

Council Minutes

DECEMBER 4, 2001

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, DECEMBER 4, 2001, AT 7:10 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners DeTienne, Rogers, Bennett, Taylor and Mayor Harrison.

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

AGENDA CHANGES

It was moved by Commissioner Rogers, seconded by Commissioner Taylor to accept the Council agenda with amendments as follows: · Amending item 7.e. in the Consent Agenda to read 2001 Annual Financial Report (instead of 2001 Annual TIF District Financial Report) · Adding the Conceptual Master Plan to Receive & Place on File, Consent Agenda, item 7.e. · Adding to consider authorizing General Obligation Bonds for improvements to Midwestern Regional Medical Center, item 10.a.a. · Deleting discussion regarding City towing, item 10.g. · Adding payment to Lewis Painting for \$600.00 to Consent Agenda, item 7.d. · Adding to consider approving electrical repairs at Fire Station No. 1, item 10.i. · Adding the topics of pending litigation, collective bargaining, personnel and real estate to Closed Session, item 13. · Moving Tabulation of Bids for demolition of 2112 Emmaus and 2820 Ezekiel from item 10.d. to 13.a. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ZION'S CENTENNIAL

State Representative Tim Osmond presented House Resolution 182, recognizing Zion's Centennial.

PUBLIC HEARING - TAX LEVY

Mayor Harrison opened the public hearing for the 2001/02 City of Zion tax levy at 7:18 P.M. Mayor Harrison invited questions and/or comments from the public, and there were none. Mayor Harrison declared the hearing closed at 7:19 P.M.

CONSENT AGENDA

It was moved by Commissioner Rogers, seconded by Commissioner DeTienne that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Closed Session held on November 20, 2001 at 7:02 P.M. and a Special Meeting/Workshop held on November 27, 2001 at 3:35 P.M., with all members having previously received copies. 12/4/01 (b) DEPARTMENTAL REPORTS: Detailed Revenue & Expense Report, period ending October 31, 2001; City Clerk's Monthly Report, November, 2001 (c) BILLS: Vouchers 78192 through 78301 drawn on the National City Bank, \$709,915.90; First Midwest Bank, \$75,446.29; Bridgeview Bank, \$21,700.00; Total: \$807,062.19 (d) PAYMENTS: Hodges, Loizzi, Eisenhammer, Rodick & Kohn, legal services for IUOE negotiations, \$6,806.10; Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$11,250.00; Baxter & Woodman Consulting Engineers, services rendered on 23rd & 27th Street water main replacement project, \$2,280.47; Ciorba Group, Inc., construction engineering services rendered on Galilee Avenue improvements, \$23,374.90; McClure Engineering Associates, Inc., services rendered on LLC Subdivision, \$4,573.03 & \$1,135.33; Total: \$5,708.36; Lewis Painting, painting of Ehlers Bowling Alley, \$600.00 (e) RECEIVE & PLACE ON FILE: Treasurer's Report, April 30, 2001; 2001 Annual Financial Report; Conceptual Master Plan for Trumpet Technology Park dated March 2001 and completed November 2001 The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CITIZEN COMMENTS

Thomas Fitzgerald stated he has been attempting to repair his property at 2820 Ezekiel Avenue. Mayor Harrison stated this matter is in litigation, and therefore can't be discussed.

TAX LEVY - CORPORATE PURPOSES

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (01-0-59) be passed levying taxes in the amount of \$4,652,000.00 for corporate purposes for the current fiscal year commencing on the 1st day of May, 2001 and ending on the 30th day of April, 2002 for the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

TAX LEVY-STREET AND BRIDGE

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (01-0-60) be passed providing for an additional tax levy in the amount of \$280,500.00 for street and bridge purposes for the current fiscal year commencing on the 1st day of May, 2001 and ending on the 30th day of April, 2002 for the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners DeTienne, aye; Rogers,

aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

2000 BLOCK ELIM ALLEY

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (01-0-61) be passed making a portion of an alley between 20th Street and 21st Street, commencing approximately 300 feet north of 21st street, as one-way for southbound traffic only. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, nay; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/ELECTRIC GENERATING PLANTS

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (01-0-62) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 102, Section 102-92, pertaining to electric generating plants permitted as a special use in G1 General Industrial zoning districts. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/MINERGY PLANTS

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (01-0-63) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 102, Sections 102-92(d) & 102-281, pertaining to minergy processing plants permitted as a special use in G1 General Industrial zoning districts. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/FUEL STORAGE TANKS

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (01-0-64) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 102, Section 102-152(2), permitting above ground fuel storage tanks as accessory uses in industrial zoning districts, subject to locations and setback restrictions. The vote on roll call was: Commissioners DeTienne, aye; Rogers, nay; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

MIDWESTERN REGIONAL MEDICAL CENTER

Roger Cary, CEO of Midwestern Regional Medical Center, requested consideration for the issuance of General Obligation Bonds for improvements to Midwestern Regional Medical Center (MRMC). The request is for \$30,000,000 taxable bonds payable to year 2028. The

bonds would be paid by the hospital and secured by a mortgage on the hospital's property. Further support would be provided by a general obligation pledge by the City. Current outstanding bonds from the 1991 bond issue are payable to year 2013. Mr. Cary stated the hospital's gross revenue in 1991 was \$30,000,000 compared to \$125,000,000 in 2001. The current favorable lending rates would enable the hospital to finance the project without an increase in the annual payment. The timeline requested would provide the final reading of the ordinance on December 18, authorizing the issuance of the bonds, and a public hearing to be held on January 2, 2002.

Attorney Stewart Diamond, Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., stated his firm would be responsible for the review and evaluation of the proposal for the City. Attorney Diamond recommended taking the initial step, approving the first reading of the ordinance. It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the first reading of an ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the City of Zion, Lake County, Illinois, in the aggregate principal amount of \$15,000,000 for the purpose of defraying the cost of improving the existing Midwestern Regional Medical Center, located in the City, authorizing Stewart Diamond and the law firm of Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C. to review and evaluate the proposal from Midwestern Regional Medical Center. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUILDING ADVISORY PANEL

Commissioner Rogers recommended the appointment of Larry Jones to the Building Advisory Panel. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve the appointment of Larry Jones to the Building Advisory Panel. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CITY ENTRANCE SIGNS FOR CIVIC ORGANIZATIONS

Jim Wiedner, representing the Kiwanis Club, requested the City's support for the replacement of City entry signs for civic organizations. Three frames would be replaced by Rich Signs at a cost of \$775 per frame for a total cost of \$2,325. The new frames would be placed at the west entrance to Zion, at south Sheridan Road and north Sheridan Road. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to authorize payment in the amount of \$2,325 to Rich Signs for the replacement of three City entry sign frames for civic organizations. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FIRE STATION #2/ROOF REPAIRS

A memo (01-DOC-171) was received from John Jones, regarding needed repairs to the roof at Fire Station No. 2. National International Roofing is responsible for service on City Hall and Fire Station No. 1, and has submitted a quote in the amount of \$9,200.00 for Fire Station No. 2 repairs. It was moved by Commissioner DeTienne, seconded by Commissioner Rogers to waive bids and accept the proposal from National International Roofing in the amount of \$9,200.00 for roof repairs at Fire Station No. 2. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

POLICE OFFICERS/VACANCIES

A memo (01-DOC-172) was received from Chief Malcolm, requesting permission to fill vacancies and hire four police officers. An eligibility list would be posted, and basic training will be offered starting December 27. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to hire four police officers based on the Police Officer Eligibility List. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

POLICE SQUAD CARS

A memo (01-DOC-173) was received from Chief Malcolm, requesting permission to purchase three squad cars through a State of Illinois bid. Chief Malcolm recommended purchasing the vehicles through Landmark Automotive Group for a total cost of \$59,649. This purchase would not increase the number of vehicles in the Police Department. It was moved by Commissioner DeTienne, seconded by Commissioner Rogers to approve the purchase of three squad cars through a State of Illinois bid with Landmark Automotive Group for a total cost of \$59,649. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

GASOLINE PURCHASES & FUEL TANKS

A memo (01-DOC-174) was received from Commissioner Bennett regarding the comparison between purchasing an underground gasoline tank and purchasing gasoline from local vendors. Commissioner Bennett stated that when gasoline is purchased in bulk for storage in a tank, taxes are deducted prior to being billed. When daily purchases are made from local vendors, the City can file for rebate of the Federal MFT tax. Through the new Wright Express card system, the card would be exempt from sales tax. Commissioner Bennett stated the City has not been diligent in pursuing tax rebates or exemptions. Commissioner Taylor stated, given properly filing for tax exemptions, there is a cost savings, however, he noted concerns regarding availability and reliability in purchasing gasoline from local vendors. Commissioner Bennett noted concerns for installing a

tank regarding maintenance, theft and contamination. Commissioner Taylor stated the new fiberglass tanks have 40-year warranties. Commissioner Bennett stated the cost of the card system would be \$2,000 per year, and the company would be responsible for record keeping and filing taxes. Commissioner Bennett recommended trying this new system for one year. Brian Usher stated it was his intention to advertise for bids for the installation of a tank in the spring. Commissioner Rogers stated she previously provided a list of governmental bodies that utilize a card system for gasoline purchases. Mayor Harrison stated nearby communities have their own tanks. Jack Diliberti stated local service stations did run low on their supply of gasoline on September 11. Commissioner Taylor stated he would like recommendations from the Department Heads on this issue. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve utilizing the Wright Express fleet credit card system through April 30, 2002. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ZION LIQUOR CONTROL ORDINANCE

A memo (01-DOC-175) was received from Clerk Mackey, regarding the Zion Liquor Control Ordinance. The Liquor Control Commission voted to recommend extending the opening hour of business for the Class C liquor license. The Class C license authorizes the retail package sale of alcoholic liquor. There is one Class C license, and it was granted to Piggly Wiggly Supermarket. The opening hour of business for a Class C license is 11:00 a.m. Monday through Saturday and 12:00 p.m. on Sunday. The Piggly Wiggly store will be opening at 7:00 a.m. The store does not have a separate liquor department, and all sales will go through the main cashier area. It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve extending the opening hour of business to 7:00 a.m. for the Class C liquor license only, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

LANDSCAPE RESTORATION/LORELEI & HILL DRIVE

A memo (01-DOC-176) was received from Brian Usher, regarding landscape restoration in an area near Lorelei and Hill Drive. Grading problems in this area created the need to remove a berm and relocate utility lines. In order to restore this area to normal conditions, landscaping work is needed. Three quotes were received for this work, with the lowest quote from Mark Goebel Enterprises in the amount of \$3,975.00. Mr. Usher recommended accepting this quote for the landscape services. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to waive bids and accept the quote from Mark Goebel Enterprises in the amount of \$3,975.00 for landscaping restoration of the area near Lorelei and Hill Drive. The vote on roll call was: Commissioners DeTienne, aye;

Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

REMOVAL OF HAZARDOUS TREES

A memo (01-DOC-177) was received from Brian Usher regarding the removal of 30 hazardous trees. It was previously approved to bid for tree removal, however, due to the time of year, contractors were unavailable. A proposal for this work has since been received from Aerial Work Services for a total amount of \$8,865.50. It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to waive bids and accept the proposal from Aerial Work Services at a cost not to exceed \$8,865.00 for the removal of 30 hazardous trees. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ELECTRICAL REPAIRS/FIRE STATION #1

Electrical repairs are needed at Fire Station No. 1, including the installation of new wiring, switches, breakers and lights. Osborne Electric submitted a work order for the electrical work for a total cost of \$3,748.00. Commissioner Rogers stated funds are available in building repair. It was moved by Commissioner Rogers, seconded by Commissioner DeTienne to authorize the electrical repairs at Fire Station No. 1 with Osborne Electric in the amount of \$3,748.00. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

WORKSHOP

Mayor Harrison announced that a Workshop/Special Meeting will be held on December 18 at 5:00 p.m. regarding the discussion of the Business Development Council.

ANY OTHER MATTERS

Mayor Harrison thanked the Festival of Lights Committee and all volunteers for the time and effort put into conducting the holiday ceremony and festivities.

ANNOUNCEMENTS

December 18 5:00 p.m. Workshop/Special Council Meeting
December 18 6:45 p.m. Township Meeting
December 18 7:00 p.m. City Council Meeting

CLOSED SESSION

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that the Council recess to Closed Session at 9:24 p.m. to discuss probable and pending litigation, collective bargaining, personnel and real estate. The vote on roll call was: Commissioners DeTienne, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

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

TAB OF BIDS/2820 EZEKIEL & 2112 EMMAUS DEMOLITIONS

The Tabulation of Bids for the demolition of 2820 Ezekiel and 2112 Emmaus was deferred until December 18.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Taylor, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 10:10 p.m. Motion carried.