

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 18, 2015, 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 DeTienne, McDowell, Taylor, McKinney, and Mayor Hill. A quorum was present.

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

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

AGENDA CHANGES

It was moved by Commissioner Taylor, seconded by Commissioner McDowell to accept the Council agenda as presented with the following correction:

- Item 7b - Consider Zoning Docket 15-Z-7 - Change Section 102-58 (a) (2) to Section 102-60 (a) (2) per Commissioner McKinney

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

CITIZEN COMMENTS

Debra Hanson, Zion, stated that her family owns “Lucky Jack’s”, a successful gaming café in Waukegan. She stated that it is an upscale, entertainment establishment with well-paid employees who abide by a dress code. She stated that her family would like to be approved for two Zion video gaming locations.

Clyde McLemore, Zion, stated that Zion is Illinois’ best kept secret. He stated that it’s near the lake and is a beautiful small town. He stated that, with the new City Council, Zion is a city with a vision. He stated that the town needs to come together. He stated that the Council waived permit fees for a church at the last meeting. He stated, if every church in Zion requested the waiver of fees, it would total \$12,000. He stated that no fees are charged for anything churches do. He said church ministers don’t care about the community, and if they did, they would pay taxes. Mr. McLemore stated that the right thing to do is have everyone pay their own way. Mayor Hill stated that churches in Zion do a great job and minister to many of all faiths and economic status. He stated that the City Council should develop a policy to address 501C3 organization fee waiver requests. Commissioner McDowell stated that members of Zion churches and not-for-profit groups pay taxes and they come together for the good of the community and charitable purposes. He stated that the State grants them tax-exempt status as it sees the value in church missions.

Regina Norman-Walker, Zion, thanked Director Colangelo for the small sign that was posted, however, people still speed down her street. She suggested that the Jordan Park entrance be moved from her block on Franklin Court to 9th Street. Mayor Hill stated that he would discuss the possibility of moving the park entrance with the Park District.

Norris Ladd, Zion, stated that Jordan Park visitors knock on his door and ask to use the bathroom as the park bathrooms are closed. He stated that he is disturbed by loud music and foul language in the park sometimes until 1:30 a.m. He stated that he picks up beer cans from the drainage ditch. He stated that a van at 4110 Franklin Court parks on the street even though it is not allowed and nothing is done. Chief Dumyahn stated that he will address the parking concern. Mayor Hill stated that he will discuss Mr. Ladd’s concerns with the Park District, however, he recommended that Mr. Ladd attend a Park Board meeting to advise them of his concerns.

Pamela Jeffries, Zion, stated that Zion has the highest tax rate in Lake County, for which residents receive no greater benefit beyond those communities with a lower tax rate. She stated that Zion residents will be taxed out of their homes if the tax rate continues to rise. She asked what the City's plans are to reduce the tax rate in the future. Mayor Hill stated that the Council recognizes that the tax rate is high. He stated that the City is working on lowering the rate through economic development which is difficult as the City competes with Wisconsin. He stated that Zion taxes are not attractive to new businesses. He stated that the City and Park District taxes are holding steady and are below the tax levy cap, however, the City of Zion is only a small portion of the tax bill at only 12%. Mayor Hill stated that the taxing bodies are meeting to keep working on reducing taxes and the possibility of cooperative joint purchasing. He stated that the City is investigating creating a combined fire protect district with surrounding municipalities in order to reduce redundancies. He stated that the City should seriously investigate seeking home rule status for Zion. Commissioner McDowell stated that all taxing bodies need to reduce their tax levies. He stated that, for some taxing bodies, it has and continues to be their practice to levy for the maximum and spend all funds that are received instead of identifying costs and levying accordingly.

Mayor Hill stated that, at the August 4, 2015 City Council meeting, Clyde McLemore spoke of a \$8,681 JAG Grant which the City received. At that meeting, Mr. McLemore said that the grant was given to the City for community awareness and outreach. He said that he called Finance Director Knabel regarding the grant who he said stumbled and said he didn't know anything about it. Mayor Hill stated that Mr. McLemore then submitted a FOIA request and was informed that the grant was for the cost of equipment. At the meeting, Mr. McLemore said that the grant was supposed to be used for community outreach and that he didn't know where the money was going. Mayor Hill stated that Mr. McLemore was insinuating at the meeting that staff doesn't know what they're doing and where the money is being spent or perhaps that money is being misappropriated. Mayor Hill read the description of a JAG grant's purpose, guidelines and award which included the fact that the purpose for the funds requested must be identified upon filing the application for the grant. He stated that the application specified that the funds would be used for squad car equipment outfitting, and that the use was approved and, therefore, the grant was awarded. Mayor Hill read the description of the equipment to be installed including the budget summary and detail. Mayor Hill stated that Mr. McLemore must have been either confused or misinformed. He stated that it appears that Mr. McLemore presented inaccurate and false information before the Council. He stated that it is unclear whether Mr. McLemore deliberately provided incorrect information or if he was mistaken. Mayor Hill stated that, in the future, this incident will affect Mr. McLemore's credibility when addressing the Council.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on August 4, 2015 at 7:00 p.m. with a correction stating that Chief Lewis was absent and Deputy Eric Montellano was present; approval but not release of Closed Session Minutes of a meeting held on August 4, 2015 at 7:50 p.m.
- (b) **BILLS:** Vouchers 121531 through 121652 drawn on First Merit Bank, Total: \$325,096.56

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

ORDINANCE/AMENDING MUNICIPAL CODE/VIDEO GAMING CAFES IN CENTRAL BUSINESS DISTRICT

A memo (15-DOC-86) was received from Director Ianson requesting a text amendment to the Zion Municipal Code, Section 102-58 (a) (1), "CB Central Business District", "Uses", adding video gaming cafes as a permitted use in the Central Business District, Zoning Docket 15-Z-6. Planning and Zoning Commission recommended approval.

It was moved by Commissioner Taylor, seconded by Commissioner McKinney, that an Ordinance (15-O-45) be passed amending Zion Municipal Code Section 102-58 (a) (1), "CB Central Business District", "Uses", adding video gaming cafes as a permitted use in the Central Business District. The vote on roll call was: Commissioners DeTienne, nay; McDowell, nay; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ORDINANCE/AMENDING MUNICIPAL CODE/VIDEO GAMING CAFES IN
HIGHWAY BUSINESS DISTRICT**

A memo (15-DOC-87) was received from Director Ianson requesting a text amendment to the Zion Municipal Code, Section 102-60 (a) (2), "HB Highway Business District", "Uses", adding video gaming cafes as a permitted use in the Highway Business District, Zoning Docket 15-Z-7. Planning and Zoning Commission recommended approval.

It was moved by Commissioner McKinney, seconded by Commissioner Taylor, that an Ordinance (15-O-46) be passed amending Zion Municipal Code Section 102-60 (a) (2), "HB Highway Business District", "Uses", adding video gaming cafes as a permitted use in the Highway Business District. The vote on roll call was: Commissioners DeTienne, nay; McDowell, nay; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

2800 BLOCK SHERIDAN ROAD ALLEY SLIP LINING PROJECT

A memo (15-DOC-88) was received from Director Colangelo requesting that the Council waive bids and accept the quote of Innovative Pipeline Systems in the amount of \$17,250 for slip lining the sanitary sewer in the 2800 block of Sheridan Road alley behind City Hall. He stated that funding for this project was budgeted in the Water and Sewer Projects line item.

It was moved by Commissioner Taylor, seconded by Commissioner McDowell, to waive bids and accept the quote of Innovative Pipeline Systems in the amount of \$17,250 for slip lining the sanitary sewer in the 2800 block of Sheridan Road alley. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

1800 BLOCK JETHRO AVENUE ALLEY STORM SEWER SYSTEM PROJECT

A memo (15-DOC-89) was received from Director Colangelo requesting that the Council accept the low quote of Richard's Excavating in the amount of \$13,939 for the installation of a storm sewer system in the 1800 block of the Jethro Avenue alley as this is a highly flood prone area. He stated that the 2015 Road Program has been completed and is expected to be \$36,800 under budget. He recommended using a portion of this savings for the sewer system project. He stated that funding is from the Street and Bridge Fund which is an enterprise fund to be used for this type of project.

It was moved by Commissioner Taylor, seconded by Commissioner McKinney, to accept the quote of Richard's Excavating in the amount of \$13,939 for the installation of a storm sewer system in the 1800 block of the Jethro Avenue alley. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

TIF #1 GRANT/DEBBIE KATE LLC/IUP FEED STORE/2429 SHERIDAN ROAD

A memo (15-DOC-90) was received from Director Knabel requesting approval of a TIF District #1 economic incentive agreement for Debbie Kate, LLC, doing business as IUP Feed Store, at 2429 Sheridan Road in an amount not to exceed \$32,550 for the repair and improvement of the building, due to the demolition of the attached building on the north face of the existing property, which includes crack repair, readying the wall for siding, insulation and siding. He stated that the TIF Review Board recommended approval of the economic incentive agreement.

It was moved by Commissioner McKinney, seconded by Commissioner Taylor to approve a TIF District #1 economic incentive agreement for Debbie Kate, LLC, doing business as IUP Feed Store, at 2429 Sheridan Road in an amount not to exceed \$32,550 for the repair and improvement of the building. The vote on roll

call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Knabel stated that a new business, Focus Food Service, has opened in the “spec” building in Trumpet Park at 451 Trumpet Drive. A ribbon cutting will be held on Friday, August 21, 2015 at 11:30 a.m. All are invited to attend to welcome this new business to Zion.

ANNOUNCEMENTS

Thursdays through September 24th	11:00 a.m. to 7:00 p.m.	Zion Farmer’s Market Sheridan Road & Shiloh Blvd.
September 1	7:00 p.m.	Zion City Council Meeting
September 5	6:30 p.m.	Zion’s Queen Pageant
September 6	8:15 p.m.	Jubilee Days Fireworks
September 7	8:00 a.m.	Mayor’s Prayer Breakfast
	11:00 a.m. - 6:00 p.m.	Jubilee Days Arts & Crafts Festival
	1:00 p.m.	Jubilee Days Parade

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell that the Council recess to Closed Session at 7:47 p.m. to discuss personnel, purchase and sale of real estate and collective bargaining. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner McKinney to reconvene the Regular Council meeting at 8:35 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, 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 DeTienne, seconded by Commissioner McKinney and unanimously approved the meeting be adjourned at 8:36 p.m. Motion carried.

City Clerk

Approved September 1, 2015