

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JUNE 3, 2014, AT 7:01 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS

Mayor Harrison called the meeting to order.

On call of the roll the following answered present, being physically in attendance: Commissioners Flammini, Taylor, Hill, DeTienne, and Mayor Harrison. A quorum was present.

Also present: Finance Director David Knabel and City Attorney Paula Randall

Absent: Chief of Police Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ron Colangelo, Building Director Richard Ianson, ESDA Field Director Brandon Busch

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

AGENDA CHANGES

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

- Adding “pending litigation” to Closed Session
- Adding a Special Presentation – 20 years of service – Ernest Abbott, Sr.

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

CITIZEN COMMENTS

There were no citizen comments.

SPECIAL PRESENTATION

Mayor Harrison presented a Resolution of Commendation and a jade award to Ernest M. Abbott, Sr. congratulating him on 20 years of service to the Public Works Department, Water/Sewer Division.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held May 20, 2014 at 7:05 p.m.
- (b) **BILLS:** Vouchers 118403 through 118500 drawn on First Merit Bank, Total: \$662,232.14

Approved by omnibus vote as follows: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried.

RESOLUTION/2014 STREET PATCHING PROGRAM

A memo (14-DOC-48) was received from Director Colangelo stating that a resolution must be passed by the City Council in order to utilize MFT funds for the 2014 Street Patching Program.

It was moved by Commissioner Flammini, seconded by Commissioner Hill that a Resolution (14-R-10) be passed for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code, MFT Funds for the 2014 Street Patching Program in the amount of \$50,000. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried. Resolution passed.

ORDINANCE/VARIANCE/2600 LEWIS AVENUE

It was moved by Commissioner Hill, seconded by Commissioner Flammini that an ordinance (14-O-25) be passed granting a variance to Section 70-74 (g) of the Zion Municipal Code, as petitioned by Trinity Christian Center at 2600 Lewis Avenue, to allow for the replacement of an existing manual sign with a LED color display sign with the condition that the sign would not display flashing, blinking or fluttering lights. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried. Ordinance passed.

ORDINANCE/THIRD ADDENDUM TO LEASE AGREEMENT/1225 27TH STREET

It was moved by Commissioner Taylor, seconded by Commissioner Hill that an Ordinance (14-O-26) be passed entering into a Third Addendum to a Lease Agreement with Martha's Day Care Center for the property commonly known as 1225 27th Street, currently being used as a play lot for Martha's Daycare. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried. Ordinance passed.

ORDINANCE/GROUND LEASE AGREEMENT/2809 DAMASCUS

It was moved by Commissioner Hill, seconded by Commissioner Taylor that an Ordinance (14-O-27) be passed authorizing the Mayor and City Clerk to execute and attest to any and all documentation necessary to effectuate the Ground Lease Agreement between Flat Rock Holdings, LLC and the City of Zion for property commonly known as 2809 Damascus Avenue. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried. Ordinance passed.

**ORDINANCE/MUNICIPAL CODE TEXT
AMENDMENT/G1 GENERAL INDUSTRIAL DISTRICT**

A memo (14-DOC-49) was received from Commissioner Hill requesting approval of a text amendment to Section 102-92(d) of the Zion Municipal Code, Zoning Docket 14-Z-6, adding medical cannabis cultivation centers as a permitted use in the G1- General Industrial District with a special use permit, east of Deborah Avenue only. The Planning and Zoning Commission, in a 4 to 0 vote, unanimously recommended approving the text amendment.

It was moved by Commissioner Hill, seconded by Commissioner Flammini that an Ordinance (14-O-28) be passed amending Section 102-92(d) of the Zion Municipal Code by adding medical cannabis cultivation centers as a permitted use in the G1- General Industrial District with a special use permit, east of Deborah Avenue only. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried. Ordinance passed.

**ORDINANCE/GRANTING SPECIAL USE PERMIT/MEDICAL CANNABIS
CULTIVATION CENTER IN G1 GENERAL INDUSTRIAL DISTRICT**

A memo (14-DOC-50) was received from Commissioner Hill requesting that a special use permit be granted to Flat Rock Holdings, LLC to allow for the construction of a greenhouse for the cultivation of medical cannabis in the G1 - General Industrial District, east of Deborah Avenue, at 2809 Damascus Avenue, Zoning Docket 14-Z-7. Commissioner Hill stated that the Planning and Zoning Commission, in a 4 to 0 vote, unanimously recommended the special use permit.

It was moved by Commissioner Hill, seconded by Commissioner Flammini that an Ordinance (14-O-29) be passed granting a special use permit to Flat Rock Holdings, LLC to allow for the construction of a greenhouse for the cultivation of medical cannabis in the G1 - General Industrial District, east of Deborah

Avenue, at 2809 Damascus Avenue. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried. Ordinance passed.

2014/2015 HOTEL/MOTEL TAX GRANT APPLICATIONS

A memo (14-DOC-51) was received from Director Knabel requesting approval of hotel/motel grant applications for the 2014/2015 project year. He stated that these grants allow businesses/events to apply for financial assistance for the purpose of promoting and marketing events in Zion with a strong emphasis on bringing in tourism. He stated that these grants are reimbursement based with the recipient making the expenditures and then being reimbursed, but only following review and approval by the City. He stated that \$30,000 has been allocated for these grants in Fiscal Year 2015. Director Knabel stated that grant applications were received from Dungeon of Doom in the amount of \$10,000 and Potawatomi Trails PowWow, Inc. in the amount of \$4,500. He stated that Dungeon of Doom spends between \$40,000 and \$50,000 annually for advertising. Commissioner Hill asked what becomes of allocated but unused funds. Director Knabel stated that funds can be held as surplus in the fund and then be added to next year's funds or the funds could be used to promotion current City events. Mayor Harrison stated that proper notice and an appropriate application period, which included a deadline extension, were provided to anyone interested in applying. He stated that some organizations that applied last year did not re-apply this year. He stated that those organizations should not complain that they were not given every opportunity to apply.

It was moved by Commissioner Hill, seconded by Commissioner Flammini that a hotel/motel grant for the 2014/2015 project year be granted to Dungeon of Doom in the amount of \$10,000. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; nay, and Mayor Harrison; nay. Motion carried.

It was moved by Commissioner Hill, seconded by Commissioner Flammini that a hotel/motel grant for the 2014/2015 project year be granted to Potawatomi Trails PowWow, Inc. in the amount of \$4,500. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried.

CONTRACT APPROVAL/VISU-SEWER/SEWER LINING IN ELIM ALLEY

A memo (14-DOC-52) was received from Director Colangelo requesting that the Council waive bids and accept the proposal from Visu-Sewer in the amount of \$26,036.25 for the lining of the sanitary sewer in the 2100 and 2200 blocks of Elim Alley. Commissioner Flammini stated that this section of sewer experienced multiple collapses earlier in the year requiring three emergency repairs. He stated this lining process is known as "cured in place" which will line the inside of the pipe and all homeowner laterals will then be re-established. It is estimated that total reconstruction of the pipe, homeowner connections and re-paving the alley would range from between \$250,000 and \$300,000. He stated that Visu-Sewer is one of the leading trenchless technology contractors in the Midwest. He stated that funding for this project would come from Fund 49 of the Water/Sewer Capital Improvement Fund.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to waive bids and accept the proposal from Visu-Sewer in the amount of \$26,036.25 for the lining of the sanitary sewer in the 2100 and 2200 blocks of Elim Alley. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Knabel stated that Nostalgia Days will be held on June 21st. The deadline for pre-registration and the submission of vendor and sponsor applications is June 6th.

Commissioner Hill thanked the representatives of Flat Rock Holdings, LLC for their interest in bringing their business to Zion.

ANNOUNCEMENTS

June 7	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 th Street
June 7	9:00 a.m.	Bicycle Auction – 2828 Sheridan Road
June 17	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
June 19-22		Nostalgia Days
June 21	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 th Street
July 1	7:00 p.m.	Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that the Council recess to Closed Session at 7:27 p.m. to discuss sale of real estate and pending litigation. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; aye, and Mayor Harrison; aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to reconvene the Regular Council meeting at 7:50 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye, DeTienne; 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 Hill, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 7:50 p.m. Motion carried.

City Clerk

Approved June 17, 2014