

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 15, 2017, AT 7:02 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 McKinney, DeTienne, McDowell, Fischer, and Mayor Hill. A quorum was present.

Also present: Police Chief Steve Domyahn, Fire 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 McDowell, seconded by Commissioner DeTienne to accept the City Council meeting agenda as presented. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

PUBLIC HEARING/\$3,700,000 GENERAL OBLIGATION REFUNDING BONDS

Mayor Hill opened the public hearing at 7:05 p.m.

Director Knabel stated that the purpose of the public hearing was to receive public comments on the proposal to sell \$3,700,000 General Obligation Refunding Bonds (Alternate Revenue Source) for the purpose of refunding certain of the City's outstanding obligations and paying the associated expenses. He stated the City, acting through the Council, previously entered into an Installment Purchase Agreement for the purchase of real or personal property in the City of Zion (formerly known as the stadium property). The Council provided for the issuance of certificates evidencing the debt which are described as Taxable General Obligation (Limited Tax) Debt Certificates, Series 2014, dated November 19, 2014. The City now desires to refund those of the prior certificates due or subject to mandatory redemption on December 1, 2017, through December 1, 2019, inclusive.

Mayor Hill asked for questions or comments from the members of the City Council.

Commissioner McDowell asked if the property is for sale and, if so, how is it being marketed. Finance Director Knabel stated that the property is for sale and the City is currently soliciting proposals from brokers.

Mayor Hill asked for questions or comments from the public and there were none.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell to close the public hearing at 7:07 p.m. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

CITIZEN COMMENTS

Mayor Hill stated that he listened to a man being interviewed regarding the incident in Charlottesville, Virginia. When the man was asked why he was there, he replied that white males are losing standing and he was there to kill Jews. Mayor Hill stated that he finds these remarks reprehensible. He stated that a Nazi Swastika had been sewn to an American flag. He served his country and members of his family served in World War II against that hatred. He stated that he doesn't understand the hate and that what happened in Charlottesville was a horrible incident. He stated that it is terribly unfortunate the way some individuals choose to live their lives.

Clyde McLemore, Zion, stated that President Trump blamed both sides in the Charlottesville, Virginia incident. He referenced the "liberty and justice for all" phrase in the Pledge of Allegiance. He stated that that doesn't include people like him. Mr. McLemore stated that all lives can't matter until all Black lives matter.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on August 1, 2017 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on August 1, 2017 at 8:02 p.m.
- (b) **BILLS:** Vouchers 127013 through 127147 drawn on First Merit Bank, Total: \$237,785.25

Approved by omnibus vote as follows: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

ORDINANCE/AMENDING MUNICIPAL CODE/WATER RATES ESTABLISHED

It was moved by Commissioner Fischer, seconded by Commissioner McKinney, that an Ordinance (17-O-46) be passed amending Zion Municipal Code Section 94-355 "Rates established; service inside City" and Section 94-356 "Water service outside the City", decreasing the rate by \$.10 per 1,000 gallons. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ZONING CHANGE/5621 ROUTE 173

A memo (17-DOC-64) was received from Director Ianson requesting approval of a zone change from R-30 Residential to HB Highway Business for property at 5621 Route 173 as petitioned by J Brick Paving/Landscaping, Inc., Zoning Docket 17-Z-5. The Planning and Zoning Commission recommended approval at a meeting held on August 3, 2017. Director Ianson stated that J Brick Paving/Landscaping purchased the property in 2016 with the intent to re-zone it and request a Special Use Permit to use the property as a contractor yard for a landscape business. Commissioner McDowell asked if the concerns expressed at the Planning/Zoning Commission meeting by neighboring property owners Joseph and Irene Pechtl were resolved. Director Ianson stated that they were resolved following the meeting. Mayor Hill expressed concern regarding the screening shown on the site plan. The petitioner's attorney stated that there would be a combination of fencing and evergreen screening but that no screening was being contemplated for the Rt. 173 frontage at this time. Mayor Hill requested that approval be contingent upon a full landscaping and screening plan. Commissioner Fischer asked about the type of fencing. The petitioner stated that the fence would be an 8 foot high opaque wooden fence.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell to grant a zone change from R-30 Residential to HB Highway Business for property at 5621 Route 173 and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

SPECIAL USE PERMIT/5621 ROUTE 173

A memo (17-DOC-65) was received from Director Ianson requesting approval of a Special Use Permit to operate a contractor storage yard for the purpose of operating a landscape business for property located at 5621 Route 173 as petitioned by J Brick Paving/Landscaping, Zoning Docket 17-Z-6. The Planning/Zoning Commission recommended approval with conditions. Director Ianson stated that the storage yard will be used strictly for storing equipment and materials and will not be open to the public. The petitioner has also requested continuation of use of the residence located on the property.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to grant a Special Use Permit to operate a contractor storage yard for the purpose of operating a landscape business for property located at 5621 Route 173 with the following conditions: 1) must meet any and all City codes currently in effect, 2) allow use of the residence, 3) no bulk storage of hazardous materials, 4) no above or below ground fuel storage, 5) no compost storage, and 6) installation of an 8 foot opaque wooden fence as outlined in the site plan, and that an ordinance be

prepared accordingly. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

VARIANCE/3140 16TH STREET

A memo (17-DOC-66) was received from Director Ianson requesting approval of a variance from Zion Municipal Code Section 102-202(4) to locate an emergency back-up generator on the front side of the building for property located at 3140 16th Street as petitioned by Cancer Treatment Centers of America (CTCA), Zoning Docket 17-Z-7. The Planning/Zoning Commission recommended approval. Director Ianson stated that the generator would be installed adjacent to the existing utilities which are currently located in the front of the building. The stand by generator has an insulated cabinet to control the decibel level and CTCA plans to plant bushes to screen the generator from the street.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell to grant a variance from Zion Municipal Code Section 102-202(4) to locate an emergency back-up generator on the front side of the building for property located at 3140 16th Street, and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

TABULATION OF BIDS/2017 HMA SURFACE REMOVAL/REPLACEMENT PROGRAM

A Tabulation of Bids (17-DOC-67) was received from Director Colangelo regarding the 2017 HMA Surface Removal and Replacement Program. He recommended awarding the project to the lowest responsible, responsive bidder, J. A. Johnson Paving Co., Arlington Heights, Illinois, in the amount of \$76,243.10. Funds for this project will come from the MFT Fund.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to award the contract for the 2017 HMA Surface Removal and Replacement Program to J. A. Johnson Paving Co., Arlington Heights, Illinois, in the amount of \$76,243.10. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

REVISED WAGE SCHEDULE/FOP TELECOMMUNICATORS

A memo (17-DOC-68) was received from Director Knabel recommending approval of the revised wage schedule for FOP Labor Council Telecommunicators. He stated that, per the contract in place with the telecommunicators prior to the consolidation with the Village of Gurnee, the City was required to negotiate a wage opener for time worked from May 1, 2017 through the date of consolidation. As a result of these negotiations, both parties have agreed to a 2% increase retroactive to May 1, 2017 as presented.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to approve the revised wage schedule for the FOP Labor Council Telecommunicators which reflects a 2% increase retroactive to May 1, 2017. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

HOTEL/MOTEL TAX GRANT PROGRAM

A memo (17-DOC-69) was received from Director Knabel stating that in 2017, \$34,000 was budgeted in the Hotel/Motel Tax Fund for the grant program, and \$18,500 has been awarded to date, leaving \$15,500 in the fund. Additional applications from Zion Cyclery and GPT Enterprises have been received and scored. He recommended a \$2,500 grant to Zion Cyclery to be used for marketing purposes only. He recommended approval of a grant to GPT Enterprises (Dungeon of Doom and Edge of Escape) not to exceed \$10,000 to be used for marketing purposes only, with the funds being used between the two events at the business's discretion.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to approve a \$2,500 Hotel/Motel Tax grant to Zion Cyclery to be used for marketing purposes only. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

Director Knabel stated that GPT Enterprises' Dungeon of Doom and Edge of Escape share the same federal identification number so they must be treated as the same corporation, and therefore, are only eligible for one grant in the maximum amount of \$10,000. The grant funds could be used for the promotion of either event. A budget amendment would be required to amend the \$34,000 in grant funds budgeted or the budget could reflect \$10,000 over budget if the Council chose to approve a grant in the amount of \$20,000. Commissioner McDowell asked Peter Koklamanis, GPT Enterprises, if \$10,000 was 2% of their marketing budget as reflected in their application. Mr. Koklamanis stated that \$10,000 is 2% of their gross sales and they have a \$104,000 marketing budget. The \$10,000 grant represents approximately 10% of their marketing budget.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to approve a \$10,000 Hotel/Motel Tax grant to GPT Enterprises to be used for marketing purposes only for Dungeon of Doom and/or Edge of Escape. The vote on roll call was: Commissioners McKinney, aye; DeTienne, nay; McDowell, nay; Fischer, aye; and Mayor Hill, aye. Motion carried.

FEMA/DHS SAFER GRANT/FIRE/RESCUE DEPARTMENT

A memo (17-DOC-70) was received from Chief Lewis requesting that the City Council accept the FEMA/DHS SAFER (Staffing for Adequate Fire and Emergency Response) grant in the amount of \$483,960 to provide for salaries and benefits for three (3) Firefighter/Paramedics for a period of three (3) years and contribute the required cost match in the amount of \$300,840 over the same time period. He stated that the total grant project cost based on hiring three (3) Firefighter/Paramedics is \$784,000. Acceptance of this grant would return the Department to the staffing level prior to reductions due to economic conditions and start moving forward to obtain the staffing model necessary to deliver effective fire and EMS services for a City of Zion's size and call volume. During the three year period, the City may not lay off Firefighter/Paramedics, is required to fill all SAFER funded positions, and must maintain the operational staffing at the level that existed on the date of the grant award. Commissioner McDowell asked what it would mean to the grant if the City had to resort to layoffs. Chief Lewis stated that, per the grant language, the City cannot layoff Firefighter/Paramedics or they would have to return the entire amount of the SAFER grant. Commissioner Fischer asked if the SAFER grant funded personnel must be retained after the three year period ends. Chief Lewis stated that the personnel does not have to be retained. Mayor Hill stated that the City would save \$180,000 in overtime over the next three years.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to accept the FEMA/DHS SAFER (Staffing for Adequate Fire and Emergency Response) grant in the amount of \$483,960 to provide for salaries and benefits for three (3) Firefighter/Paramedics for a period of three (3) years and contribute the required cost match in the amount of \$300,840 over the same time period. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Knabel updated the Council on the status of the CODERED notification system reinstatement research. Quotes are being solicited from different vendors. Zion Elementary School District No. 6 was asked what vendor they currently use. The possibility of partnering with other communities is being investigated. Director Knabel stated that he will provide the Council with the research results at a September Council meeting.

ANNOUNCEMENTS

Thursdays through September 28th	11:00 a.m. to 7:00 p.m.	Zion Farmer's Market Returned to Shiloh Blvd east of Sheridan Road
September 2	6:30 p.m.	Zion's Queen Pageant
September 3	8:15 p.m.	Jubilee Days Fireworks
September 4	8:00 a.m. 10:00 a.m. - 6:00 p.m.	Mayors' Prayer Breakfast Jubilee Days Arts & Crafts Festival
	1:00 p.m.	Jubilee Days Parade

September 5

7:00 p.m.

Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne that the Council recess to Closed Session at 7:43 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of collective bargaining and pending litigation. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:04 p.m. with all members present. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; McDowell, aye; Fischer, 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 McKinney, seconded by Commissioner DeTienne, and unanimously approved the meeting be adjourned at 8:04 p.m. Motion carried.

City Clerk

Approved September 5, 2017