

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 5, 2014, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

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Mayor Pro Tem Taylor called the meeting to order.

On call of the roll the following answered present: Commissioners DeTienne, Hill, Flammini, and Mayor Pro Tem Taylor. Mayor Harrison was absent. A quorum was present.

Also present: Chief of Police Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ron Colangelo, Finance Director David Knabel, Building Director Richard Ianson, ESDA Field Director Brandon Busch, and City Attorney Paula Randall

Mayor Pro Tem Taylor led in the Pledge of Allegiance to the flag.

**AGENDA CHANGES**

There were no agenda changes.

**CITIZEN COMMENTS**

There were no citizen comments.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on July 15, 2014 at 7:04 p.m.
- (b) **BILLS:** Vouchers 118834 through 118951 drawn on First Merit Bank, Total: \$716,073.68

Approved by omnibus vote as follows: The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

**ORDINANCE/PURCHASE OF PROPERTY/2732 ENOCH AVENUE**

Director Knabel stated that the property at 2732 Enoch Avenue is on the abandoned property list for purchase and demolition. It has been vacant for more than five years and is a public health and safety hazard. He stated that the City has the opportunity to submit a Greenbook bid to Lake County for purchase of the property. Commissioner Hill asked what the City's bid amount would be. Director Knabel stated that the proposed bid amount is \$1.00.

It was moved by Commissioner Hill, seconded by Commissioner DeTienne that an Ordinance (14-0-36) be passed authorizing the purchase of certain property commonly known as 2732 Enoch Avenue. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried. Ordinance passed.

**VACTOR TRUCK REPAIRS**

A memo (14-DOC-66) was received from Director Colangelo requesting permission to waive bids and accept the quote of Standard Equipment of Chicago, Illinois in the amount of \$29,975.011 for repairs and tank replacement on the Public Works Vactor truck. He stated that the quote of Standard Equipment was the only responsive bid received. He stated that funding for the replacements will come from the General Fund and Water Fund's Motor Equipment line items, both of which were increased in the fiscal year budget to accommodate these repairs.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to waive bids and accept the quote of Standard Equipment of Chicago, Illinois in the amount of \$29,975.011 for repairs and tank replacement on the Public Works Vactor truck. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

**DUMP BODY REPLACEMENTS/PUBLIC WORKS DEPARTMENT**

A memo (14-DOC-67) was received from Director Colangelo requesting permission to waive bids and accept the quote of Northshore Truck and Equipment for dump body replacements on three trucks in the Public Works fleet in the amount of \$16,800. A second quote was received from R.A. Adams Enterprises in the amount of \$22,600. He stated that funding for the replacements will come from the General Fund and Water Fund's Motor Equipment line items, both of which were increased in the fiscal year budget to accommodate these repairs.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to waive bids and accept the quote of Northshore Truck and Equipment for dump body replacements on three trucks in the Public Works fleet in the amount of \$16,800. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

**MTU TRANSPONDERS/BULK PURCHASE/WATER DIVISION/PUBLIC WORKS**

A memo (14-DOC-68) was received from Director Colangelo requesting permission to purchase 1,000 MTU Transponders from the preferred vendor, Mid American Water of Wauconda, Illinois, in the amount of \$107,000 for the City's new meter reading system. He stated that, since 2012, the Water Division has already purchased and installed over 3,700 of these units. Director Colangelo stated that, with the rapid replacement of the old reading system, staff is recommending purchasing these units in bulk which will save \$5.00 per unit or \$5,000. He stated that funds for this purchase will come from the Water Fund and were budgeted for accordingly.

It was moved by Commissioner Hill, seconded by Commissioner DeTienne to approve the purchase of 1,000 MTU Transponders from Mid American Water of Wauconda, Illinois, in the amount of \$107,000. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

**LICENSE AGREEMENT/GPT ENTERPRISES/0 27<sup>th</sup> STREET**

A memo (14-DOC-69) was received from Director Ianson requesting that the City enter into a license agreement with GPT Enterprises (DBA Dungeon of Doom) to allow for the installation of a fence and use of an existing dock for property at 0 27<sup>th</sup> Street. He stated that GPT Enterprises would like to install a fence from the south property line of their property line to their north property line for the entertainment venue located at 600 29<sup>th</sup> Street. He stated that the fence would be constructed 24 feet west of their property line onto City property. Director Ianson stated that, in 1996, the previous owner of the property installed a loading dock which extended 17 feet onto City property. He requested that the proposed license agreement also include the property upon which the loading dock was built. This license agreement would commence on July 15, 2014 and end on July 14, 2024.

It was moved by Commissioner Hill, seconded by Commissioner Taylor that an Ordinance (14-O-37) be passed authorizing the City to enter into a license agreement between the City of Zion and GPT Enterprises, DBA Dungeon of Doom, for use of City property located at 0 27<sup>th</sup> Street to allow for the installation of a fence and use of an existing dock. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried. Ordinance passed.

**TIF #1 GRANT/IT'S ALL GOOD COFFEE & ESPRESSO, INC.**

A memo (14-DOC-70) was received from Director Knabel requesting approval of a TIF grant not to exceed \$112,000 to assistance with expansion of It's All Good Coffee and Espresso, 2780 Sheridan Road, owned by Andy and Lynn Angelos. The TIF Board recommended approval. He stated that, to remain a viable business and remain competitive in their industry, the owners determined that a drive-thru was necessary. After meeting with staff and participating in the pre-development process, it was determined that the best option was to locate the drive-thru on the west side of the existing building. Director Knabel stated that the Angelos are requesting a TIF grant not to exceed \$112,000 as well as a \$30,000, five-year, interest free loan for equipment to be paid for from the General Fund economic incentive funds as purchase of equipment is not an eligible use of TIF funds. Director Knabel stated that the incentive agreement includes a clawback clause, under which the loan is forgiven over the course of ten years unless the property is sold, in order to avoid "flipping" the property on the City's money. He stated that the agreement also includes a transferee clause which requires any subsequent owner to assume the remaining loan amount of the ten year payback. Commissioner Hill asked if the clawback clause duration could be reduced from ten to five years. Director Knabel stated that the duration was based on the amount of the loan and it is desirable to make the payback period as long as possible in order to protect City of Zion funds. Commissioner Hill asked if an increase in property tax would be anticipated. Director Knabel stated that only an increase in sales tax is expected and that this improvement would increase the value of the business. Mayor Pro Tem Taylor asked how long It's All Good has been in business. Director Knabel stated it has been in existence for nearly ten years and based on the revenue projection of like businesses, the drive-thru will be helpful in the winter months. Commissioner Hill stated that the City has a responsibility to retain existing businesses and it is productive to offer help. He stated that It's All Good is important to downtown and he supports both the TIF Grant and the economic development loan. Commissioner Hill requested that the clawback period be reduced from ten to five years. Commissioner DeTienne stated that the owners have put their hearts and souls into their business and that it would be advantageous to the City to approve the grant and loan. Mayor Pro Tem Taylor stated that he supports the grant and the loan. Commissioner Flammini stated that this is a large TIF grant for an existing business, as TIF grants were originally intended to bring in new businesses, but he supports the grant and the loan. Commissioners Hill and Flammini and Mayor Pro Tem Taylor agreed that the clawback clause should be reduced from ten years to five years.

It was the consensus of the Council to support the TIF Grant and the economic development incentive loan.

**DEMOLITION/2732 ENOCH AVENUE**

It was moved by Commissioner Hill, seconded by Commissioner Flammini to grant permission to advertise for bids for the demolition of 2732 Enoch Avenue. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

**DEPARTMENTAL COMMENTARY**

Director Knabel stated that a public workshop regarding updating the City's Comprehensive Plan will be held on September 3, 2014 at 6:00 p.m. This is a "hands on" meeting and public participation is strongly encouraged.

**ANNOUNCEMENTS**

Thursdays through September 26th	11:00 a.m. to 7:00 p.m.	Zion Farmer's Market Sheridan Road & Shiloh Blvd.
August 16	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 <sup>th</sup> Street
August 19	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini that the Council recess to Closed Session at 7:30 p.m. to discuss personnel, purchase of real estate, pending litigation, and review of Closed Session minutes for release. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to reconvene the Regular Council meeting at 8:25 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

**RESOLUTION/RELEASE OF CLOSED SESSION MINUTES**

It was moved by Commissioner Hill, seconded by Commissioner DeTienne that a Resolution (14-R-12) be passed releasing Closed Session minutes. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried. Resolution passed.

**IMRF BENEFIT PROTECTION LEAVE APPLICATION**

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to deny an application for IMRF Benefit Protection Leave as submitted by Sally Gustafson. The vote on roll call was: Commissioners DeTienne, aye; Hill, aye; Flammini, aye; and Mayor Pro Tem Taylor, aye. Motion carried.

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Hill, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 8:30 p.m. Motion carried.

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City Clerk

Approved August 19, 2014