stated DePere is

smaller, and a tour of the Aurora, Illinois plant could be arranged. However, Mayor Harrison stated he would look into whether or not the Aurora plant was an enclosed facility.

Mayor Harrison stated the city has hired an environmental specialist, Gary Deigan, to study the aspects of this power plant as well as draft a special use permit, which could be used in the future.

Carolyn Muse questioned whether or not the meetings regarding power plants have been public hearings or public meetings. Mayor Harrison stated public meetings have been conducted. Ms. Muse questioned why representatives of the IEPA did not refute public comments during their hearings. Mayor Harrison stated the IEPA only takes information and comments without rebuttal.

Nancy Martinez questioned whether or not the SkyGen plant has its IEPA permit. Mayor Harrison stated the plant doesn't have the IEPA permit yet. Mayor Harrison stated anyone putting up signs, whether for political candidates, garage sales, real estate sales, etc, are obligated to follow the City's sign ordinance. A copy of the sign ordinance regarding the placement of signs was distributed to the audience.

Verena Owen stated comments would still be accepted by the IEPA until September 15. Governor Ryan has appointed a Task Force to address water regulations. Ms. Owen stated legislation on this matter would not be completed until the end of this year.

Bruce Moore stated energy produced by SkyGen would go to other communities. Mr. Moore noted concerns regarding air and water contaminants.

Barbara Amendola suggested petitions be sent to the Governor to stop the power plants. Ms. Amendola questioned which agency addresses the property value guarantees. Mayor Harrison stated property value guarantee are being addressed in the host agreement.

CONSENT AGENDA

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on August 15, 2000 at 7:03 P.M., with all members having previously received copies. (b) RELEASE OF EXECUTIVE SESSION MINUTES: June 15, 1999, July 6 & 20, 1999 (c) DEPARTMENTAL REPORTS: Police Department Reports, Administrative Division and Operations Division (d) BILLS: Vouchers 72752 through 72886 drawn on the National City Bank, \$560,987.26: First Midwest Bank, \$74,006.82: Total: \$634,994.08 (e) PAYMENTS: Daniels, Mauro & Pinsel, legal services, \$10,000.00; Kane, McKenna & Associates, Inc., professional services rendered on South Sheridan Road TIF District,

\$3,480.00; Group I Resources, Inc., computer consultant services, \$9,410.00; Pearpoint, Inc., sewer camera repairs, \$2,689.82 (f)
PROCLAMATIONS: National Domestic Violence Awareness Month, October, 2000; Zion Benton Kiwanis Club Peanut Days, September 22 & 23, 2000 The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ZION BUSINESS DEVELOPMENT COUNCIL

Commissioner Rogers requested approval of the appointments of the Zion Business Development Council members. Members would be as follows: Paul Bouchard Jeff Bicket Connie Anderson Rick Woods Mike Ruchti Bill Warren Jane Henry Marla Becker It was moved by Commissioner Rogers, seconded by Commissioner Taylor to appoint Paul Bouchard, Mike Ruchti, Jeff Bicket, Bill Warren, Connie Anderson, Jane Henry, Rick Woods and Marla Becker to the Zion Business Development Council. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

TELECOMMUNICATOR VACANCY/POLICE DEPT.

A letter of resignation has been received from Telecommunicator Richard Hinks. Chief Malcolm requested accepting this resignation and posting and advertising for this position. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to accept the resignation of Richard Hinks and to approve posting and advertising for the Telecommunicator vacancy. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CARPETING/POLICE BUILDING

A memo (00-DOC-114) was received from Captain Nugent, requesting permission to waive bids and install carpeting in one administrative office and the new administrative addition. Chief Malcolm recommended that the carpet be installed by Cenni, Ambrose and Smith Tile & Carpet for a total cost of \$2,972.99. This company provided the same carpeting in other areas of the station. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to waive bids and grant permission for the installation of carpeting for the Police Administration Building, as requested, with Cenni, Ambrose and Smith Tile & Carpet for a total cost of \$2,972.99, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

LAPTOP COMPUTERS/FIRE/RESCUE DEPT.

A memo (00-DOC-115) was received from Chief LaBelle, requesting to purchase four laptop computers for the Fire/Rescue Department. Chief LaBelle recommended purchasing the computers through a State of

Illinois bid from CDS Office Technologies for a total cost of \$22,000.00 including all accessories. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to grant permission to purchase four laptop computers for the Fire/Rescue Department through a State bid from CDS Office Technologies for a total cost of \$22,000.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

RADIO EQUIPMENT/FIRE/RESCUE DEPT.

A memo (00-DOC-116) was received from Chief LaBelle, requesting permission to advertise for bids for the purchase of radio equipment for the engine and ladder truck. This equipment would consist of an intercom control unit, headset modules and cables. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to grant permission to advertise for bids for the purchase of radio equipment for the Fire/Rescue engine and ladder truck, as requested. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

SEWER MAIN EXTENSIONS

Commissioner Bennett requested permission to advertise for bids for sewer main extensions for 21st Street, from Edina to Elizabeth Avenue, and for Route 173 to Green Bay Road. Commissioner Bennett stated engineering is being completed and specifications for this project would be ready within the next few days. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to grant permission to advertise for bids for sewer main extensions for 21st Street, from Edina Blvd. to Elizabeth Avenue and for Route 173 to Green Bay Road. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

WATER METERS/PUBLIC WORKS

A memo (00-DOC-117) was received from Commissioner Bennett, requesting permission to waive bids and purchase water meters. Badger Meter, Inc. has provided these meters on an annual basis at factory direct prices. Meters would be ordered as needed with new prices good until August 30, 2001. All older meters should be replaced with the new meters within the next 12 months. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to waive bids and grant permission to purchase water meters, as needed, through Badger Meter, Inc., and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ABOVE GROUND FUEL TANK

A memo (00-DOC-118) was received from Commissioner Bennett, requesting permission to advertise for bids for the purchase of an above ground fuel tank for diesel fuel. This 2,500-gallon fuel tank would be located at Public Works and would be utilized by the Fire/Rescue Department and Public Works. For gasoline purchases, the Council agreed to later discuss whether or not to utilize service stations or install a gasoline fuel tank. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to grant permission to advertise for bids for the purchase of a 2,500-gallon above ground diesel fuel tank. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

REMOVAL OF FUEL TANKS

A memo (00-DOC-119) was received from Commissioner Bennett, requesting permission to advertise for bids for the removal of two fuel tanks at the Police Station. This bid would include the removal and disposal of the tanks. Costs for any contaminated soil would remain unknown until the tanks are removed and the soil is tested. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to grant permission to advertise for bids for the removal of two fuel tanks at the Police Station. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ALLEY IMPROVEMENT PROJECT

Commissioner Bennett stated only one bid was received for the alley resurfacing project. This project is for oiling alleys and covering with gravel and stones. Public Works recommends a more permanent solution, involving a 2 ½" layer of asphalt for alleys. Commissioner Bennett stated this method would double the cost, and suggested advertising for bids for asphalt, completing half of the project in this budget with the other half to be completed next year. Commissioner Taylor stated many streets are in disrepair and should take precedence. Commissioner Taylor suggested deferring advertising for bids, in order to obtain the input of the new Public Works Director, Brian Usher. The Council agreed to table this item until the September 19 meeting.

ALLEY EXTENSION REQUESTS

A memo (00-DOC-120) was received from Commissioner Bennett regarding citizens' requests for alley extensions. Past practice has been to extend a gravel alley, if the citizen pays for materials. Commissioner Bennett questioned whether or not the Council wishes to make a policy for all requests for alley improvements, as there are several throughout the city. Commissioner Taylor suggested adding a line item to the budget for alley improvements, discussing this at budget time, and addressing alleys on an annual basis. Commissioner Bennett recommended a policy still be made regarding what portion the city would pay. Commissioner Rogers

suggested getting recommendations from Public Works and the Building Department. The Council agreed to table this item, in order to obtain recommendations from Public Works and the Building Department.

TIF DISTRICT SIGN GRANT/DEE'S RUBBER STAMPS

A memo (00-DOC-121) was received from Peter Cioni, considering a request for a TIF District sign grant from Dee's Rubber Stamps at 1117 27th Street. Owner Sandra Register is requesting \$300.60, which is 50% of the cost, for a sign installed at her business. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the TIF District sign grant of \$300.60 for Dee's Rubber Stamps at 1117 27th Street. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

28TH STREET WELL

A memo (00-DOC-122) was received from Peter Cioni, regarding capping a well within the 28th Street right-of-way. This well is immediately south of the old Cookie Factory. Although this well has been filled, the Lake County Health Department requires that it be partially drilled to determine if it was filled per regulations and then properly capped. The well must be solid to a depth of 100 feet to be in compliance. The project is estimated to cost \$3,751.00, per a proposal received from Henry Boysen Company. The actual cost will depend on whether or not the well was previously filled in per county regulations. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve capping the 28th Street well and to authorize an expenditure of \$3,751.00 to Henry Boysen Company for this project. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

3401 20TH STREET RESUBDIVISION

A memo (00-DOC-123) was received from Peter Cioni, regarding a proposal to resubdivide 3401 20th Street, Lots G and H of the Zion Industrial Park. Owner Bill Dill wishes to increase Lot G from 1.8 acres to 2.8 acres and to decrease Lot H from 6.3 acres to 5.3 acres. Mr. Dill wants to add on to his existing facility. This resubdivision would conform to zoning and subdivision standards. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve the resubdivision of 3401 20th Street, Lots G and H of the Zion Industrial Park, as requested. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

TIF DISTRICT FUNDING/28TH STREET SIDEWALK

A memo (00-DOC-124) was received from Peter Cioni, considering the use of TIF District funds for a new sidewalk on 28th Street adjacent to Auto Zone. Although a quorum was not present at the last TIF Review

Board meeting, it was the consensus of the members in attendance to utilize \$12,644.90 of TIF funds for this sidewalk. 9/5/00 It was moved by Commissioner Taylor, seconded by Commissioner Bennett to authorize the expenditure of \$12,644.90 from TIF District funds for a new sidewalk on 28th Street adjacent to Auto Zone. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

LIVE SCAN FINGERPRINT SYSTEM

A memo (00-DOC-125) was received from Captain Nugent, requesting to purchase a Live-Scan Fingerprint System through State of Illinois contract pricing. The total cost of this system is \$52,621.00, and is available in the 1999 Block Grant Fund. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the purchase of a Live-Scan Fingerprint System through a State of Illinois contract for a total cost of \$52,621.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

TIF REVIEW BOARD APPOINTMENT

Debrah Lewis has requested to be considered for a position on the TIF Review Board, should a vacancy occur. Peter Cioni stated Pete Zappa has informed him he is resigning from the Board. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to appoint Debrah Lewis to the TIF Review Board, subject to receiving a formal letter of resignation from Pete Zappa. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

STREET LIGHT/26TH ST & HERMON AVE

Mayor Harrison stated a request has been received for installation of a streetlight at the end of the cul de sac at 26th Street and Hermon Avenue. Mayor Harrison stated there is currently no pole at this location, making this area conducive to crime, and the streetlight at the beginning of this cul de sac is in need of repair. The cost, per Belski Electric, would be \$5,698.00. Chief Malcolm noted a neighborhood watch is also being formed in this area. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to waive bids and approve the installation of a streetlight at the end of the cul de sac at 26th Street and Hermon Avenue and the repair to the streetlight at the beginning of this cul de sac through Belski Electric for a total cost of \$5,698.00. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ANY OTHER MATTERS

Mayor Harrison stated a Farmers Market is being planned for next year. The location would be on Sheridan Road, west of the Sheridan Healthcare Center. The leaf pick up schedule will be placed on the city's website, along with other sources. The city's website is www.cityofzion.com

ANNOUNCEMENTS

September 19 City Council Meeting

EXECUTIVE SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Executive Session at 9:50 p.m. to discuss personnel, possible litigation and purchase of real estate. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 11:23 p.m. with same members present.

AIR PACKS/FIRE/RESCUE DEPT.

A memo (00-DOC-126) was received from Chief LaBelle, requesting permission to waive bids for the purchase of 24 air packs for the Fire/Rescue Department. Chief LaBelle recommended purchasing the MSA air packs through Air One Equipment, since these would be compatible with current equipment. All MSA packs would have a lifetime warranty for material and workmanship, and would include future upgrades as needed. The cost of this equipment would be \$39,478.00 plus \$2,000.00 for connection of the air compressors. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to waive bids and grant permission to purchase 24 air packs for the Fire/Rescue Department with Air One Equipment for a total cost of \$41,478.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

COMPUTERS/BUILDING DEPT.

It was moved by Commissioner Rogers, seconded by Commissioner Taylor to grant permission to advertise for bids for the purchase of three computers for the Building and Zoning Department. The vote on roll call was: Commissioners Taylor, aye; Rogers, 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 Bennett, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 11:36 p.m.
Motion carried.