

Council Minutes

MARCH 5, 2002

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, MARCH 5, 2002, AT 7:00 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 Bennett, DeTienne, Taylor, Rogers and Mayor Harrison.

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

AGENDA CHANGES

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to accept the Council agenda with amendments as follows: - Adding an Ordinance authorizing an addendum to the Intergovernmental Agreement with the Zion Park District for the payment of golf fees at Shepherd's Crook Golf Course, item 8.f. - Tabling an Ordinance amending the Municipal Code by establishing nuisance regulations, item 8.c. - Adding to consider passing Resolution approving easements relative to the use of the future Eliason Avenue, item 9.g. - Adding a Tabulation of Bids for the printing of the spring newsletter, item 9.h. - Adding the discussion of probable litigation to Closed Session, item 12. - Adding to consider authorization for the City Attorney to finalize contract for tree removal service, item 9.i. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

AFFORDABLE HOUSING CORP OF LAKE COUNTY

Affordable Housing Corporation of Lake County is a not-for-profit corporation, which offers a home improvement program to homeowners for low interest rehabilitation loans. Brenda Yonzon, Rehabilitation Loan Administrator, stated the applicant must meet the following criteria: - Owner occupied single-family residence only - Home must be located in Lake County, Illinois, except Waukegan and North Chicago - Eligibility is based on household size and income Funds up to \$50,000 are available to eligible homeowners with long term fixed rate financing.

CITIZEN COMMENT

Mrs. Shiwori Wilson, 3206 29th Street, complained of a high water and sewer bill, and requested forgiving a portion of this sewer bill. Mrs. Wilson stated an outside hose was accidentally left on, however, sewer service was not utilized. Commissioner Taylor stated the water bill is determined by usage, and not whether or not the water goes through the sewer system. Brian Usher stated staff inspected the home inside and out, and determined that the outside line had been left on. Commissioner Bennett stated special arrangements are made for bills to be paid in payments. Commissioner Taylor noted concerns regarding setting precedence. Mayor Harrison recommended reviewing the policy and establishing procedures for water and sewer charges. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to deny the request to forgive the sewer charge for 3206 29th Street. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CONSENT AGENDA

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

- a) MINUTES of a Regular Meeting and Closed Session held on February 19, 2002 at 7:00 P.M. and a Special/Workshop Meeting held on February 27, 2002 at 4:09 P.M., with all members having previously received copies.
 - (b) DEPARTMENTAL REPORTS: City Clerk's Monthly Report, February, 2002
 - (c) BILLS: Vouchers 78942 through 79068 drawn on the National City Bank, \$647,384.17; First Midwest Bank, \$84,919.25; Bridgeview Bank, \$5,206.25; Total: \$732,965.67
 - (d) PAYMENTS: ENSR, Brownfield Grant project, \$11,942.77; Osborne Electric, electrical work performed at Fire Station #1, \$395.00; Jewell Electric, Inc., electrical work performed at Police Administration Building, \$11,341.61
- The vote on roll call was: Commissioners Bennett, pass; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CITIZEN COMMENTS

Gary Richards requested waiving permit fees for a drainage line to be installed by 2317 Elizabeth Avenue. Commissioner Taylor stated there is a drainage problem in this area and supports this request. Brian Usher stated staff has been working with Mr. Richards, however the sewer work proposed to be done is in a public right-of-way. Commissioner Taylor stated all information and costs are not available at this time, and recommended this item be tabled until the next meeting. The Council agreed to defer this issue until the next regular meeting.

PURCHASE OF 2805 ELISHA AVENUE

It was moved by Commissioner Rogers, seconded by Commissioner DeTienne that an Ordinance (02-0-10) be passed authorizing the purchase of 2805 Elisha Avenue, Zion, Illinois. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

PURCHASE OF 2700 SHERIDAN ROAD

It was moved by Commissioner Rogers, seconded by Commissioner Taylor that an Ordinance (02-0-11) be passed authorizing the purchase of 2700 Sheridan Road, Zion, Illinois. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ROAD IMPROVEMENTS

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the first reading of an Ordinance be approved authorizing the issuance of General Obligation Bonds (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source) of the City of Zion, Lake County, Illinois, in the aggregate principal amount of \$8,000,000 for the purpose of defraying the cost of road and related improvements. Mayor Harrison stated these bonds will help finance needed street improvements for the main east/west roadways starting with 33rd Street. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

SHERIDAN ROAD STREETScape IMPROVEMENTS

It was moved by Commissioner Rogers, seconded by Commissioner Taylor that the first reading of an Ordinance be approved authorizing the issuance of General Obligation Bonds (Combined Special Tax Allocation Fund and State Revenue Sharing Alternate Revenue Source) of the City of Zion, Lake County, Illinois, in the aggregate principal amount of \$6,000,000 for the purpose of defraying the cost of Sheridan Road and related improvements. Mayor Harrison stated these bonds will help finance the Sheridan Road Redevelopment Project with an extension of the TIF District for a maximum of 12 years. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ZION PARK DISTRICT INTERGOVERNMENTAL AGREEMENT

City Attorney Rolek stated an addendum has been proposed to the Intergovernmental Agreement with the Zion Park District regarding golf fees at Shepherd's Crook Golf Course. The addendum states that all fees

received by the City pursuant to this Agreement shall be used by the City for recreational purposes. Commissioner Taylor questioned whether or not the Park District and the City would always agree on the definition of recreation, and recommended stating the fees shall be used for recreational purposes and services such as festivals, but not limited to same. Attorney Rolek stated the ordinance could be amended as recommended. It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (02-0-12) be passed, as amended, authorizing an addendum to the Intergovernmental Agreement with the Zion Park District for the payment of golf fees at Shepherd's Crook Golf Course. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

SALE OF 2112 EMMAUS AVENUE

A memo (02-DOC-26) was received from John Jones, regarding the sale of 2112 Emmaus Avenue. A notice of sale for this property has been properly advertised. Mr. Jones stated an ordinance and standard real estate contract have been prepared. Mayor Harrison conducted the bid opening with 2 bids received as follows: James G. Shelton \$22,115.00 Jeffrey Jackson \$21,099.00 Commissioner Bennett stated this property is worth more than the bid amounts. Commissioner Rogers noted that no other vacant parcels are in this neighborhood with which to compare this property. It was moved by Commissioner Rogers, seconded by Commissioner Taylor that an Ordinance (02-0-13) be passed accepting the highest responsible bid of James G. Shelton in the amount of \$22,115.00 for the purchase of certain property at 2112 Emmaus Avenue, and authorizing the preparation of a Real Estate Sale Contract and related necessary documents. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

CORPORATE CREDIT CARD

Mayor Harrison requested permission to establish and set a limit for a VISA corporate credit card account through First Midwest Bank. This account would be for the use of the Mayor and Commissioners. Gregory Schneider recommended setting a \$1,000 limit. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to grant permission to establish a VISA corporate credit card account through First Midwest Bank with a \$1,000 limit. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CHRISTMAS IN APRIL PROGRAM

Commissioner Rogers requested a donation for the Christmas in April Program. This year's event will be held on Saturday, April 27. Frank

Flammini stated this is the third year Zion has been involved in this program. Four homes were renovated in Zion the first year, and fifteen homes were renovated last year. Mr. Flammini stated donations are down throughout the country; therefore the number of homes involved will also be lower than last year. Last year the City donated \$3,000 and the Township donated \$2,000. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve a \$3,000 donation to the Christmas in April Program. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

BULLETPROOF VESTS/POLICE DEPT.

A memo (02-DOC-27) was received from Acting Chief Booth, requesting permission to purchase seven (7) bulletproof vests for the Police Department. The purchase would be through a State of Illinois bid with Uniform Den, Inc. for a total cost of \$3,404.00 plus shipping. This is a budgeted item. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to purchase seven (7) bulletproof vests for the Police Department from Uniform Den, Inc. for a total cost of \$3,404.00 plus shipping. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

HEATING & AIR CONDITIONING/CITY HALL

A memo (02-DOC-28) was received from John Jones, regarding the maintenance service of the heating and air conditioning system at City Hall. Mr. Jones recommended waiving bids and accepting a proposal from Olson Comfort Service for this work. The proposal is for four visits including tune-up, air filter change and maintenance check for \$2,725.00 per year. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to waive bids and approve a maintenance service agreement with Olson Comfort Service for the heating and air conditioning system at City Hall, as recommended. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

SHERIDAN ROAD STREETScape PROJECT/ENGINEERING FIELD OFFICE

A memo (02-DOC-29) was received from Brian Usher regarding an engineering field office for the Sheridan Road Streetscape Project. Mr. Usher recommended Baxter & Woodman Engineering Consultants be allowed to utilize the building at 2700 Sheridan Road for the project office. This would eliminate the need for a mobile trailer office, while providing a visible presence in the downtown area during this project. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve utilizing the building at 2700 Sheridan Road for an engineering field office

for Baxter & Woodman Engineering Consultants during the Sheridan Road Streetscape Project, and authorizing the City Attorney to prepare the necessary occupancy agreement. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

EASEMENTS/RELATIVE TO THE FUTURE ELIASON AVENUE

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that a Resolution (02-R-8) be passed approving easements relative to the use of the future Eliason Avenue. These are temporary construction and access easements for use of the land, which may be dedicated as a future public roadway. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

TAB OF BIDS/SPRING NEWSLETTER

A Tabulation of Bids (02-DOC-30) was received from Clerk Mackey regarding the printing of the 2002 spring newsletter. Ms. Mackey recommended awarding the contract to the lowest responsible and responsive bidder, Brad's Printing, in an amount not to exceed \$2,875.00. It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to award the contract for the printing of the 2002 Spring newsletter to Brad's Printing in an amount not to exceed \$2,875.00. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

DOWNTOWN TREE REMOVAL PROJECT

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to authorize the City Attorney to finalize the contract with Aerial Work Services per the bid specifications for the Downtown Tree Removal Project. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

- March 9 Kiwanis Pancake Breakfast
- March 15 Blood Drive at Zion City Hall
- March 19 Election Day
- March 19 Township Board meeting
- March 19 City Council meeting

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that the Council recess to Closed Session at 8:21 p.m. to discuss the purchase of real estate and probable litigation. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 8:54 p.m. with all members present. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Rogers, 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 Taylor, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 8:54 p.m. Motion carried.