

Council Minutes

MARCH 19, 2002

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, MARCH 19, 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 DeTienne, Taylor, Bennett, Rogers and Mayor Harrison.

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

AGENDA CHANGES

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to accept the Council agenda with amendments as follows: -

- Tabling to consider amendment regarding above ground fuel storage, item 8.g.
- Adding to consider hiring consultant for employee health insurance, item 8.m.

The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CONSENT AGENDA

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

- a) MINUTES of a Regular Meeting and Closed Session held on March 5, 2002 at 7:00 P.M., with all members having previously received copies.
- b) DEPARTMENTAL REPORTS: Building Inspector's Report, February, 2002; Public Works Department Monthly Report, February, 2002
- c) BILLS: Vouchers 79069 through 79196 drawn on the National City Bank, \$427,394.65; First Midwest Bank, \$4,574.39; Bridgeview Bank, \$7,481.88; Total: \$439,450.92
- d) PAYMENTS: Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$135.00, \$411.36, \$130.00, \$307.50, \$236.25, \$280.00, \$630.00, \$10,370.88; Total: \$12,500.99; Hodges, Loizzi, Eisenhammer, Rodick & Kohn, legal services, \$441.00; SBC Global

Services, Inc., E911 equipment, \$6,472.00; JCS Enterprises, emergency fire demolition at 3001 Elizabeth, \$14,297.56; ENSR, work performed on the Brownfield project, \$46,458.13 & \$8,190.87; Total: \$54,649.00

Mayor Harrison questioned which fund would be utilized for the payment to ENSR for work on the Brownfield project. Peter Cioni stated this money would be taken from the line item of consultants in Public Affairs, with part of the funding to be reimbursed. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ROAD IMPROVEMENTS

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to table the ordinance 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 all documents are not yet in final form. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

SHERIDAN ROAD STREETScape IMPROVEMENTS

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to table the ordinance 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 all documents are not yet in final form. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

MIDWESTERN REGIONAL MEDICAL CENTER

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that the first reading of an Ordinance be approved authorizing and providing for the issuance of not to exceed \$30,000,000 Taxable General Obligation Bonds (Alternate Revenue Source), Series 2002, (Midwestern Regional Medical Center) of the City of Zion, Lake County, Illinois, the execution of certain contracts and documents in connection therewith and the levy of the tax for the payment thereof. Mayor Harrison stated the number of years on this issue has been reduced to 18 years. The vote on

roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ANNEXATION/5800 9TH STREET

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (02-0-14) be passed approving an Annexation Agreement with Pipsissewa Limited Partnership pertaining to certain territory to be commonly known as 5800 9th Street. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed. It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (02-0-15) be passed annexing certain territory to the City of Zion commonly known as 5800 9th Street. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ZION WOMAN'S CLUB/RAFFLE

The Zion Woman's Club has submitted an application for a license to conduct a raffle in the City of Zion. This raffle's proceeds would benefit the Zion-Benton Township High School scholarship fund. Zion Woman's Club is also requesting waiver of the license fee. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the license to conduct a raffle for the Zion Woman's Club ZBTHS scholarship fund, waiving the license fee. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

FINANCIAL SERVICES/MIDWESTERN REGIONAL MEDICAL CENTER

A letter (02-DOC-31) was received from Larson, Allen, Weishair & Co., LLP, proposing financial services pertaining to Midwestern Regional Medical Center's financial statements. Attorney Rolek stated a separate financial study by an auditing firm is required by law for Midwestern Regional Medical Center's bond financing. The cost of this analysis would be the responsibility of MRMC, and would be paid for out of bond proceeds. The fee for Larson, Allen, Weishair & Company's service is expected to be \$22,000. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to authorize an agreement with Larson, Allen, Weishair & Co., LLP for the financial analysis of Midwestern Regional Medical Center at a fee not to exceed \$22,000. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

POLICE STATION/EMERGENCY EXPENDITURES

A memo (02-DOC-32) was received from Deputy Chief Booth, requesting consideration of emergency expenditures for the Police Administration Building as follows:

- Six (6) cameras for the cell area with monitoring from radio room for a total cost of \$6,778.51 from Radicom, Inc.
- Eleven (11) exhaust fans for ventilation system for a total cost of \$7,927.00 from McDonough Mechanical Services
- Upgrading and replacement of lighting in the booking and cell areas for a cost of \$9,632.00 from Hucker Electric
- Replacement of generator for a cost of \$42,000 from Illini Power, which could be considered for purchase during future budget hearings

Mayor Harrison recommended, since the spring thunderstorm season was approaching, to start researching costs of generators now. Commissioner Bennett and the Police Chief agreed to check into the costs for generators.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to waive bids and grant permission to purchase cameras for the cell area, as requested, from Radicom, Inc. for a total cost of \$6,778.51. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to waive bids and grant permission to purchase exhaust fans for the ventilation system, as requested, from McDonough Mechanical Services for a total cost of \$7,927.00. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Rogers to waive bids and grant permission to replace lighting in the booking and cell areas, as requested, from Hucker Electric for a total cost of \$9,632.00. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

MOBILE VIDEO SYSTEM/POLICE DEPT.

A memo (02-DOC-33) was received from Deputy Chief Booth, requesting permission to waive bids and purchase mobile video systems and upgrades for Police squad cars. The purchase of two (2) additional units would complete having a unit in every marked squad car. The purchase of fourteen (14) upgrade packages would update current units. The total amount for all equipment from Mobile Vision, Inc. would be \$14,309.75, with funds available in the budget. It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to waive bids and grant

permission to purchase mobile video systems and related equipment for the Police Department from Mobile Vision, Inc. for a total amount of \$14,309.75. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

AMMUNITION & SIMUNITIONS/POLICE DEPT.

A memo (02-DOC-34) was received from Deputy Chief Booth, requesting permission to waive bids and purchase ammunition and simunitions for the Police Department firearms training. There are only two vendors qualified to provide these items. Deputy Chief Booth recommended making the purchase through Safety Systems Corp. for a total cost of \$4,011.29. It was moved by Commissioner DeTienne, seconded by Commissioner Rogers to waive bids and grant permission to purchase ammunition and simunitions for the Police Department firearms training from Safety Systems Corp. for a total cost of \$4,011.29. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

2700 SHERIDAN ROAD REHABILITATION

A memo (02-DOC-35) was received from John Jones regarding the rehabilitation of the building at 2700 Sheridan Road as follows:

- Installation and updating of electrical service - Osborne Electric has quoted this work in the amount of \$22,250.95.
- Installation of plumbing, including sump pump, and construction of new restrooms - Between Ernie Peterson Plumbing and the Public Works Department, the quote for this work would be \$19,985.00.
- Removal of asbestos materials - Two quotes were received, with the recommended and lowest quote from All American Asbestos Abatement in the total amount of \$6,300.00.

It was moved by Commissioner Rogers, seconded by Commissioner DeTienne to waive bids and approve the quote from All American Asbestos Abatement for the total amount of \$6,300.00 for the removal of asbestos materials at 2700 Sheridan Road, with two separate checks to be issued; \$5,800 for the removal and disposal of the materials, and \$500 for the required regulations pertaining to third party clearance air monitoring. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to waive bids and approve the quote from Osborne Electric for the total amount of \$22,250.95 for the installation and updating of electrical service at 2700 Sheridan Road. The vote on roll call was: Commissioners

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

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to waive bids and approve the quote from Ernie Peterson Plumbing for the total amount of \$19,985.00 for the installation of plumbing, sump pump and construction of new restrooms at 2700 Sheridan Road. This company will be coordinating this project with Public Works on the construction of the restrooms. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

2313 ELIZABETH AVENUE/STORM DRAIN

A memo (02-DOC-36) was received from Brian Usher regarding the installation of a storm drain on Gary Richards' property at 2313 Elizabeth Avenue. The permit fee would be approximately \$1,125.00. It is anticipated that there would be no significant threat to the water main. Commissioner Taylor stated Public Works could do the installation, and Mr. Richards would be responsible for the cost of materials. Commissioner Taylor recommended waiving the permit fee, subject to Mr. Richards providing a cash bond in the amount of \$2,000 for the cost of materials. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to waive the permit fees for the installation of a storm drain for 2313 Elizabeth Avenue, subject to the receipt of a cash bond from Gary Richards in the amount of \$2,000 for the cost of materials. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

PARKWAY TREE PLANTING

A memo (02-DOC-37) was received from Brian Usher, requesting permission to advertise for bids for the purchase and planting of parkway trees. Approximately 200 trees have been removed in the past 2 years with no replacements made. It is the intention to plant the trees this spring utilizing current budgeted funds. It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to grant permission to advertise for bids for the purchase and planting of parkway trees. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/SHERIDAN ROAD STREETScape PROJECT

A Tabulation of Bids (02-DOC-38) was received from Brian Usher regarding the Sheridan Road Streetscape Improvement Project. Mr. Usher recommended awarding the contract to the lowest responsible and responsive bidder, Alliance Contractors, in the amount of \$2,183,991.87. This bid amount is lower than the engineer's estimate. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to award the

contract for the Sheridan Road Streetscape Improvement Project to Alliance Contractors in the amount of \$2,183,991.87. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

REZONING/5800 9TH STREET

The Planning and Zoning Commission considered a request to rezone 5800 9th Street from County Zoning to GI Industry, as petitioned by Pipsissewa Limited Partnership. The Planning/Zoning Commission recommended approval of this request. This 43-acre parcel is located north of 9th Street and east of the Union Pacific Railway. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve rezoning 5800 9th Street from County Zoning to GI Industry, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

COMPUTER SOFTWARE/ACCOUNTS & FINANCE DEPT.

A memo (02-DOC-39) was received from Gregory Schneider, requesting permission to purchase an upgrade for the relativity computer software in Accounts and Finance. This software is the bridge between the UNIX system and Windows. The Technology Task Force recommended the purchase of this software. The total cost from Municipal Software, Inc. would be \$2,439.50. Funds are available in the Technology Task Force budget. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to grant permission to purchase relativity computer software upgrade for Accounts and Finance from Municipal Software, Inc. in the amount of \$2,439.50. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

EMPLOYEE HEALTH INSURANCE

Commissioner Bennett stated the City's appointed committee has interviewed consultants pertaining to the City's health insurance. Commissioner Bennett stated it is this committee's recommendation to hire the firm of Kraemer & Loney, Inc. for work to be performed as follows:

- analyze the City's current health insurance plan and provider
- compose specifications, based on City's benefits, and submit proposals to various carriers
- provide City with recommended carrier along with any recommended changes to benefits

The fee for this service would be \$1,000.00. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to approve hiring Kraemer & Loney, Inc. as consultants for the City's health insurance, as recommended, and to authorize payment in the amount of \$1,000.00. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

- March 29 City Hall closed
- April 1 Workshop/Special Town Board meeting
- April 2 City Council meeting
- April 16 Township Board meeting

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that the Council recess to Closed Session at 7:58 p.m. to discuss purchase of real estate, sale of real estate and personnel. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 8:40 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

2909 & 2909 1/2 GIDEON AVENUE

Mayor Harrison stated the Council has agreed that it is not in the best interest of the City to retain ownership of two 20-foot lots at 2909 and 2909 1/2 Gideon Avenue. It was moved by Commissioner Bennett, seconded by Commissioner Rogers that a Resolution (02-R-9) be passed directing the sale of City properties at 2909 and 2909 1/2 Gideon Avenue. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 8:45 p.m. Motion carried.