

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MAY 1, 2018, AT 7:01 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, McKinney, Fischer and Mayor Hill. A quorum was present.

Also present: Police Chief Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ray Roberts, City Administrator 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 DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held April 17, 2018 at 7:07 p.m. and approval but not release of Closed Session Minutes of a meeting held on April 17, 2018 at 8:30 p.m.
- (b) **BILLS:** Vouchers 129014 through 129130 drawn on Huntington National Bank, N.A., Total: \$568,533.39

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

ORDINANCE/SPECIAL USE PERMIT/ALTERNATIVE SCHOOL

Director Ianson stated the Planning & Zoning Commission recommended approval with the conditions that the student capacity not exceed 101 students and the pick-up/drop off be limited to the east side of Enoch. The Council reviewed the recommendations and amended the pick-up/drop off be limited to the parking lot.

It was moved by Commissioner McKinney, seconded by Commissioner Fischer, that an Ordinance (18-O-15) be passed granting a Special Use Permit to operate an Alternative School for property located at 1415 27th Street with the conditions that; 1) student capacity not exceed 101 students 2) student pick-up/drop-off be limited to the parking lot. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ORDINANCE/SPECIAL USE PERMIT/COMMUNITY SOLAR PROJECT

Mayor Hill stated the solar project might have hit an obstacle. It has been identified that the Park District owns half of the intended property and the City owns half. An old agreement has been discovered by the Park District that indicates they purchased the entire property from the City in 1979 for \$40,000. The City can approach the issue with several options; 1) propose to purchase the property from the Park District for one dollar; 2) the Park District begin working with Cynergy and receive all the financial benefits; 3) the City continue to work with Cynergy and enter into an intergovernmental agreement with the Park District and split the revenue 50/50. The developer will need a Special Use Permit regardless of how it moves forward. He stated he wanted the Council to be aware of the development before the vote. He does not anticipate the project to stop, it is just a question of who will benefit financially.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, that an Ordinance (18-O-16) be passed granting a Special Use Permit for a 2.5 Megawatt Direct Current/2 Megawatt Alternate Current Fixed Tilt Ground Mounted Community Solar Project located at 2700-2966 17th Street. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ABATING TAX/GENERAL OBLIGATION REFUNDING BONDS – SERIES 2015

Administrator Knabel stated this bond was a refinance late in 2017 and was missed when the Council approved the abatement bonds earlier this year. He stated the bond has already been abated with the County and is just a cleanup for the bond holders.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney that an Ordinance (18-0-17) be passed abating the tax levied for the Year 2017 to pay the principal of and interest on \$3,140,000 Taxable General Obligation Refunding Bonds, (Alternate Revenue Source), Series 2017, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ORDINANCE/EXTENDING A SPECIAL USE PERMIT/MEDICAL CANNABIS CULTIVATION CENTER IN G1 GENERAL INDUSTRIAL DISTRICT

It was moved by Commissioner McKinney, seconded by Commissioner Fischer, that an Ordinance (18-O-18) be passed extending a Special Use Permit approved in December 2016 per Ordinance (16-O-49) to Flat Rock Holdings, LLC for a medical cannabis cultivation center in the G1 (General Industrial) Zoning District located east of Deborah Avenue at 2809 Damascus, in Zion, Illinois until December 30, 2018. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ORDINANCE/GROUND LEASE AGREEMENT EXTENSION/2809 DAMASCUS

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne that an Ordinance (18-O-19) be passed approving an extension of the ground lease agreement between Flat Rock Holdings, LLC and the City of Zion for certain property located at 2809 Damascus Avenue to December 30, 2018. The vote on roll call was: Commissioners McDowell, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/SURPLUS PUBLIC WORKS VEHICLES

A Tabulation of Bids (18-DOC-41) was received from Director Roberts regarding the sale of surplus Public Works vehicles. He recommended awarding the bids to the highest bidder for each vehicle as presented. Commissioner McDowell asked what would happen with the vehicles that were not bid on. Director Roberts stated a possibility is putting them out to auction.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to award the bids to the highest bidder for each vehicle as presented. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

TABULATION OF BIDS/2018 STREET PROGRAM

A Tabulation of Bids (18-DOC-42) was received from Director Roberts regarding the 2018 Street Program. The roads included in the 2018 project are Joppa Avenue, Joanna Avenue, Hermon Avenue, Ezekiel Avenue, Elisha Avenue, and 22nd Street. He stated that funding for the project will come from the MFT Fund and Street & Bridge Fund. Director Roberts recommended awarding the project to the lowest responsible bidder, Peter Baker and Sons of Libertyville, Illinois for the base and alternate bids in the amount of \$535,654.26.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to award the contract for the 2018 Street Program project to Peter Baker and Sons of Libertyville, Illinois for the base and alternate bids in the amount of \$535,654.26. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

APPOINTMENT OF DEPARTMENT HEADS/CITY OFFICIALS

Mayor Hill recommended appointments for Department Heads and City Officials.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to appoint Department Heads and City Officials from May 1, 2018 through April 30, 2019 as follows:

The Law Firm of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C.	City and Prosecuting Attorneys
Sheryl Spooner	City Clerk
Steve Dumyahn	Police Chief
John Lewis	Fire/Rescue Chief
Ray Roberts	Director of Public Works & Engineering
Rich Ianson	Director of Building, Zoning & Public Property
David Knabel	City Administrator and Director of Accounts & Finance
David Ratliff	ESDA Field Director
Mary Lou Hiltibran	Assistant ESDA Field Director
Jim Kuhler	City Treasurer

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

DEPARTMENTAL COMMENTS

Chief Lewis thanked the Mayors and Township Supervisors from the surrounding communities for participating over a period of months in a National Emergency Management exercise going through exercises to know what it would be like if a big disaster hits town. He stated there were a lot of good questions and participation and everyone was eager to fill their heads with information.

Mayor Hill stated it was an eye opener for him realizing that there is a need for an EOC (Emergency Operation Center) in order to deal with the disasters such as a tornado and flood. He stated the communities made a commitment to look at creating a joint EOC for the four communities with a back-up in order to save funds and time. They will look at an intergovernmental agreement in the future. He stated the consensus of group was that the best location for a joint EOC would be the municipal building in Beach Park as they already have many things set up. He thanked Chief Lewis for the putting the event together. He stated it was interesting to see how complicated things could get.

ANNOUNCEMENTS

May 3	12:00 noon	National Day of Prayer City Council Chambers
May 15	6:15 p.m. 6:30 p.m. 7:00 p.m.	Town Board Budget Hearing Town Board Meeting Zion City Council Meeting
May 28		City Offices Closed for Memorial Day
June 5	7:00 p.m.	Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that the Council recess to Closed Session at 7:20 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of collective bargaining. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Fischer, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to reconvene the Regular Council meeting at 8:24 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, 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 McDowell, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 8:25 p.m. Motion carried.

City Clerk