

**MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL  
HELD ON TUESDAY, FEBRUARY 25, 2003, AT 4:09 P.M. IN THE CITY COUNCIL  
CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Mayor Harrison called the meeting to order.

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

**ORDER OF AGENDA ITEMS**

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne amend the order of agenda items, moving the discussion of item 6 to prior to item 3. The vote on roll call was: Commissioners Taylor, aye; Winfrey, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**IMPACT FEES**

Attorney Rolek stated he has met with local government entities regarding a proposed impact fee program. The City of Zion is the only body, which has jurisdiction to require and change impact fees. The participating districts with the City of Zion and Zion Fire Department would be as follows:

- Zion Elementary School District
- Zion Benton Township High School District
- Zion Park District
- Zion Public Library District
- Beach Park School District

Attorney Adam Simon explained the proposed impact fee program:

- Impact fees are designed so that the people who create more demand pay for the additional costs incurred to satisfy that demand
- Impact fees are calculated based on demographic and cost studies
- Each taxing body, which accepts fee donations, would indemnify and hold the City harmless against any developer's challenge
- Fee donations are based on the number of bedrooms in detached and attached single family units and apartments

Attorney Rolek requested the Council's review of this program, allowing for developers to pay their fair share in helping taxing bodies offset costs. Brian Usher has drafted a pamphlet for development fees and costs. Attorney Simon stated developers are requesting this information for planning purposes. No action was taken at this time.

**2003 ROAD IMPROVEMENT PROGRAM**

A road improvement summary (03-DOC-49) was presented by Brian Usher regarding projected costs for 2003 road repair projects as follows:

1. Lydia Avenue-construction & engineering:	\$717,000
2. 23 <sup>rd</sup> St – Lydia to Lewis – construction & engineering:	\$359,000
3. 27 <sup>th</sup> St – Lewis to Glendale:	\$730,000
or this project with a no curb option:	\$530,000
4. 31 <sup>st</sup> St – Lewis to Galilee:	\$214,000
5. 29 <sup>th</sup> St – Galilee to Sheridan:	\$945,000
6. 27 <sup>th</sup> St – Emmaus to Sheridan:	part of streetscape
7. Salem Blvd – Lewis to Gabriel:	\$756,000
8. Salem Blvd – Gabriel to Dowie Drive:	\$200,000
8a. West side of Dowie Circle:	\$463,000
9. 23 <sup>rd</sup> St – Gabriel to Sheridan	\$684,000
10. 30 <sup>th</sup> St – Lewis to Lebanon – construction & engineering:	\$172,000
 Total Estimates:	 \$5,240,000
Available Funds for 2003:	\$5,126,631
Shortfall:	\$113,369

Mr. Usher stated patching roads would be less expensive, however the City would be back in a couple of years for reconstruction again. Commissioner Bennett disagreed with including the construction of Lydia Avenue, stating the residents should pay a special assessment for improvements. Commissioner Bennett stated funds should be focused on other roads. Mr. Usher stated there is approximately \$1,000,000 in MFT funds, and projects must meet MFT standards to utilize this money. Commissioner Taylor stated there is a need to prioritize the projects, noting he is in favor of repairing all of these roads. Mayor Harrison requested splitting out smaller projects and bidding these separately, in order to allow a fair opportunity for smaller companies to bid.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve advertising for bids for the 2003 Road Improvement Projects, as follows:

- Projects #1 - #9, including curbs on 27<sup>th</sup> Street from Lewis to Glendale, to be advertised as one bid, and
- Project #10 to be advertised as a separate bid.

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

**SHERIDAN ROAD STREETScape PROJECT-PHASE 2**

A cost estimate analysis (03-DOC-50) was presented by Brian Usher for the parking lot and alley streetscape improvements as follows:

• 27 <sup>th</sup> Street reconstruction:	\$940,000
• Alley by City Hall:	\$381,500
• Alley by south parking lot:	\$403,400
• Alley by north parking lot:	\$413,900
• South parking lot:	\$419,800
• North parking lot:	\$376,700
• Closing Caledonia by Fire Station:	\$218,300
• Closing Caledonia by south lot:	\$308,100
• Utility relocation & burial:	\$500,000
 Total Estimates:	 \$3,961,700
Available Funds:	\$3,287,056
Shortfall:	\$674,644

Mr. Usher stated the utility relocation cost is an estimate only, as the utility companies have not provided their figures. The utility companies are also requesting the inclusion of all service connections to buildings. Mr. Usher stated \$260,000 to \$270,000 could be removed for alleyway improvements behind City Hall, since the use of the property directly west is still under consideration. Mayor Harrison recommended deferring this item until the March 18 Council meeting, in order for Mr. Usher to provide a plan with further options and definite utility costs. No action was taken at this time.

**WATER SYSTEM HYDRAULIC ANALYSIS**

A memo (03-DOC-51) was received from Brian Usher, regarding a hydraulic water system analysis. This study would analyze the water system, pipe sizes, tank volume, pump capacities, usage records, and would provide an analysis on how the system actually functions in a real world situation. Proposals were received for this service, and Mr. Usher recommended contracting with Burns & McDonnell at a cost not to exceed \$38,000. The City would be receiving a graphic report, maps, documentation of flow characteristics, and a computer software model to use for future improvements.

It was moved by Commissioner Taylor, seconded by Commissioner Winfrey to approve contracting with Burns & McDonnell at a cost not to exceed \$38,000 for a water system hydraulic analysis. The vote on roll call was: Commissioners Taylor, aye; Winfrey, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ZION ENERGY TAX ASSESSMENT SETTLEMENT AGREEMENT**

Mayor Harrison thanked the City's attorneys and particularly Attorney Scott Puma for their efforts and invention in attaining a settlement agreement between Zion Energy LLC and the involved taxing districts. The agreement sets forth assessments for tax years 2002 through 2011. Mayor Harrison stated the City would be initially receiving \$500,000 each for turbine 3 and turbine 4, as well as annual revenue.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that a Resolution (03-R-9) be passed approving the Zion Energy, LLC Settlement Agreement. The vote on roll call was: Commissioners Taylor, aye; Winfrey, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**CLOSED SESSION**

Mayor Harrison stated the need for the Closed Session has been deleted.

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Taylor, seconded by Commissioner Winfrey and unanimously approved the meeting be adjourned at 6:15 p.m. Motion carried.

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City Clerk