

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY,  
NOVEMBER 15, 2016, AT 7:04 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828  
SHERIDAN ROAD, ZION, ILLINOIS**

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Mayor Hill called the meeting to order.

On call of the roll the following answered present: Commissioners DeTienne, McDowell, Frierson, , and Mayor Hill. Commissioner McKinney was absent. A quorum was present.

Also present: Chief of Police Steve Domyahn, Fire/Rescue Chief John Lewis, Public Works Director Ron Colangelo, Building/Zoning Director Richard Ianson, and City Attorney Paula Randall. Accounts/Finance Director David Knabel was absent.

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

**AGENDA CHANGES**

It was moved by Commissioner McDowell seconded by Commissioner Frierson to accept the City Council meeting agenda as presented

The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

**SPECIAL PRESENTATION/LAND BANKING**

Mandi Florip, Executive Director, Lake County Municipal League, stated she is working with the municipalities in Lake County for the possibility of forming a Land Bank. She stated Illinois currently has three land banks; one formed by county ordinance and the others through intergovernmental agreement. All operate under existing laws. They are South Suburban Land Bank, Cook County Land Bank and Vermillion County Land Bank. She stated Lake County would be the fourth. She stated the Lake County Municipal League will be applying for CDBG funds in the amount of \$45,000 to perform a feasibility study. She stated the purpose of the study is to evaluate the feasibility of establishing a Land Bank Program in Lake County. She stated 17 municipalities have expressed an interest. She stated she is asking the City for a letter of support for the feasibility study that will be included in the grant application due on November 21, 2016. Ms. Florin explained that a land bank is its own non-profit entity that deals with low and no-value property that needs to be re-purposed, tax or otherwise encumbered property that cannot be easily developed without clearing title, special developments involving assembly and holding of multiple parcels. She stated the primary objectives for the land bank program include establishing a program that will facilitate the production of residential and commercial properties by providing land that home buyers and developers can feasibly purchase, and helping to ensure that appropriate sites will be available in the future for residential and commercial development within Lake County. She stated the feasibility study will answer questions like: 1) Will the program be successful in Lake County? 2) Will there be enough properties to be acquired? 3) Can the Land Bank program acquire and dispose of enough land to become self-funded within three years? She stated any Lake County municipality who is a member of the Lake County Municipal League is eligible to participate in the Lake County Land Bank. An intergovernmental agreement between the land bank and the municipality as well as a resolution will be needed in order to establish membership. Each municipal member is given one place on the Land Bank board. That member has the ability to add potential properties, as well as remove potential properties, within the municipality's jurisdiction, for the Land Bank's agenda. She stated the letter of support would not be a commitment to join the Lake County Land Bank.

**SPECIAL PRESENTATION/ENTERPRISE ZONES**

Kon Savoy, Teska & Associates, stated he previously worked with the City on the Comprehensive Plan. He stated he was here today to explain to the City Council the preparation and submission of an application to become an Enterprise Zone. The application process for the limited number of Enterprise Zones will be designated next year and requires that applications must be submitted by December 31, 2016. Mr. Savoy stated Teska recently successfully completed two joint applications that have been approved in 2015 for the communities of McCook/Hodgkins and Bedford Park/Justice/Summit/Bridgeview. He stated he believes

having completed the City's Comprehensive Plan combined with Teska's expertise and availability of staff, they have the ability to complete the application for the Enterprise Zone designation prior to the December 31, 2016 deadline. He stated an Enterprise Zone is a financial tool to be used to incentivize business development in the community, employment growth, job preservation, manufacturing and processing of larger commercial businesses, and expansion of existing business. He stated he believes the anticipated Study Area should include all of the area within the City of Zion. He stated Enterprise Zone incentives include investment and tax credits, sales tax reduction on the State's share and property tax abatement on the increase in assessed value similar to tax increment financing district (TIF). He stated Teska worked with the staff and did an initial assessment on the ten required criteria. He stated the scoring system will establish eligibility. He stated Zion meets three to four of the criteria easily, but a number of other factors will require more work. He stated the deadline is short to apply for the Enterprise Zone designations that will be awarded in 2017. He stated a public hearing is required to receive input and must be scheduled before the end of the year. He stated if the cycle is missed, you must wait two years and there will be less spots available. He stated a full blown effort could be very time consuming and very costly. Mr. Savoy stated although there is a short time period to get an application together, he feels they can put together a credible application and make a good case. He stated any money and time spent on the gathering of data can also be used to re-submit an application in two years. He stated he cannot say for sure if Zion will be approved. He stated communities like Zion are well suited for the Enterprise Zone. Mayor Hill stated he does not like to do things in a hurry, but this opportunity just came across his desk. He stated the City contacted Teska to see if they could look into the possibility of submitting a successful application. He stated he authorized a \$5,000 payment to Teska. He stated extra money will be needed to do additional research. Mr. Savoy stated much of what is needed is readily available but data is also needed from outside the community. Mr. Savoy stated he would have a stronger confidence if there was more time to prepare, but still feels they can put together a credible application.

### **CITIZEN COMMENTS**

W. C. Bremner, Zion, presented the Council with a newspaper article from the Chicago Tribune regarding Mable Ball, 108 years old. He stated Ms. Ball was born the year the Cubs had last won a World Series. He stated she died last month after the Cubs won this years' World Series. He stated Ms. Ball grew up in Zion and played in the Zion orchestra as a child and young adult. He stated Zion has lost one of their most notable citizens.

### **CONSENT AGENDA**

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

- (a)      **APPROVAL OF MINUTES:** of a Regular Meeting held on November 1, 2016 at 7:00 p.m. approval but not release of Closed Session Minutes of a meeting held on November 1, 2016 at 7:44 p.m.
  
- (b)      **BILLS:** Vouchers 124993 through 125143 drawn on First Merit Bank, Total: \$1,004,983.31

Approved by omnibus vote as follows: The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

### **RESOLUTION/TRUTH IN TAXATION LAW/TAX LEVY**

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that a Resolution (16-R-22) be passed estimating that the proposed corporate and special purpose property taxes to be levied for 2016 are \$6,883,954 which represents a 6.88% increase over the previous year. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

Director Knabel stated that the corporate and special purpose property taxes extended or abated for 2015 were \$6,440,922. He stated that, because the proposed increase is more than 5%, a public hearing is

required under the Truth in Taxation Law. He stated the City Council will hold a public hearing on the proposed levy during the regular Council meeting on December 6, 2016.

### **RESOLUTION/IDOT/MAINTENANCE OF STREETS & HIGHWAYS**

A memo (16-DOC-97) was received from Director Colangelo recommending that the Council approve a resolution required by the Illinois Department of Transportation (IDOT) to perform work within IDOT rights-of-way. He stated that passing this resolution would allow the City or their subcontractors to install or maintain their utilities without having to issue a surety bond for each permit. It would also allow the City to do emergency work by verbal approval if necessary.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that a Resolution (16-R-23) be passed, as required by the Illinois Department of Transportation (IDOT), allowing work to be performed within IDOT rights-of-way. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

### **VARIANCE/NON-CONFORMING STRUCTURE RESORATION/2400 ELISHA AVENUE**

A memo (16-DOC-98) was received from Director Ianson requesting a variance from Section 102-206(a)(2) of the Zion Municipal Code, Non-Conforming Structures Restoration., for the property at 2400 Elisha Avenue as petitioned by Christopher Elliott, Zoning Docket 16-Z-12. Director Ianson stated that Mr. Elliot is interested in purchasing the property from the current owner, Arne Paulsen. He stated he has been unable to secure financing due to the City ordinance. The ordinance reads as follows: A Non-conforming structure accidentally damaged may be restored unless damage exceeds 50% of its replacement value in which case it must thereafter conform to this article. The Planning/Zoning Commission recommends denial. Commissioner McDowell stated he would like get more information from Mr. Elliott and recommended that further consideration of this item be tabled until the December 6, 2016 meeting.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to table consideration of a variance from Section 102-206(a)(2), of the Zion Municipal Code, Non-Conforming Structures Restoration, at 2400 Elisha Avenue as petitioned by Christopher Elliott. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

### **FINAL PLAT OF SUBDIVISION/1920 SHERIDAN ROAD**

A memo (16-DOC-99) was received from Director Ianson requesting approval of language change for the Final Plat of Subdivision for 1920 Sheridan Road. Director Ianson stated that, at the July 19, 2016 Council meeting, the Council approved the Final Plat of Subdivision for 1920 Sheridan Road. He stated IDOT has requested a language change for Sheridan Road access. The access note on the Plat currently reads; Access between this subdivision and Sheridan Road shall be gained via the full access point located near the southeast corner of lot 1as shown hereon. IDOT is requiring the following language:

1. There shall be at most one vehicular access driveway from Sheridan Road to lot 1, with center line as noted on Plat.
2. All other access from Sheridan Road shall be from internal circulation.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve the language change of the Final Plat of Subdivision for 1920 Sheridan Road as required by IDOT. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

### **WATER/SEWER RATE ADJUSTMENT**

A memo (16-DOC-100) was received from Director Knabel requesting that the Council consider increasing the water/sewer rates. He stated effective August 1, 2016 the Lake County Public Water District increased their rates to the City from 1.7338 to 1.8502 per thousand gallons (a 6.7% increase). He recommends the water rates be increased from \$5.60 to \$5.70 and sewer rates be increased from \$1.90 to \$1.95. This would represent a 2% increase and cover the increase by the Water District. He stated the first bill which will reflect the new rate will be in February 2017.

It was moved by Commissioner Frierson, seconded by Commissioner DeTienne, to increase the water rates from \$5.60 to \$5.70 and sewer rates from \$1.90 to \$1.95. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

#### **PURCHASE/FINANCING OF BACKHOE**

A memo (16-DOC-101) was received from Director Colangelo and Director Knabel requesting the Council approve the purchase of a backhoe along with warranty coverage. He stated one of the backhoes (16 years old) is down and in need of repairs leaving the Public Works Department with only one. He stated the hydraulic system has failed and it is imperative that the department have a functioning backhoe as two are needed for winter operations. He stated one gets retrofitted with the jackhammer to break up ice and frost and second is utilized for repair main breaks. If not repaired, they would be forced to rent equipment and contract out the labor. The repairs would be approximately \$10,000. Director Knabel stated in lieu of spending those funds on a 16 year old piece of equipment, he recommends instead accelerating the capital replacement plan on the item by a year and purchasing a new backhoe in the amount of \$82,227.45 that will meet the current needs. He stated he also recommends financing the purchase with the terms attached. He stated additionally, he would also recommend purchasing the premier and structural warranty coverage which would extend the existing one year warranty and additional five years. The total cost of the warranty would be \$6,049. He stated the purchase would be funded through Municipal Funding Solutions, LLC.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve the purchase of a backhoe in the amount of \$82,227.45 and the purchase of a premier and structural warranty in the amount of \$6,049 and to approve financing through Municipal Funding Solutions, LLC. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye, and Mayor Hill; aye. Motion carried.

#### **LETTER OF SUPPORT/LAND BANKING FEASIBILITY STUDY**

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve submitting a Letter of Support for the Lake County Municipal League to obtain a Community Development Block Grant to evaluate the feasibility of establishing a Land Bank Program in Lake County. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

#### **ENTERPRISE ZONE APPLICATION**

Mayor Hill stated the Council has heard the presentation from Teska Associates, Inc. regarding submission of an application for a proposed Enterprise Zone in Zion. He stated they must approve an additional \$15,000 for the assistance with the application. Mayor Hill asked Director Knabel if the City has the additional funds. Director Knabel stated there is \$20,000 in the Economic Development budget for economic incentives beneficial to the City. Commissioner McDowell stated they have two years to apply, this year, and 2018 as the data would still be valid for a future application. He stated it would be a benefit for future development and business. Mayor Hill stated he does not like doing things in a hurry but supports this effort and feels it is a good opportunity for the City.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to approve the expenditure of an additional \$15,000 to contract with Teska Associates, Inc. for the assistance of an application proposal to the Department of Commerce and Economic Opportunity for one of the available Enterprise Zone designations. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

#### **BUILDING DEPARTMENT/CLERICAL EMPLOYEES/PUBLIC WORKS EMPLOYEES/IUOE BARGAINING UNIT CONTRACT AGREEMENTS**

Mayor stated he made a mistake at the last meeting removing the language in all three contracts stating there will be no layoffs during the 2016/2017 contract year. He stated the City agreed to the language in exchange for the 0% wage increases for 2016/2017. He stated he would like to re-insert the same language in all three contracts under one motion.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to approve the amended IUOE Local 150 Collective Bargaining Agreements between the City of Zion and the Zion Building Department, the Clerical Employees and Public Works Department to reinsert the “no layoff” clause for May 1, 2016 through April 30, 2017 in all three contracts. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye and Mayor Hill, aye. Motion carried.

#### **DEPARTMENTAL COMMENTS**

There were no Departmental Comments.

#### **ANNOUNCEMENTS**

November 24 & 25		City Offices closed for Thanksgiving Holiday
December 6	7:00 p.m.	Zion City Council Meeting
December 20	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

#### **CLOSED SESSION**

It was moved by Commissioner Frierson seconded by Commissioner McDowell that the Council recess to Closed Session at 8:30 p.m., pursuant to 5 ILCS 120/2 “Open Meetings”, for the discussion of pending litigation. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner Frierson seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:47 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

#### **ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner McDowell, seconded by Commissioner Frierson and unanimously approved the meeting be adjourned at 8:48 p.m. Motion carried.

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Deputy City Clerk