

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 4, 2017, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

.....

Mayor Hill called the meeting to order.

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

**CITIZEN COMMENTS**

Joyce Evans, Waukegan, stated that she was associated with the Waukegan Police Department for forty years. She stated that all over the world, the public hears more negative than positive comments regarding police actions. She stated that she had contact with the Zion Police Department about a month ago. She stated that Officer Luff was a gentleman and she was impressed by him. She stated that praise and commendation should be offered when good is done by police. Chief Dumyahn stated that he would commend Officer Glenn Luff on her behalf.

**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 Budget Workshop held on March 21, 2017 at 5:30 p.m.; a Regular Meeting held on March 21, 2017 at 7:00 p.m.; and approval but not release of Closed Session Minutes of a meeting held on March 21, 2017 at 8:59 p.m.
- (a) **BILLS:** Vouchers 126049 through 126116 drawn on First Merit Bank, Total: \$304,072.85

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

**RESOLUTION/WEBSITE MAINTENANCE SERVICE AGREEMENT/GOFLO, INC.**

A memo (17-DOC-28) was received from Clerk Burkemper recommending renewal of the annual maintenance agreement with GoFlo, Inc. for City websites. She stated that the agreement extends from May 1, 2017 through April 30, 2018 and covers unlimited maintenance, in the total amount of \$23,980. Commissioner Frierson asked what the hourly rate was for services above and beyond such as data base development and additional programming. Christopher Szymanski, GoFlo, Inc., stated that the hourly rate does not apply as he does not supply these services. Mayor Hill asked if the new online bill pay option will be available through the website. Director Knabel stated that there will be modifications to the City website in order to provide the option of online bill payments. He stated that the City's IT consultant and the software supplier are working on the initial requirements and then they will work with GoFlo, Inc., on the City website.

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell that a Resolution (17-R-21) be passed authorizing the renewal of the annual website maintenance service agreement with GoFlo, Inc. from May 1,

2017 through April 30, 2018, in the total amount of \$23,980. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

**RESOLUTION/PUBLIC SERVICE PROGRAM AGREEMENT WITH ZION PARK DISTRICT**

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that a Resolution (17-R-22) be passed authorizing the execution of an agreement between the City of Zion and Zion Park District providing for the assignment of Zion Public Service Program participants. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

**RESOLUTIONS/GURNEE PUBLIC SAFETY ANSWERING POINT AGREEMENT WITH POLICE AND FIRE/RESCUE DEPARTMENTS**

A memo (17-DOC-29) was received from Chief Lewis stating that, as part of the City's consolidation of dispatch services with the Village of Gurnee, the Illinois E911 Administrator has requested that the Village of Gurnee enter into separate agreements with the Zion Police Department and the Zion Fire/Rescue Department for the purpose of effectively handling each agency's E911 emergency calls. He stated that each agreement describes the method that will be used to dispatch a call initiating within the City of Zion. He stated that the agreements also define the handling of administrative/non-emergency calls as well as the maintenance of all dispatch records.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that a Resolution (17-R-23) be passed authorizing the execution of an agreement between the Village of Gurnee Public Safety Answering Point and the City of Zion Police Department providing for the effective handling of E911 emergency calls. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that a Resolution (17-R-24) be passed authorizing the execution of an agreement between the Village of Gurnee Public Safety Answering Point and the City of Zion Fire/Rescue Department providing for the effective handling of E911 emergency calls. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

**ORDINANCE/DONATION OF SURPLUS PROPERTY/DISPATCH CONSOLES**

A memo (17-DOC-30) was received from Chief Dumyahh requesting that two Xybix dispatch consoles be declared as surplus property as they will no longer be useful upon consolidation of dispatch services with Gurnee. He also requested that the surplus consoles be donated to the College of Lake County Police Department Emergency Communications Center in exchange for use of the College of Lake County training facilities by the Zion Police Department.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that an Ordinance (17-O-22) be passed declaring two Xybix dispatch consoles as surplus property and authorizing the donation of the consoles to the College of Lake County Police Department Emergency Communications Center. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ORDINANCE/AMENDING ZION MUNICIPAL CODE/ ADMINISTRATIVE ADJUDICATION FINE SCHEDULE**

A memo (17-DOC-31) was received from Chief Dumyahh stating that, on March 1, 2016, the City Council passed Ordinance 16-O-9, "Amending Various Zion Municipal Code Sections Regarding Fines and Penalties". He stated that as part of that ordinance, the original fine for failure to display vehicle licenses was increased from \$60.00 to \$70.00 and the original fine for parking violations (except handicapped parking spaces) was increased from \$25.00 to \$30.00. Chief Dumyahh stated that at that time, Chapter 3, "Administrative Code Hearing Department" of the Municipal Code, Exhibit "A" entitled "City of Zion Administrative Adjudication Fine Schedule" was not updated to reflect these original fine increases. He requested that, as a housekeeping measure, the City Council pass the

proposed ordinance amending Chapter 3, “Administrative Code Hearing Department” of the Municipal Code, Exhibit “A” entitled “City of Zion Administrative Adjudication Fine Schedule” as presented.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne that an Ordinance (17-O-23) be passed amending Chapter 3, “Administrative Code Hearing Department” of the Municipal Code, Exhibit “A” entitled “City of Zion Administrative Adjudication Fine Schedule”. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**PURCHASE/SURVEILLANCE CAMERAS, SOFTWARE, NETWORK INFRASTRUCTURE,  
INSTALLATION/ZION POLICE DEPARTMENT**

A memo (17-DOC-32) was received from Chief Dumyahh requesting permission to purchase nineteen (19) AXIS network surveillance cameras, video management software, network infrastructure and installation from Current Technologies in the amount of \$37,020.83. He stated that Current Technologies is the City’s preferred vendor, and by using this vendor, the City will be able to save costs by using the existing Milestone server used for the downtown camera project. Chief Dumyahh stated that this project will replace existing outdated cameras throughout the booking room, jail cells and other critical areas within the Police Department facility. He stated that the project includes additional cameras for monitoring critical areas currently not addressed with the existing equipment. He stated that this project is a budgeted item in the 2018 Fiscal Year budget and will use a portion of the IPRF grant funds and drug seizure funds.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to approve the purchase of nineteen (19) AXIS network surveillance cameras, video management software, network infrastructure and installation from Current Technologies in the amount of \$37,020.83. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

**SPECIAL USE PERMIT/1410 GREEN BAY ROAD/LANDSCAPE SUPPLY BUSINESS**

A memo (17-DOC-33) was received from Director Ianson requesting approval of a Special Use Permit to operate a landscape supply, organic yard waste transfer station, salt supply, and contractor parking facility at 1410 Green Bay Road as petitioned by Fred Schall, Lake Villa, Illinois, Zoning Docket 16-Z-9. He stated that in July 2016, Mr. Schall petitioned the Planning and Zoning Commission for a Special Use Permit to operate a landscape supply, transfer station, salt supply, truck parking, outdoor storage and small engine repair facility. Director Ianson stated that the Planning and Zoning Commission recommended denial of the request by a vote of 4 to 3. He stated that originally the Council voted to approve the Special Use Permit, but at a second reading, they voted to table the request and defer the matter to the Pre-development Committee. He stated that Mr. Schall has submitted a revised business plan, site drawings, proposed elevations and revenue projections. He stated that Mr. Schall omitted semi-truck parking and limited it to contractor parking only. Director Ianson stated that, regarding the transfer station and salt storage, the IEPA permitting is contingent upon approval of the Special Use Permit. He stated that Mr. Schall is offering to pay tipping fees to the City at \$.25 per cubic yard of waste accepted and \$5.00 per contractor parking spot leased. Commissioner McDowell asked if the matter went back to the Planning and Zoning Commission a second time. Director Ianson stated that it did not as it was referred back to staff only. Commissioner McDowell and Mayor Hill stated that they would like to have the opinion of the Planning and Zoning Commission on the revised business plan. Mr. Schall stated that the organic waste transfer station would be open to commercial and residential clients. He stated that his offer to pay tipping fees should earn the City approximately \$10,000 of additional revenue per year. He stated that he currently has leased 35 contractor parking spaces for which the City would receive \$5.00 per space. He stated that he would operate a salt and liquid de-icer supply in the winter. Mr. Schall stated that he has knowledge and experience in landscape supply and installation and he can share his expertise with residents. He stated that he could deliver to residents and inform them on product use. He stated that since July 2016, he has burned the vacant house on the property as requested by the City, cleaned up the demolition debris, and re-graded. Mayor Hill asked if there would be a weight restriction on the contractor parking vehicles. Mr. Schall stated that the vehicle weight could be limited to 40,000 pounds. Commissioner Frierson stated that he found no evidence of Mr. Schall’s Illinois business license. Mr. Schall stated that he is working on his business’s organizational status and State licensing. Mr. Schall stated that his business will be seasonal, being open six days a week in the summer with proposed hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 3:00 p.m. on Saturday. He stated that hours would be limited during the winter months. Commissioner Frierson asked if Mr. Schall had a contingency plan if odor becomes a problem. Mr. Schall stated that the organic waste (leaves and

grass clippings) must be removed from the site daily as required by the IEPA. He stated if odor becomes a problem during the course of one day, he would tarp the waste if necessary. Commissioner DeTienne asked if the property would be sufficiently lighted, and Mr. Schall stated that it would. Commissioner Frierson asked what site improvements would be made in order to open. Mr. Schall stated that a new sign would be installed, paving would be done, the ground where the house stood would be graded and seeded, and the office would be painted. He stated that within the next two years, the entrance road would be paved and more greenery and trees would be installed. Commissioner Frierson asked Mr. Schall if he was working with an IEPA consultant. Mr. Schall stated that he is working with Deigan and Associates regarding the application for the organic waste transfer station and the salt dome. Mayor Hill asked Mr. Schall if he would object to adding to the Special Use Permit that all materials must be removed from the site on the same day it is received. Mr. Schall stated that he would have no objection as daily removal is also a requirement of the IEPA permit. Mayor Hill asked if there would be any issues with salt leaching. Mr. Schall stated that the IEPA would control it through permitting, a proper pad, grading and drainage. Commissioner Frierson asked if boats and recreational vehicles could be restricted from the parking area. Mr. Schall agreed to restrict boats and RVs. Mayor Hill asked for the estimated daily traffic count. Mr. Schall stated that he anticipated between five and ten visitors during the winter and about twenty trucks during the summer. He stated that he hopes to have between forty and fifty visitors on weekends using the transfer station. He stated that he would not have to go through IDOT. Commissioner Frierson asked if there were any turn outs to govern the traffic. Mr. Schall stated that there are no turn outs at this time, however, traffic can only turn out going south and turn in from the north. He stated that there are two entrances. Commissioner McDowell stated that the project would be a benefit to the City and be useful to Zion residents. Commissioner Frierson asked when the berm would be completed. Mr. Schall stated that there will be a berm west of Green Bay Road and a second berm by the parking area. Commissioner Frierson asked Mr. Schall if his agreement with Advanced Disposal for waste hauling is in progress. Mr. Schall stated that it is in progress. Commissioner Frierson asked Mr. Schall if he had any investors to help fund the business. Mr. Schall stated that he did not.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to defer consideration of a Special Use Permit to operate a landscape supply, organic yard waste transfer station, salt supply, and contractor parking facility at 1410 Green Bay Road, as petitioned by Fred Schall, back to the Planning and Zoning Commission for their recommendation. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

### **TIF IMPROVEMENTS/ENGINEERING SERVICES**

A memo (17-DOC-34) was received from Director Knabel stating that, as TIF District #1, which closed in December 2016, is in its final year of expenditures, the last projects budgeted for in the redevelopment plan need to be completed. He stated that, in an effort to extend the benefit of TIF improvements beyond the expiration of the TIF, staff is proposing infrastructure improvements in the designated area. He recommended that the Council accept the proposal of Christopher Burke Engineering, Ltd. to prepare bid packets and design work for the overall project in the approximate amount of \$95,000. Director Knabel stated that the TIF Review Board approved the proposal and overall project on March 27, 2017. He stated that staff also recommends approval of the proposal as presented. Mayor Hill stated that “cosmetics” should be part of the overall project including light posts, benches and Dome improvements, not just road and alley surfaces. He stated that the downtown should look sharp. Director Knabel stated that items can be added to the specifications as project preparations move forward. Director Colangelo stated that alternate bid specifications would be prepared and items can be removed if the bid results do not allow for all items included.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to accept the proposal of Christopher Burke Engineering, Ltd. to prepare bid packets and design work for the TIF improvement project in the approximate amount of \$95,000. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

### **DEPARTMENTAL COMMENTARY**

Mayor Hill stated that there has been much social media talk regarding the City’s pension deficit. He presented a chart detailing pension costs from 2001 through 2016 which showed how the pension deficit grew to what it is today. He read a Governing Magazine article aloud. Mayor Hill stated that the pension deficit is a math problem. He stated that mayors should go to Springfield for assistance in reducing the deficit as municipalities cannot do it on their own.

**ANNOUNCEMENTS**

April 11	6:00 p.m.	Zion Township Annual Meeting
April 14		City Offices Closed for Holiday
April 18	6:00 p.m.	Zion Township Budget Hearing
	6:30 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting
May 2	7:00 p.m.	Zion City Council Meeting

Mayor Hill recommended that the Council schedule at least three budget workshops in April, 2017. Commissioner McDowell stated that department heads need to make recommendations to the Council prior to any further budget meetings. The Council scheduled budget workshops on April 12, 2017 at 5:30 p.m. and April 19, 2017 at 5:30 p.m. to be held in the Council Chambers.

**CLOSED SESSION**

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that the Council recess to Closed Session at 7:58 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of pending litigation. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:07 p.m. with all members present. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; DeTienne, 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 Frierson, seconded by Commissioner McDowell and unanimously approved the meeting be adjourned at 8:07 p.m. Motion carried.

---

City Clerk

Approved April 18, 2017