

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JUNE 5, 2018, AT 7:00 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 McKinney, Fischer, DeTienne, and Mayor Hill. Commissioner McDowell was absent. A quorum was present.

Also present: Police Chief Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ray Roberts, City Administrator Director David Knabel, Building & Zoning Director Richard Ianson, Human Resource Director Karin Graves and City Attorney Paula Randall.

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

AGENDA CHANGES

It was moved by Commissioner McKinney, seconded by Commissioner Fischer to accept the City Council meeting agenda as presented:

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

CITIZEN COMMENTS

Terry Johnson, Zion, shared her concerns about the conditions of the pond. She stated that conditions are disgusting, it's hard to breathe around it and it's noisy because the pumps are always running. She asked what is being done about it. Commissioner McKinney stated that he and Director Ianson met with the residents regarding the pond. He stated that the pond does not belong to the city and that it is a requirement by Storm Water Management to have. He stated that the city will continue to work with Storm Water Management to find a solution. Director Roberts stated that he will contact Storm Water Management to find out what the pumps are for.

Gerri Holmes, Zion, shared her concerns regarding the condition of the pond with the algae and dead animals. She stated that she was part of the resident group that met with Commissioner McKinney. She stated that someone was supposed to get back with the residents within two weeks but no one did. She stated that there are two pumps that run on gasoline and it smells. Commissioner McKinney stated that the city is looking into resolving this issue.

Clyde McLemore, Zion, thanked Director Roberts for the short meeting to discuss the issues related to the condition of alley and garbage behind Hebron Townhomes. He also shared his concerns and photos regarding the conditions of the alley and the garbage behind 21st Street & Galilee Avenue with Council. He asked of the Council could do something about the alley. Mayor Hill acknowledged that the roads are in poor condition but funding is not readily available. He also stated that the City has applied for grants to help cover some of the costs of the repairs. Mayor Hill, referencing the images shown to him by Mr. McLemore, stated that the city is not responsible for picking up residents garbage that does not make it into the receptacles.

Commissioner McKinney stated that the city is diligent about cleaning up the community. He stated that he is organizing a community cleanup to pick up the litter that is located in the streets and alleyways of the city. He stated that the homeowners/apartment owners must be responsible for their tenants and that all residents must take ownership of their community. Commissioner Fischer stated that concerns regarding the condition of the roads should be addressed to him and not Director Roberts. Director Roberts stated that the alleys behind Hebron Townhomes have been filled several times this year since April. He also added that this was his first time hearing about the alleys behind 21st Street & Galilee Avenue and that he will have someone go look at it.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Budget Workshop held May 7, 2018 at 10:03a.m.; a Budget Workshop held May 15, 2018 at 5:30 p.m.; a Regular Meeting held on May 15, 2018 at 7:03 p.m.; and approval but not release of Closed Session Minutes of a meeting held on May 15, 2018 at 7:30 p.m.
- (a) **BILLS:** Vouchers 129216 through 129945 drawn on Huntington Bank, N.A., Total: \$1,552,088.60

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

RESOLUTION FOR STREET LIGHT MAINTENANCE - MFT FUNDS

A memo (18-DOC-48) was received from Director Roberts stating that the City is required to file a Maintenance Resolution with IDOT for our estimated costs for routine maintenance items using Motor Fuel Tax Funds. He stated the estimated cost of \$45,000 is for Street Light Maintenance, which has been budgeted for in the MFT Account.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney that a Resolution (18-R-14) be passed for routine Street Light Maintenance using Motor Fuel Tax Funds in the amount of \$45,000. The vote on roll call was: Commissioners McKinney, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

RESOLUTION FOR PARKWAY TREE MAINTENANCE - MFT FUNDS

A memo (18-DOC-49) was received from Director Roberts stating that the City is required to file a Maintenance Resolution with IDOT for our estimated costs for routine maintenance items using Motor Fuel Tax Funds. He stated the estimated cost of \$20,000 is for Tree Maintenance, which has been budgeted for in the MFT Account.

It was moved by Commissioner Fischer, seconded by Commissioner DeTienne that a Resolution (18-R-15) be passed for routine Tree Maintenance using Motor Fuel Tax Funds in the amount of \$20,000. The vote on roll call was: Commissioners McKinney, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

AMENDING CHAPTER 56 OF THE ZION MUNICIPAL CODE PERTAINING TO LIQUOR CONTROL

Mayor Hill stated that this ordinance will amend Chapter 56 of the Municipal Code to include two new liquor classifications. The first is a change to the Class A license, which is for retail sale in restaurants for consumption on the premises only. He stated that there were issues in the past concerning size requirements that defined a table and a seat. This new Class A-1 classification includes these size requirements and also requires food offerings to make up a minimum of 60 percent of the total revenue from all food and beverage sales on an annual basis. He stated this requirement is in the ordinance to eliminate bars. There will be two (2) A-1 licenses available. The fee for the Class A-1 license will be \$2,250.

The second is a change to the Class C license, which is for retail sales of packaged liquor in a grocery store. He stated that Piggly Wiggly has asked to for a pour license to serve beer and wine within a cordoned area in the grocery store.

David Karczewski, owner of the Piggly Wiggly, distributed handouts to the Council. He stated that he and his wife Debra have owned the store since 2004. Referencing the handout, Mr. Karczewski stated that his sales have fell 14% after Wal-Mart opened in 2008. He also stated that in 2014, sales at the store fell another 10% due to the opening of

Meijer's and Costco in Wisconsin. Mr. Karczewski stated that he has been watching the different avenues that other retailers and grocers are taking, such as the Jewel in Antioch adding a Starbucks and Whole Foods in Vernon Hills

adding a "sip-n-shop" type experience, where someone can enjoy a beer and wine while they shop. He stated that he is looking for niche to maintain his group so he doesn't keep losing revenue.

Mr. Karczewski stated that his request to have a pour license will allow him to have video gaming. He stated that he already has this at his Antioch store and it has proven successful. He is not interested in having a "sip-n-shop" concept. He stated that video gaming will increase his sales revenue for business viability, increase sales tax revenue plus add gaming tax. Commissioner Fischer asked if gaming is an integral part of this. Mr. Karczewski said yes.

Mayor Hill stated that the requirements for the Class C-1 include currently having a Class C license, cordoned area of the store shall not exceed 1500 feet, patrons are not permitted to move out of the cordoned area with beer or wine and sales of beer/wine shall only be permitted as the store offers food service within the cordoned area. Three (3) Class C-1 licenses will be available. The fee for a Class C-1 license will be \$1,000.

Commissioner McKinney stated that video gaming has been an issue for some people. Some people may have a difference of opinion but we have to work to help our local businesses thrive.

Mayor Hill added that while he has been criticized for allowing gaming, last fiscal year, the City of Zion received \$198,000 from gaming revenue. He also added that in order to bring in that much revenue through property taxes, we would have to bring in \$24 million worth of development.

Commissioner DeTienne stated that he personally does not like the idea of alcohol but he agrees with Commissioner McKinney and Mayor Hill regarding bringing in revenue.

It was moved by Commissioner McKinney, seconded by Commissioner Fischer that an Ordinance (18-O-23) be passed amending Chapter 56 of the Zion Municipal Code pertaining to the Liquor Control Ordinance. The vote on roll call was: Commissioners McKinney, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

DEPARTMENTAL COMMENTARY

There was none.

ANNOUNCEMENTS

Mayor Hill thanked Senator Melinda Bush for her efforts on Senate Bill 158 to include nuclear spent fuel rods as a definition of a brownfield within the Enterprise Zone application process. He also recognized Commissioner Fischer for the idea and also recognized Administrator Knabel, Sonolito Bronson and Warren Ribley of WCR Enterprises for working very hard on this to push it through the Senate.

Mayor Hill announced that after careful consideration he has decided not to run for re-election.

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| June 16 | | Nostalgia Days |
| June 19 | 6:30 p.m. 7:00 p.m. | Zion Township Board Meeting Zion City Council Meeting |
| June 23 | 9:00 a.m. - 4:00 p.m. | "Trash to Treasure" Lawn Sale at Shiloh Blvd & Elisha Ave. to benefit the Zion Historical Society |
| June 23 | 9:00 a.m. | City of Zion Bike Auction 28th & Sheridan (Old Fire Station) |

CLOSED SESSION

It was motioned by Commissioner Fischer and seconded by Commissioner McKinney that the Council recess to Closed Session at 7:40 p.m. pursuant to 5 ILCS 120/2 "Open Meetings" for the discussion of sale of real estate and personnel. Motion carried.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to reconvene the Regular Council meeting at 8:44 p.m. with all members present. The vote on roll call was: Commissioners McKinney, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

CONSIDER APPROVAL OF LAND PURCHASE AGREEMENT BEWTWEEM SPEEDWAY LLC & CITY OF ZION

It was motioned by Commissioner Fischer and seconded by Commissioner McKinney to table approval of the Land Purchase Agreement. The vote on roll call was: Commissioners McKinney, aye; Fischer, 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 DeTienne, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 8:45 p.m. Motion carried.

Recording Secretary

Approved June 19, 2018