

# **Council Minutes**

**May 21, 2002**

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL  
HELD ON TUESDAY, MAY 21, 2002, AT 7:02 P.M. IN THE CITY  
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Pastor Dan Becker gave inspirational comments.

Mayor Harrison called the meeting to order.

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

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

## **AGENDA CHANGES**

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

- Move John Edward Construction Co., 2700 Sheridan Road, \$132,500, from Payments item 7.d. to Receive and Place on File, item 7.f.
- Add special presentation, item 4.a.
- Add purchase of real estate to Closed Session, item 12.

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

## **SPECIAL PRESENTATION**

Mayor Harrison presented a Declaration of Commendation plaque to Commissioner/Zion Grade School District 6 Superintendent Jim Taylor, honoring and thanking him for his many years of service educating the youth of Zion.

## **PUBLIC HEARING/ROAD IMPROVEMENTS**

Mayor Harrison opened the public hearing concerning the intent to sell General Obligation Alternate Bonds for the purpose of financing the costs of roadway and related improvements at various locations throughout the City at 7:12 P.M. Mayor Harrison invited questions and/or comments from the public.

Jim Howard noted these bonds were secured by MFT funds and funds received from Calpine. Mr. Howard stated there is a pending lawsuit involving Calpine, and questioned the effect on the bond issue. Mayor Harrison stated the bond issue could be deferred or stopped, if needed. Attorney Rolek stated most of the pledged money comes from MFT funds.

There were no other questions and/or comments. Mayor Harrison declared the hearing closed at 7:15 P.M.

## **PUBLIC HEARING/SHERIDAN ROAD STREETSCAPE IMPROVEMENTS**

Mayor Harrison opened the public hearing concerning the intent to sell General Obligation Alternate Bonds for the purpose of financing the costs of roadway and related improvements on Sheridan Road from 25th Street to 29th Street at 7:15 P.M. Mayor Harrison invited questions and/or comments from the public.

Abe Goldsmith questioned if both the bond's principal and interest were covered by TIF funds. Mayor Harrison stated 100% of this bond issue, including principal and interest, would be paid from TIF funds.

There were no other questions and/or comments. Mayor Harrison declared the hearing closed at 7:16 P.M.

## **CONSENT AGENDA**

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

- a. MINUTES of a Workshop/Special Meeting held on May 6, 2002 at 7:10 P.M. and a Regular Meeting and Closed Session held on May 7, 2002 at 7:01 P.M., with all members having previously received copies.
- b. DEPARTMENTAL REPORTS: Detailed Revenue & Expense Report, period ending April 30, 2002; Detailed Balance Sheet, period ending April 30, 2002; Building Inspector's Report, April, 2002; Police Department Monthly Reports, February, March & April, 2002
- c. BILLS: Vouchers 79721 through 79861 drawn on the National City Bank, \$623,695.89; First Midwest Bank, \$107,052.17; Bridgeview Bank, \$13,416.36; Total: \$744,164.42
- d. PAYMENTS: Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$13,250.00, \$1,316.25, \$67.50, \$337.50, \$492.52, \$210.00, \$33.75, \$371.25, \$250.50; Total: \$16,329.27; Business Districts, Inc., services rendered on the Downtown Redevelopment Project, \$6,361.73; Cenni & Ambrose Tile & Carpet, Inc., carpet at Zion Fire Department, \$2,665.00

- e. PROCLAMATIONS: National Public Works Week - May 19 through 25, 2002; Memorial Day - May 27, 2002
- f. RECEIVE & PLACE ON FILE: John Edward Construction Co., 2700 Sheridan Road, \$132,500

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

### **CITIZEN COMMENTS**

Joyce Evans stated she has been involved in Waukegan helping to alleviate problems with excessive noise from audio equipment, and presented informational posters, which could also be used in Zion. Ms. Evans stated the posters could be displayed at various locations, so the public is made aware of the law. Mayor Harrison stated the posters are a great idea, as Zion has a comprehensive noise ordinance, and posting it is a good way to inform the public.

Jim Howard questioned whether or not Zion has adequate fire and police protection plans to protect the Calpine power plant site. Commissioner DeTienne stated Zion police and fire have plans in place, also coordinating efforts with both Calpine and Newport Fire Protection District.

Mr. Howard also questioned the total amount spent for the Bicket Building, 2700 Sheridan Road, and whether or not the City would recoup the money. Mayor Harrison stated the City's expenses are approximately \$450,000, of which the City should recoup this amount with the exception of the initial \$200,000. Mayor Harrison stated the downtown business district, the tax base, and the community as a whole will benefit from the renovation of this building.

### **FIRE INSPECTION FEE SCHEDULE**

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that an Ordinance (02-0-31) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 34, adopting the City of Zion Fee and Permit Schedule. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

### **FINE ARTS COUNCIL**

Mayor Harrison stated there are companies, which will buy bowling alley floors to be used for making butcher-block items. Commissioner Rogers has requested approval to sell the floors of the former Ehlers Lanes bowling alley, and for the money received to go back into the renovation of this building. Attorney Rolek stated the flooring would have to be declared surplus property. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the sale of the bowling alley flooring of

the former Ehlers Lanes bowling alley, as requested, and for all proceeds to be utilized for the renovation of this building. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

#### **PURCHASE OF FOLDER/INSERTER/ACCOUNTS & FINANCE DEPT.**

A memo (02-DOC-69) was received from Greg Schneider, requesting permission to purchase a desktop folder/insert machine. The current postcard water bills are being converted to 8 ½ by 11-inch bills, which would be mailed in envelopes. Mr. Schneider stated Neopost has a limited number of older models, which can be purchased at a substantial discount of \$3,580.25. The original purchase price of this System One 7755 machine was \$8,835.25. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to waive bids and grant permission to purchase a Neopost System One 7755 desktop folder/insert in the amount of \$3,580.25 for the Accounts and Finance Department. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

#### **TAB OF BIDS/LOADER/BACKHOE**

A Tabulation of Bids (02-DOC-70) was received from Brian Usher, regarding the purchase of a combination loader backhoe for Public Works. Mr. Usher stated the two lowest bidders did not meet specifications. Mr. Usher recommended awarding the contract to West Side Tractor in the amount of \$82,748. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to award the contract for the purchase of a combination loader backhoe for Public Works to West Side Tractor in the amount of \$82,748. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

#### **BRUSH CHIPPING SERVICE**

A memo (02-DOC-71) was received from Brian Usher, regarding the City's brush chipping service. Mr. Usher stated property owners have been clearing vacant residential lots, creating large collections of brush and trees. Mr. Usher recommended amending the brush collection policy to exclude unimproved vacant properties. Commissioner Taylor stated it should be the contractor or developer's responsibility to take care of such properties. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve amending the Public Works' Brush Collection Policy, excluding unimproved properties with no primary residence, and for the City Attorney to prepare an ordinance accordingly. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

#### **LAKE COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

A memo (02-DOC-72) was received from Peter Cioni, recommending participation in the 2003-2005 Lake County Community Development Block Grant Program. Mr. Cioni stated, unless the City notifies the County it doesn't wish to participate, the City would remain eligible for block grant funding. It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to participate in the 2003-2005 Lake County Community Development Block Grant Program. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **IEPA BROWNFIELD GRANT**

A memo (02-DOC-73) was received from Peter Cioni, regarding environmental studies on the following sites: - Former Forrest Williams property - Phase I and Phase II evaluations completed with additional borings and test wells needed for a cost of approximately \$17,000. Clean up money is available for this site under the LUST program, but this program doesn't pay for the evaluations. - Former Martin Oil site - Phase I and Phase II evaluations completed with additional borings and evaluation needed for a cost of approximately \$14,000 - Kaplan site - Phase I and Phase II evaluations completed, and a Site Remediation Program has been filed with the IEPA. Mr. Cioni stated the demolition and clean up of this site is scheduled to start May 28. Mr. Cioni stated \$22,000 was budgeted for this program, and an additional \$15,000 to \$20,000 would be needed for borings and test wells. Mayor Harrison stated funds need to be allocated in the budget, in order to complete these projects, and having completed studies will help to sell the properties to prospective developers. Commissioner Bennett questioned whether or not these studies would belong to the City. Mr. Cioni stated the studies would be property of the City. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to authorize additional expenditures up to \$20,000 for the completion of the environmental evaluation studies of the former Forrest Williams property, former Martin Oil site and the Kaplan site. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **RESUBDIVISION OF ZION CITY SUBDIVISION**

A memo (02-DOC-74) was received from John Jones, recommending the resubdivision of three lots into two lots in the Zion City Subdivision. Lots 13, 14 and 15 would be consolidated into two lots, in order to meet the required frontage for the R-5 zoning district. It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve the resubdivision of Lots 13, 14 and 15 in the Zion City Subdivision into two lots, as recommended. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **INDUSTRIAL ZONING**

A memo (02-DOC-75) was received from John Jones, considering the creation of a G-2 Industrial zoning classification. The Planning/Zoning Commission recommended approval. This new zoning classification would be in the area east of the railroad tracks. Requirements would be the same as in G-1 Industrial zoning with additional requirements as follows: - Building Appearance: requirements regarding fencing or a screen wall - Outdoor Storage: requirements for outside storage to be enclosed and located behind the front building line It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the creation of a G-2 Industrial zoning classification, as recommended, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **ANNOUNCEMENTS**

May 27	City Hall closed for Memorial Day
May 28	Special City Council Meeting
June 4	Regular City Council Meeting
June 16	Township Board Meeting

### **CLOSED SESSION**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 8:00 p.m. to discuss personnel, probable litigation and the purchase of real estate. The vote on roll call was: Commissioners Bennett, aye; DeTienne, 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 9:49 p.m. with same members present. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **PUBLIC WORKS**

Mayor Harrison stated the Council has determined that the positions of Supervisor in the Public Works Department meet the criteria to be salaried positions. The reclassification of these positions will help to decrease overtime costs. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the reclassification of Public Works Supervisors as exempt employees, changing the Supervisor of Streets, Supervisor of Water and Sewer and Supervisor of Fleet Maintenance from hourly to salaried positions at an annual rate of \$58,784, effective June 2, 2002. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

Mayor Harrison stated the Council has considered an increase for Public Works Engineering Technician Ron Colangelo, based on a favorable evaluation and recommendation from his Department Head. It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to grant a pay increase for Ron Colangelo, Engineering Technician in Public Works, from Pay Grade 8-5 to Pay Grade 8-7, effective June 2, 2002. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, 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 DeTienne, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 9:55 p.m. Motion carried.