

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MAY 17, 2016, AT 7:01 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 McDowell, McKinney, DeTienne, and Mayor Hill. Commissioner Frierson was absent. A quorum was present.

Also present: Chief of Police Steve Dumyahn, Fire/Rescue Chief John Lewis, Accounts/Finance Director David Knabel, Public Works Director Ron Colangelo, 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 DeTienne, seconded by Commissioner McDowell to accept the City Council meeting agenda with the following change:

- Add a Memorial Day Proclamation to Item 6 “Consent Agenda” (c) Proclamations”

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

CITIZEN COMMENTS

Clyde McLemore, Zion, stated that the City conducted three sting operations on the taxpayers’ money to count chairs to check for liquor license violations at Callie’s at the Inn at Market Square. He stated that stolen guns were buried along the train tracks and the Police Department doesn’t “sting” that. He stated that these stings were bogus. He stated that he didn’t count the chairs at Callie’s but they are comfortable.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on May 3, 2016 at 7:00 p.m.; and approval but not release of Closed Session Minutes of a meeting held on May 3, 2016 at 7:43 p.m.; a Joint Special Meeting of the Zion City Council and the TIF Review Board held May 9, 2016 at 5:30 p.m.
- (b) **BILLS:** Vouchers 123468 through 123649 drawn on First Merit Bank, Total: \$897,779.55
- (c) **PROCLAMATIONS:** Mental Health Awareness Month – May, 2016
Memorial Day - May 30, 2016

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

AT&T CONTRACTS

A memo (16-DOC-48) was received from Director Knabel stating that AT&T recently brought it to the City’s attention that the existing services were out of contract as of December 2015. He presented four contracts for renewal of telephone service and related charges that will be in effect for a 36-month term. Director Knabel stated that these contracts reflect some savings based on a review of existing services by AT&T. He stated that the contracts were also reviewed by SpyGlass during their telecommunications audit of City services. He stated that SpyGlass recommended renewal of the four contracts based on the rates being offered.

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell to approve the AT&T contracts as presented for:

- AT&T ILEC Centrex Service
- ISDN PRIME Service with DS1 Service
- AT&T ILEC Intrastate DS1 Service
- AT&T Business Local Calling

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

TIF CONSULTANT RECOMMENDATION

A memo (16-DOC-49) was received from the Office of Economic Development stating that staff invited thirty members of the Illinois Tax Increment Financing Association to respond to a Request for Proposal (RFP) for tax increment financing and economic development consulting services for the creation of new TIF districts and assistance with closing out existing TIF #1 and TIF #3. Seven responses were received. Staff narrowed the selection to three firms whose background and experience most closely matched the City's needs. A joint meeting of the City Council and the TIF Review Board was held on May 9, 2016 to receive presentations from the three firms: Ehlers, Inc., Johnson Research Group and Kane McKenna & Associates. The TIF Review Board recommended that the City Council retain the services of Kane McKenna & Associates for tax increment financing and economic development consulting services. The Board's decision was based upon the firm's TIF experience, their knowledge of the Zion area and its issues, and the fact that they have worked with communities similar in makeup to Zion. Commissioner McDowell stated that Ehlers, Inc. offered a much cheaper proposal. Director Knabel stated that Ehlers, Inc. was proposing on Phases 1 and 2, and if they determined it would be beneficial to create a TIF District, then the prices were "ala carte". He stated that the Kane McKenna & Associates' proposal was based on all phases and services. Commissioner McDowell asked if the City would have the opportunity to negotiate price based on services the City wants, like the number of TIF Districts created, for example. Director Knabel stated that the City would have such an opportunity. Commissioner McDowell asked if funds generated by the existing TIF could be used to offset costs on a newly created TIF District. Director Knabel stated that they could not, however, the funds from the existing TIF District can be used for closing expiring TIFs. He stated that the City would pay the costs and be reimbursed by TIF via passing a TIF resolution. Commissioner McDowell asked if the TIF Board's decision was unanimous among all Board members. Director Knabel stated that the Park District, City of Zion, Planning & Zoning Commission, and the business and residential representatives unanimously agreed. He stated that School Districts 6 and 126 representatives were not present at the Board meeting. Director Knabel stated that no negative feedback has been received regarding the recommendation of the TIF Board.

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell to accept the proposal of Kane McKenna & Associates for tax increment financing and economic development consulting services. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Commissioner McDowell asked if the Liquor Control Commission reports to the City Council. Attorney Randall stated that it does not.

Commissioner McDowell asked if the Liquor Control Commission hearing decisions are solely the responsibility of the Liquor Control Commissioner or the entire Commission. Attorney Randall stated that, per State Statute, decisions are the sole responsibility of the Liquor Control Commissioner. Mayor Hill stated that the Callie's decision he rendered was solely his, he took it very seriously, he takes full responsibility for his decision, and he will make no apologies. He stated that Callie's did not have fifty seats from which a reasonable person would expect to eat a meal, and therefore, they were not in compliance with the Class B Liquor License as described in the Zion Liquor Control Ordinance. Mayor Hill stated that some have indicated that counting seats is petty, but it depends on your perspective, if it's happening to you. He used violations for tall grass, junk cars, parking, and speeding only five miles per hour over the limit as examples of violations that seem petty unless you are the one receiving the violation. He stated that the ordinances must not be "bent" or side-stepped. He stated that he is charged with

enforcing the Zion Municipal Code of Ordinances, and if the Code is lacking, then the Code should be changed. Chief Dumyahn stated that Police Officers conducting the liquor compliance checks were not only counting seats. He stated that they were also checking to determine if alcohol was being sold from behind the counter and customers were leaving the premises with it, as well as room service delivery and alcohol being served when the banquet room was not open. Chief Dumyahn stated that the hotel was in compliance in those areas. Commissioner McDowell asked if Callie’s had an opportunity to comply prior to the sting operation and citation. Mayor Hill stated that the hotel manager was informed at license renewal in June 2015 not to sell alcohol if there were not enough seats and they testified that they were fully aware during the hearing.

ANNOUNCEMENTS

May 30		City Offices Closed for Memorial Day
June 4	9 :00 a.m.-5:00 p.m.	“Trash to Treasure” Lawn Sale at Shiloh Blvd & Elisha Ave. to benefit the Zion Historical Society
June 4	9:00 a.m.	Bike Auction 28 th & Sheridan
June 7	7:00 p.m.	Zion City Council Meeting
June 16, 17		Nostalgia Days

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner McDowell, seconded by Commissioner McKinney and unanimously approved the meeting be adjourned at 7:26 p.m. Motion carried.

City Clerk

Approved June 7, 2016