

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 19, 2017, AT 7:05 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

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Little Miss Zion Addison Wence rapped the gavel.

Junior Miss Zion Sierra Lincke called the meeting to order.

Teen Miss Zion Jennesa Lincke called the roll. On call of the roll the following answered present: Commissioners DeTienne, Fischer, McDowell, McKinney, and Mayor Hill. A quorum was present.

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

Miss Zion Violette Betancourt led in the Pledge of Allegiance to the Flag.

**AGENDA CHANGES**

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

**SPECIAL PRESENTATION/JUBILEE DAYS PARADE AWARDS**

Cheri Neal, Chief John Lewis and Chief Steve Dumyahn presented the 2017 Jubilee Days Parade Awards as follows:

Specialty Award - best effort and enthusiasm	ZBTHS Class of 1977
Theme Award – best presentation of the parade theme “Happiness Is . . .”	2017 Zion Queens’ Pageant
Jubilee Director’s Choice – best musical entry	North Point Church Band
Sweepstakes Award – best animation or humor	Waukegan Masonic Temple
President’s Choice – most original entry	Journey Church – Beach Park
Grand Jubilee Trophy – most beautiful entry	IBEW Local 150 Union
Mayor’s Trophy – best overall entry	Our Lady of Humility School

**CITIZEN COMMENTS**

W. C. Bremner, Zion, presented Mayor Hill with an article from the September 18, 2017 Chicago Tribune newspaper regarding the razing of the containment towers at the nuclear plant.

Britini Parker, Zion, stated that she is a new homeowner in Zion and, upon signing up for water service, she was charged a \$335.00 deposit which she was told was based on the prior owner’s consumption. She stated that the deposit should be based on her actions or consumption. Director Knabel stated that the City ordinance is being enforced. The ordinance states that the deposit is based on an average three-month billing period for the last twelve months. The deposit is held by the City for two years and then, if there have been no delinquencies, the deposit is refunded with interest. Director Knabel stated that the typical deposit is between \$150.00 and \$200.00 and that all deposits are calculated the same based on water, sewer and garbage. Commissioner McDowell stated that the ordinance should be reviewed and perhaps the City should use an average of all usage in the City when calculating a deposit amount. Director Knabel stated that only a minimum deposit has been established but a maximum deposit could also be imposed. Mayor Hill asked Ms. Parker to allow the Council one month to review the situation and come to a resolution. Ms. Parker stated that she paid half of the deposit and the water will be shut off if the balance is not paid in 30 days (October 15), therefore, she doesn’t have a month to wait for a Council decision. Mayor Hill stated that the City Council will provide a solution at the October 3, 2017 City Council meeting.

Tammy Williams, Zion, stated that she was walking her dog near East School recently and a pit bull aggressively approached them. The owner arrived and controlled the dog who he said had gotten loose. Ms. Williams stated that the next day the same dog attacked a CTCA worker and her grandchildren. She stated that at 27<sup>th</sup> and Elizabeth there are four Rottweilers kept in the fenced yard and she has witnessed the dogs jumping the fence. Ms. Williams requested that the Zion Animal Warden patrol the neighborhood more frequently.

### CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on September 5, 2017 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on September 5, 2017 at 8:03 p.m.
- (b) **BILLS:** Vouchers 127322 through 127467 drawn on First Merit Bank, Total: \$807,449.04

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

### RESOLUTION/LAKE COUNTY ALL NATURAL HAZARDS MITIGATION PLAN

A memo (17-DOC-81) was received from Director Colangelo introducing a resolution adopting the 2017 Lake County All Natural Hazards Mitigation Plan. An Executive Summary of the plan was also provided. Director Colangelo stated that the plan must be adopted by November 14, 2017 by Lake County communities in order to remain eligible to receive federal mitigation funds in the event of a natural disaster.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, that a Resolution (17-R-33) be passed adopting the 2017 Lake County All Natural Hazards Mitigation Plan. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

### ORDINANCE/GENERAL OBLIGATION REFUNDING BONDS/SECOND READING

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, that an Ordinance (17-O-55) be passed authorizing and providing for the issuance of not to exceed \$3,700,000 Taxable General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017, of the City for the purpose of refunding certain outstanding obligations of the City, setting forth certain details of said bonds including the pledge of certain revenues to the payment of principal and interest on said bonds and the levy of a direct annual tax sufficient to pay such principal and interest if the pledged revenues are insufficient to make such payment, authorizing the deposit of said taxes directly into a designated escrow account and authorizing the execution of a Tax Escrow Agreement in connection therewith and authorizing the execution of a Bond Purchase Agreement with Fifth Third Securities, Chicago, Illinois, in connection with the sale of said bonds. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

### ORDINANCE/LEASE RENEWAL/1721 NORTH SHERIDAN ROAD

A memo (17-DOC-82) was received from Clerk Burkemper stating that, on October 4, 2016, the Council passed Ordinance 16-O-34 authorizing the execution of a lease between the City and Lucienne Ventures, Ltd. for property consisting of approximately 2,430 square feet situated on the 18<sup>th</sup> Street right-of-way, adjacent to 1721 North Sheridan Road, for access to tenant parking. The annual rent payment was set at \$250.00. Director Ianson stated that the current lease expires on October 3, 2017 and he requested that the Council renew the lease for one year.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell, that an Ordinance (17-O-56) be passed authorizing the execution of a renewed lease between the City and Lucienne Ventures, Ltd. for property consisting of approximately 2,430 square feet situated on the 18<sup>th</sup> Street right-of-way, adjacent to 1721 North

Sheridan Road, for access to tenant parking, with an annual rent payment of \$250.00. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ORDINANCE/TIF ECONOMIC INCENTIVE AGREEMENT/1100 33<sup>RD</sup> STREET/  
MSD HOTELS, LLC (COUNTRY INN & SUITES)**

A memo (17-DOC-83) was received from Director Knabel stating that, on June 12, 2017, the Tax Increment Finance (TIF) Review Board recommended approval of an application in an amount not to exceed \$120,000 for MSD Hotels, LLC, known as Country Inn & Suites, to assist with costs associated with interior rehabilitation improvements to the pool area and exterior rehabilitation, repair and remodeling of the property per franchise requirements. Director Knabel recommended entering into a TIF economic incentive agreement. Sean Patel, property owner, was present. Commissioner McDowell stated that the Zion Township Board of Trustees was informed that Mr. Patel was filing a property tax assessment reduction appeal in the amount of \$335,000. Assessor Wicketts confirmed that the appeal was being filed. Attorney Randall stated that Mr. Patel has the right to appeal the assessment and she asked if the appeal was a factor in the TIF Review Board's decision. Director Knabel stated that it was not a factor in the TIF Review Board's decision to recommend approval of the request. Commissioner Fischer stated that the TIF economic incentive agreement should be addressed separately and on its own merit. Mr. Wicketts stated that he will address Mr. Patel's appeal at the Board of Appeals hearing. Mr. Patel stated that he purchased the property in February 2016 and shortly after, revenues went down. He stated that, when the revenue increases, so will the assessment. Commissioner McDowell asked how the TIF Review Board places value on a remodel or a new business. Director Knabel stated remodeling does influence the area and upgrades to existing properties are important in making an area more attractive to new business.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney, that an Ordinance (17-O-57) be passed approving and authorizing the execution of an economic incentive agreement with MSD Hotels, LLC (South Sheridan Road TIF #3 – Country Inn & Suites – 1100 33<sup>rd</sup> Street) in an amount not to exceed \$120,000. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, nay. Motion carried. Ordinance passed.

**ORDINANCE/HOTEL ROOM TAX REIMBURSEMENT ECONOMIC INCENTIVE  
AGREEMENT/1100 33<sup>RD</sup> STREET/MSD HOTELS, LLC (COUNTRY INN & SUITES)**

A draft ordinance approving and authorizing execution of a hotel room tax reimbursement economic incentive agreement between the City and MSD Hotels, LLC, known as Country Inn & Suites, (17-DOC-84) was presented by Director Knabel. He stated that the hotel owner, Sean Patel, is requesting financial assistance to renovate and update the hotel. Per the proposed hotel room tax reimbursement economic incentive agreement, 90% of the hotel room tax collected would be reimbursed over a 10 year period not to exceed \$620,000. Commissioner Fischer stated that approval of this agreement would put a severe dent in the hotel/motel tax fund for several years and will impact the request for annual grants for community events by local individuals/organizations. Mayor Hill stated that he is concerned about MSD Hotels, LLC receiving TIF funds, a tax reduction due to a property tax assessment appeal, and hotel room tax reimbursement funds which would total \$1.34 million over a ten year period. He stated that it seems like the City of Zion is financing the \$900,000 hotel renovation project which does not make good financial sense from the City's perspective. Mayor Hill stated that it is not the City's responsibility to make improvements to private property. Mr. Patel stated that he cannot finish the project on time and he needs help now, not later. Mayor Hill stated that the approved TIF funds will help now, but the hotel room tax reimbursement funds would help later which won't help him finish the project now.

It was moved by Commissioner Fischer, seconded by Commissioner DeTienne to deny approval and authorization of a hotel room tax reimbursement economic incentive agreement between the City and MSD Hotels, LLC, known as Country Inn & Suites, for property at 1100 33<sup>rd</sup> Street. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**STONEBRIDGE CROSSING SUBDIVISION LIFT STATION PUMP INSTALLATION**

A memo (17-DOC-85) was received from Director Colangelo requesting the Council’s consideration of a quote from Metropolitan Pump Company for installation of a new pump for the Stonebridge Crossing Subdivision lift station. He stated that the lift station, which transfers sewage to the City’s collection system, is currently operating on one pump. The station is a two pump system to provide for a back-up pump if one of the pumps fails. He stated that Pump Number One has failed and requires either repair at a cost of \$12,536 or replacement at a cost of \$14,583. Director Colangelo stated that the existing pump is more than twelve years old and therefore recommends replacement using funds from the Water Fund Sanitary Sewer budget line item.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell to approve the installation of a new pump for the Stonebridge Crossing Subdivision lift station by Metropolitan Pump Company in the amount of \$14,583.00. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**TABULATION OF BIDS/2017 HISTORIC DOME RESTORATION PROJECT**

A memo (17-DOC-86) was received from Director Knabel recommending that the Council award the bid for the 2017 historic dome restoration project to the sole bidder, Petree Plastering & Paint, in the amount of \$26,743. The project will utilize TIF funds and is a budgeted line item (\$30,000) which was approved by the TIF Review Board and the City Council earlier this year. Director Knabel stated that the TIF Review Board recommended approval contingent upon a committee being formed to address creating a Dome maintenance plan and to identify funding sources. Mayor Hill stated that perhaps the City should budget \$5,000 to \$6,000 per year for a period of years so funds are available when maintenance is necessary. Commissioner McDowell stated that perhaps the Dome could be put in the hands of a private organization like the Zion Historical Society.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney to award the bid for the 2017 Historic Dome Restoration Project to Petree Plastering & Paint in the amount of \$26,743. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**DEPARTMENTAL COMMENTARY**

Director Colangelo encouraged anyone attending the Zion Farmers’ Market to exercise extreme caution due to paving activities in the area.

**ANNOUNCEMENTS**

Thursdays through September 29th	11:00 a.m. to 7:00 p.m.	Zion Farmers’ Market Location Change – 1 Block East of Sheridan Road between Elim Avenue and Elizabeth Avenue
October 3	7:00 p.m.	Zion City Council Meeting
October 17	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
October 29	2:00 p.m. to 5:00 p.m.	Zion Trick or Treat

**CLOSED SESSION**

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne that the Council recess to Closed Session at 8:03 p.m., pursuant to 5 ILCS 120/2 “Open Meetings”, for the discussion of personnel. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Fischer to reconvene the Regular Council meeting at 8:45 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**UNPAID SHORT TERM LEAVE OF ABSENCE**

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to approve the request of Warren Ferry for an unpaid short term leave of absence for medical reasons, if necessary, from October 27, 2017 to December 1, 2017. The vote on roll call was: Commissioners DeTienne, aye; Fischer, aye; McDowell, aye; McKinney, 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 Fischer, and unanimously approved the meeting be adjourned at 8:46 p.m. Motion carried.

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City Clerk

Approved October 3, 2017