

Council Minutes

April 25, 2002

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON THURSDAY, APRIL 25, 2002, AT 4:34 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 Rogers, DeTienne, Bennett, Taylor and Mayor Harrison.

AMENDING PERSONNEL AUTHORIZATION

John Jones requested changing the Code Enforcement Assistant position from part-time to full-time and posting the position. Commissioner Taylor also requested changes to the current personnel authorization for summer workers in Public Works. Currently, the authorization shows 11 summer laborers. Commissioner Taylor requested changing this number from 11 to 8, hiring for these positions, and dividing the workers between the following: 2 summer laborers - Public Works/Engineering 3 summer laborers - Street Division 3 summer laborers - Water & Sewer Division It was moved by Commissioner Rogers, seconded by Commissioner Taylor that a Resolution (02-R-13) be passed amending the Personnel Authorization, changing the Building Department Code Enforcement Assistant position from part-time to full-time and decreasing the number of Public Works summer laborers from 11 to 8, dividing the summer laborers between Public Works divisions as requested. The vote on roll call was: Commissioners Rogers, aye; DeTienne, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

2700 SHERIDAN ROAD RESTORATION PROJECT

Commissioner Rogers introduced David Hickman, Construction Manager of John Edward Construction Co., who presented his proposal for the exterior restoration and remodeling of 2700 Sheridan Road. The restoration, based on the concept plan by Teska and Associates, includes work as follows:

- Demolition
- Masonry restoration
- Glazing
- Carpentry
- Painting
- Awnings

Total cost for all construction, including fees and allowances, would be \$225,830. Mr. Hickman stated it would take between eight to ten weeks to get the windows from the manufacturer. It was suggested placing poster board in windows of vacant buildings advertising products and services for other businesses. Mayor Harrison stated 2700 Sheridan Road is the catalyst for the downtown project. The entire project should be completed in fourteen to fifteen weeks. Mr. Hickman stated his company would serve as the general contractor or consultant, bidding out individual construction portions of the project. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve entering into a professional services contract with John Edward Construction Company for the restoration and remodeling of the Bicket Building at 2700 Sheridan Road, and for individual construction bids to be presented to the Council for approval. The vote on roll call was: Commissioners Rogers, aye; DeTienne, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

SUMMER GRASS CUTTING PROGRAM

Commissioner Taylor presented a proposal for the summer grass-cutting program as follows: One supervisory person working with 6 youth age 16 and older, and One supervisory person working with Community Service Program - 8-week program for a total cost of \$30,529.25 Commissioner Taylor stated this program would encompass all work previously done through the Township, but would only utilize youth age 16 and older. Commissioner Rogers stated costs for the program would partly be offset by the collection of fines and liens. Commissioner Taylor stated the City's Code Enforcement Officer and Community Service workers would be responsible for public and vacant properties. The employees in the summer grass-cutting program would take care of private lawns in need of mowing. Commissioner Bennett stated the City should not take on an extra expense, as he anticipates a deficit in the proposed budget. Commissioner Bennett stated this program would create additional expense. Commissioner DeTienne questioned whether or not the City would need to purchase any equipment. Commissioner Rogers stated, since the City would be taking over the grass-cutting program, the Township would not need the available equipment and supplies. It was moved by Commissioner Rogers, seconded by Commissioner DeTienne to approve the summer grass-cutting program, as proposed, subject to an agreement with Zion Township for acquiring appropriate equipment and supplies, and for the Personnel Authorization to be amended accordingly. The vote on roll call was: Commissioners Rogers, aye; DeTienne, aye; Bennett, nay; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BRIGHTON PONDS

A memo (02-DOC-59) was received from Peter Cioni regarding a proposed development pertaining to Brighton Ponds Subdivision. William Ryan Homes, Inc. is interested in acquiring and completing Brighton Ponds, subject to the City accepting the dedication of the infrastructure.

Mr. Cioni noted two options: 1. Rebuilding the subdivision, or 2. Creating a special service district, providing the City with a source of revenue for maintenance of the infrastructure as follows: - City would accept dedication of improvements, - City would enter into development agreement for completion of subdivision, and - Homeowners would be presented with the concept of paying an annual fee for improvements. The special service district would require an evaluation of the development. William Ryan Homes has indicated they would pay for this study, contingent upon the City's commitment to accept the infrastructure. This contractor is interested in developing the undeveloped areas with infrastructure to City code. Mr. Cioni stated the current owner of Brighton Ponds Subdivision is involved in legal problems, which is creating further problems for the homeowners. Commissioner Bennett stated he is opposed to accepting this infrastructure. Mayor Harrison stated if this developer would be willing to do the study without a commitment from the City, then the City would have information it needs regarding what is below ground in this subdivision. Mr. Cioni stated William Ryan wants a commitment from the City prior to conducting the study. Commissioner Bennett questioned whether or not existing roads would be widened. Mr. Cioni stated pavement improvements would be done, however road widths in the developed part of the subdivision would remain substandard. Brian Usher stated the study would include an infrastructure inventory including special circumstances and costs. The cost of the study would be approximately \$20,000. Mr. Cioni stated to date 50 homes have been built with 150 vacant lots. Commissioner Rogers questioned whether or not the developer would be interested in conducting the study, if the City paid for part of the cost. Commissioner Taylor suggested staff review this proposal and present their recommendations at the next Council meeting. The Council agreed for this item to be deferred until the May 7 Council meeting, in order to allow for staff recommendations.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 6:32 p.m. Motion carried.