

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 21, 2017, AT 7:02 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 McDowell, McKinney, Frierson, DeTienne, and Mayor Hill. A quorum was present.

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

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

**AGENDA CHANGES**

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell to accept the City Council meeting agenda as presented. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

**PUBLIC HEARING/TRUMPET PARK TIF DISTRICT**

It was moved by Commissioner McDowell, seconded by Commissioner Frierson, to open the Trumpet Park TIF District Public Hearing. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

Mayor Hill opened the Public Hearing at 7:05 p.m. for discussion of the Redevelopment Plan and Project for and the designation of the proposed Trumpet Park TIF District and adoption of tax increment allocation financing. Phil McKenna and Bob Rychlicki of Kane, McKenna, and Associates, Inc., TIF consultants, were present. Mr. Rychlicki gave a summary of the public notices and conformance to the TIF Act. He stated that TIF is an important tool used to attract commercial business and industry. He stated that infrastructure or development can be addressed to increase property value. He stated that TIF is not a tax, but a financing program tool. He stated that the tax increment stays in the area to be used for improvements. The TIF District is useful in creating jobs to address area unemployment. Mr. Rychlicki stated that the City of Zion has discretion on how the funds would be used. He stated that the increment must be shared with the State of Illinois and the other Zion taxing bodies. He stated that a plan would be created to determine land use and expenditure of funds. He stated that a draft Redevelopment Plan and Project has been available for public review at Zion City Hall for two months. He stated that two newspaper notices were published and surrounding property owners were notified. Mr. Rychlicki stated that the City can introduce TIF ordinances 14 to 90 days after the close of the public hearing. Mayor Hill described how a TIF District works for the benefit of the audience. Director Knabel stated that a TIF Joint Review Board, consisting of representatives from all the taxing bodies, was created. The Board's consensus was to support the redevelopment plan and project. He stated that the Joint Review Board conducted two meetings to receive information and discuss the pros and cons. He stated that, with a 5 to 2 vote, the Board voted in favor of creating a Trumpet Park TIF District. Director Knabel stated that the Board's primary concern was the length of the term (23 years) which would have the property "locked up" during that period. He stated that the two opposing votes were those of Beach Park School District No. 3 and Zion Benton Township High School District 126. Mayor Hill asked if there were any written comments submitted to the City. Clerk Burkemper stated that no written comments were received. Mayor Hill asked if there were any questions or comments from the public. Nancy Wagner, Beach Park School District No. 3 Superintendent, stated that she understands why the TIF District is needed to relieve the tax burden on residents. She stated that she is concerned with the length of the term, which equates to two full education terms, before the District realizes any benefit from the TIF. She suggested that the term be shortened. Ms. Wagner stated that she is concerned about the project costs and budget. She stated that a lot of the utilities are already in place but much money is allocated toward it. She stated that the District would not have access to any increase in tax dollars for 23 years and she didn't feel the District could ask taxpayers to fund any necessary improvements or repairs that the District does not have the funds to complete during that time. She suggested that 2% of the \$45,000,000 TIF budget be set aside for the school districts. Commissioner Frierson stated that the entire tax base would not be

frozen, just the Trumpet Park designated area, and that an increase in property values would still benefit the school. Ms. Wagner stated that the developable property in the District is already in a TIF district, and therefore, she is concerned with the additional TIF at Trumpet Park. Mayor Hill stated that, if development comes quickly, there will be revenue to invest in attracting more business as TIF is an incentive for development. He stated that the TIF ends when all property is occupied and the revenue has been dispersed. Mr. McKenna stated that the TIF must be re-evaluated annually and adjustments could be made upon annual review. Mayor Hill stated that the \$45,000,000 budget does not have to be spent before funds can be dispersed. Mayor Hill stated that the Trumpet Park property will not be developed unless the TIF District is put in place. He stated that the City has had interest from prospective developers, however, they won't come to Zion without a TIF because the tax rate is too high. W. C. Bremner, Zion, asked if the City of Zion owns the land in Trumpet Park. Mayor Hill stated that the majority of the land is owned by the North Shore Water Reclamation District and Panattoni owns the north section. Mayor Hill stated that the City of Zion does have first option on the property. Mr. Bremner asked if the property would be sold to developers rather than leased or rented. Mayor Hill stated that the property would be sold. Clyde McLemore asked if the term of the TIF had to be 23 years, how the Zion tax payers benefit from the TIF, and if the TIF spurs other business. Mayor Hill stated that a TIF does not have to have a 23-year term but that is the maximum term length allowed. He stated that the City is looking at spin off businesses that may be stimulated by TIF. He stated that there is no immediate return but that increased tax revenue is reinvested to help other new businesses. He stated that the TIF can bring tax dollars and jobs to Zion. He stated that the City would consider the length of the TIF.

There were no further comments and/or questions from the public.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to close the Trumpet Park TIF District Public Hearing. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

Mayor Hill declared the Public Hearing closed at 7:32 p.m.

### **CITIZEN COMMENTS**

Clyde McLemore, Zion, stated that there was a problem reported in the news regarding the City's nuisance law. He stated that Zion is full of rental properties. He asked how a person who does the right thing to save her life by getting an order of protection against her boyfriend has a letter sent to her landlord. He stated that she now has to deal with an eviction. Mr. McLemore stated that it makes the City look bad. Mayor Hill stated that the newspaper article states that the City made a mistake. He stated that the mistake continued for a few months but the mistake has been corrected. He stated that it was a problem with procedure and 79 letters were sent out. He stated that only 12 letters have been sent out since the correction was made. He stated that the City was sending a nuisance letter on the first police call to the address rather than the second call. Chief Dumyahn stated that domestic violence doesn't warrant a letter and that the landlord was notified in error. Mayor Hill stated that the nuisance abatement ordinance is a good ordinance, but there was an error in implementation.

Kathy Champine, Zion, stated that she was contacted by her neighbors regarding the number of vacant properties in the neighborhood. She stated that they had a productive meeting with Commissioner McKinney. She stated that the neighbors agree that they need to improve communication in the neighborhood. She stated that 2/3 of the tax bill is from the schools and they agreed that they should attend school board meetings to share their concerns. Ms. Champine thanked CUBZ, Commissioner McKinney and Township Supervisor Neal for their assistance.

### **CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on February 7, 2017 at 7:00 p.m.; and approval but not release of Closed Session Minutes of a meeting held on February 7, 2017 at 7:40 p.m.

- (b) **BILLS:** Vouchers 125759 through 125873 drawn on First Merit Bank, Total: \$541,787.95

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

**IDOT RESOLUTION/MFT FUNDS/SIGNAL MAINTENANCE**

A memo (17-DOC-7) was received from Director Colangelo stating that a resolution must be passed by the City Council in order to utilize MFT funds for 2017 traffic signal maintenance.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that a Resolution (17-R-10) be passed for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code, MFT Funds, for 2017 signal maintenance in the amount of \$45,000. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

**IDOT RESOLUTION/MFT FUNDS/ROAD SALT**

A memo (17-DOC-8) was received from Director Colangelo stating that a resolution must be passed by the City Council in order to utilize MFT funds for the purchase of road salt for the winter of 2017.

It was moved by Commissioner Frierson, seconded by Commissioner DeTienne that a Resolution (17-R-11) be passed for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code, MFT Funds, for the 2017 purchase of road salt in the amount of \$150,000. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Resolution passed.

**IDOT RESOLUTION/MFT FUNDS/2017 STREET PATCHING PROGRAM**

A memo (17-DOC-9) was received from Director Colangelo stating that a resolution must be passed by the City Council in order to utilize MFT funds for the 2017 Street Patching Program.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that a Resolution (17-R-12) be passed for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code, MFT Funds, for the 2017 Street Patching Program in the amount of \$100,000. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Resolution passed.

**ABATING TAX/GENERAL OBLIGATION BONDS – SERIES 2012**

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (17-0-6) be passed abating the tax levied for the Year 2016 to pay the principal of and interest on \$2,500,000 Taxable General Obligation Bonds, Series 2012, (Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ABATING TAX/GENERAL OBLIGATION REFUNDING BONDS – SERIES 2015**

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that an Ordinance (17-0-7) be passed abating the tax levied for the Year 2016 to pay the principal of and interest on \$1,175,000 General Obligation Refunding Bonds, (Waterworks and Sewage System ARS), Series 2015, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ABATING TAX/GENERAL OBLIGATION REFUNDING BONDS – SERIES 2012B**

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that an Ordinance (17-0-8) be passed abating the tax levied for the Year 2016 to pay the principal of and interest on \$2,160,000 General Obligation Refunding Bonds, Series 2012B, (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners

McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ABATING TAX/GENERAL OBLIGATION REFUNDING BONDS – SERIES 2012C**

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (17-0-9) be passed abating the tax levied for the Year 2016 to pay the principal of and interest on \$1,460,000 General Obligation Refunding Bonds, Series 2012C, (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ABATING TAX/GENERAL OBLIGATION BONDS – SERIES 2013**

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that an Ordinance (17-0-10) be passed abating the tax heretofore levied for the Year 2016 to pay the principal of and interest on \$1,230,000 Taxable General Obligation Bonds (Area 3 South Sheridan Road Special Tax Allocation Fund Alternate Revenue Source), Series 2013, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**PATROL OFFICER VACANCIES/POLICE DEPARTMENT**

A memo (17-DOC-10) was received from Chief Dumyahn requesting approval to fill two patrol officer vacancies and request the names of the next two candidates on the current patrol officer eligibility list from the Board of Fire and Police Commissioners. He stated that the vacancies were created by the resignation of a probationary officer and the unlikelihood that one officer will return to work after an extended worker compensation leave. Chief Dumyahn stated that Finance Director Knabel confirmed that filling these vacancies will not have a significant impact on the Police Department budget due to the worker compensation and the pay difference between the veteran officers on worker compensation and the starting pay for the new officer. He stated that, if approved, the two candidates would be enrolled in the police academy in April 2017 and would then be ready for solo patrol by approximately mid-October 2017.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to approve filling two patrol officer positions and requesting the names of the next two candidates on the current patrol officer eligibility list from the Board of Fire and Police Commissioners. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; Frierson, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

**JUBILEE DAYS AND NOSTALGIA DAYS COMMISSIONS**

A memo (17-DOC-11) was received from Director Knabel regarding funding for the Jubilee Days and Nostalgia Days events in conjunction with the Lake County Lakeshore Chamber of Commerce. Mayor Hill stated that the City has been working with the Lakeshore Chamber of Commerce regarding the presentation of these two community events. He stated that too much City staff time is expended on running these events. He proposed that the City contract with the Chamber of Commerce to run the events. Mayor Hill stated that both events are overseen by a City Commission and have been funded by the City. Director Knabel stated that currently the Jubilee Days event is funded through \$8,400 from the Hotel/Motel Tax fund and \$11,000 from the General Fund (restricted funds from Shepherd's Crook greens fees). He stated that currently the Nostalgia Days event is funded through \$15,000 from the Hotel/Motel Tax fund. The combined total amount of City funding is \$34,400. He stated that the City is proposing adding an additional \$10,000 from the Hotel/Motel Tax fund to fund both events. He stated that the new combined total would be \$44,000 with funds coming first from the Shepherd's Crook greens fees with the difference to be made up with Hotel/Motel Tax funds. He stated that the remaining funding for these events is made up of sponsorships, registration fees and vendor fees. No General Fund tax dollars will be used to fund these events. Mayor Hill stated that the City needs to make the \$44,000 financial commitment for funding prior to adopting a budget so the Chamber can begin event planning. He stated that the City and the Chamber of Commerce would enter into a contract at a later date. Commissioner McDowell stated that these are two important events and they should continue. He asked if the Chamber of Commerce would draw on the experience of the current Jubilee Days Commission members. Mayor Hill stated that the Jubilee Days Commission would remain intact as a City commission and the events will remain City-sponsored events. He stated that the City would contract with the

