

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 16, 2016, AT 7:08 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 McKinney, DeTienne, Frierson, McDowell, and Mayor Hill. A quorum was present.

Also present: Deputy Police Chief Kirk Henderson, Deputy Fire/Rescue Chief Eric Montellano, Public Works Director Ron Colangelo, Accounts/Finance Director David Knabel, Building & Zoning Director Richard Ianson and City Attorney Scott Puma. Police Chief Steve Dumyah and Fire/Rescue Chief John Lewis were absent.

Andrew Yoshii, Boy Scout Troop 673, and members of the ZBTHS NJROTC led in the Pledge of Allegiance to the flag.

AGENDA CHANGES

It was moved by Commissioner McDowell, seconded by Commissioner McKinney to accept the City Council meeting agenda as presented. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

CITIZEN COMMENTS

Clyde McLemore, Zion, stated that when there is a shooting, stabbing or fire in Zion, you hear nothing about it at the City Council meeting. He stated that residents need a warning so they and visitors can feel safe.

W. C. Bremner, Zion, stated that Boy Scout Troop 673 was advised that they might lose their regular meeting place so he contacted the Fire/Rescue Department to see if it would be possible for the troop to meet at the Fire Station. He submitted a Use of City Property Request. He stated that he has since learned that the troop might not lose their current meeting place and asked that the Council table Agenda Item 9 (g) until the September 6, 2016 Council meeting. Mayor Hill stated that the Council will discuss the agenda item, but only to address updating the current policy, not Mr. Bremner's request specifically.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on August 2, 2016 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on August 2, 2016 at 7:40 p.m.
- (b) **BILLS:** Vouchers 124219 through 124340 drawn on First Merit Bank, Total: \$456,372.68

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

RESOLUTION OF COMMENDATION/20 YEARS OF SERVICE/MARK P. KLAMUT

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that a Resolution (16-R-14) be passed commending Fire Lieutenant Mark P. Klamut for twenty years of service to the Zion Fire/Rescue Department. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

RESOLUTION OF COMMENDATION/ZION BENTON TOWNSHIP HIGH SCHOOL NJROTC

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that a Resolution (16-R-15) be passed commending Zion Benton Township High School NJROTC for being selected as the outstanding NJROTC unit in Area 3 for the third consecutive year and the most outstanding NJROTC unit in the nation, a first for the ZBTHS District. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

**RESOLUTION/AUTHORIZING INTERGOVERNMENTAL AGREEMENT FOR
AUTOMATIC FIRE/RESCUE MUTUAL AID**

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne that a Resolution (16-R-16) be passed authorizing participation in an intergovernmental agreement by and between the City of Zion and various municipal and fire protection district fire departments for automatic fire/rescue mutual aid to each other for reported fires, emergency medical incidents, and specialized rescues as outlined in the agreement. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

ORDINANCE/SURPLUS VEHICLE/POLICE DEPARTMENT

A memo (16-DOC-68) was received from Chief Dumyahn requesting that a vehicle be declared surplus property and liquidated through Clinton Auto Auction which is the City's approved process.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that an Ordinance (16-O-29) be passed declaring a 1999 Chevrolet Cavalier VIN 110663 as surplus property. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

SPECIAL USE PERMIT/ENTERTAINMENT COMPLEX/600 29TH STREET

A memo (16-DOC-69) was received from Director Ianson requesting approval of a Special Use Permit to operate a full year entertainment complex to include escape rooms at 600 29th Street as petitioned by GPT Enterprises, LLC, Zoning Docket 16-Z-11. Director Ianson stated that an escape room is a physical adventure game in which players are locked in a room and have to use elements of the room to solve a series of puzzles and escape within the set time limit. He stated that the room would be located in the southwest corner of the building which would be separate from the current seasonal Dungeon of Doom attraction. Director Ianson stated that the Building and Fire/Rescue Departments have completed preliminary reviews and have no issue with the proposed plan. He stated that the Planning and Zoning Commission recommended approval of the Special Use Permit.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell to grant a Special Use Permit to GPT Enterprises, LLC to operate a full year entertainment complex to include escape rooms at 600 29th Street and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

PURCHASE/DESKTOP EVIDENTIARY UNIT FOR POLICE DEPARTMENT

A memo (16-DOC-70) was received from Chief Dumyahn requesting the Council's approval to purchase an Intox EC/IR II Desktop Evidentiary Unit (breathalyzer) and necessary related supplies. Deputy Chief Henderson stated that the Illinois State Police Technician has recommended the immediate replacement of the existing breathalyzer which is no longer supported. He stated that the cost of the unit including the required thermal paper is \$6,914.60 which is an Illinois Law Enforcement price. Deputy Chief Henderson stated that this is not a budgeted purchase, however, funds are available in the 740 Agency Fund (DUI fines) for this purchase.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to approve the purchase of an Intox EC/IR II Desktop Evidentiary Unit (breathalyzer) and necessary related supplies at a cost of \$6,914.60 for the Police Department. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

TABULATION OF BIDS & FINANCING PLAN/ASH TREE REMOVAL PROJECT

A Tabulation of Bids (16-DOC-71) was received from Director Colangelo regarding the Ash Tree Removal Project. He stated that the City was divided into four sections with a base bid and three alternate bids. He stated that staff feels that, due to the dangerous threat these dead trees pose to the general public, it would be in the best interest of the City and its residents to remove the trees citywide. Director Colangelo recommended that the Council award the base bid and all alternate bids to the lowest responsive and responsible bidder, Homer Tree Service of Lockport, Illinois, in the amount of \$306,620.00. He stated that a lot of the trees have already been taken down over the past two years which has reduced the original tree removal estimate. He stated that the low bidder has offered a very good price to remove 1,000 trees at an average of \$300 per tree. Director Colangelo stated that the price includes removing the trees, stumps and restoration of the parkway. He stated that the timeline for removal is 90 days once they are given notice that the bid has been awarded. Mayor Hill stated that the City must finance the project as only \$50,000 is budgeted for tree removal annually in the City budget which leaves the City \$62,000 short per year to fund this project. Mayor Hill stated that video gaming revenue could be the primary source of revenue for removing the trees. He suggested that the City approach the contractor to see if they would be willing to finance the project. Director Knabel stated that he received a proposal from Municipal Funding Solutions LLC to finance the project which included \$30,000 in interest over the three year period. He stated that legal fees are also included as this transaction involves a debt certificate. He stated that the financing rate is 3.5%. Director Knabel stated that he will continue to investigate other financing options that would accommodate the immediate removal of the trees.

It was moved by Commissioner Frierson, seconded by Commissioner McKinney to award the contract for the 2016 Ash Tree Removal Project, the base bid and all alternate bids, to the lowest responsive and responsible bidder, Homer Tree Service of Lockport, Illinois, in the amount of \$306,620.00. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve financing for the 2016 Ash Tree Removal Project, the base bid and all alternate bids, in an amount not to exceed of \$336,000 over a three-year period at a 3.4% interest rate. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

TABULATION OF BIDS/2016 SIDEWALK PROGRAM

A Tabulation of Bids (16-DOC-72) was received from Director Colangelo regarding the 2016 Sidewalk Program. He stated that this project is funded through the Street and Bridge Fund and \$83,000 of Community Development Block Grant funds. He recommended awarding the bid to the lowest responsive and responsible bidder, Whitney Miran Construction Company of Beach Park, Illinois in the amount of \$107,500.00.

It was moved by Commissioner Frierson, seconded by Commissioner McKinney to award the contract for the 2016 Sidewalk Program to Whitney Miran Construction Company of Beach Park, Illinois in the amount of \$107,500.00. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

**INTERGOVERNMENTAL AGREEMENT/BEACH PARK, WINTRHOP HARBOR, ZION/
NEW RETAIL DEVELOPMENT**

A memo (16-DOC-73) was received from Director Knabel regarding a joint effort between Zion, Beach Park and Winthrop Harbor to improve economic development in an effort to attract business to the area to expand the City's tax base, bring jobs into the area and increase revenue streams. He stated that the partner communities have determined that the best chance to attract business is to market the communities' assets collectively as a region rather than a specific site or location within the City. Director Knabel stated that an intergovernmental agreement was prepared whereby the partner communities would work with Retail Strategies to compile demographic and site information from all three communities and market the entire regional to potential customers with all communities benefiting from any new developments to the area. He stated that the agreement would 1) have a three-year term, 2) share costs proportionately based on population, 3) establish an advisory board to administer the agreement, 4) share sales tax collected among the communities regardless of the development's location, 5) share sales tax revenue for a period of ten years from the date of the occupancy certificate, 6) include an "opt out" provision with a one year notice and the continuation of revenue sharing for twenty four months after the date of opt out notification, and 7) a provision for adding additional partner communities if the initiative warrants expansion. Mayor Hill stated that the

cost (\$160,000) and sales tax revenue sharing by the partner communities would be split with Zion set at 55%, Beach Park at 30% and Winthrop Harbor at 15%. Commissioner Frierson asked if existing projects qualify. Director Knabel stated that only projects considered by the advisory committee and initiated by Retail Strategies are subject to the intergovernmental agreement.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne that a Resolution (16-R-17) be passed authorizing participation in an intergovernmental agreement by, between and among the Villages of Beach Park and Winthrop Harbor and the City of Zion concerning cost and revenue sharing among the communities relating to new retail development, contingent upon approval of a contractual services agreement with Retail Strategies. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

RETAIL STRATEGIES PROPOSAL

A memo (16-DOC-74) was received from Director Knabel regarding a proposal from Retail Strategies for retail recruitment and analytics as a part of the City effort to attract businesses to the region. He stated that staff has spent time over the past year reviewing firms and strategies in an attempt to aggressively pursue retail developers that would be a good fit for the area. He stated that Retail Strategies fits the goals and the goals of Zion's neighboring communities. Director Knabel recommended approval of the proposal as presented. He stated that the cost of these services will be shared according to the terms of the intergovernmental agreement with Beach Park and Winthrop Harbor. He stated that the cost is \$160,000 for a three-year period with a fixed initial term. He stated that a contractual services agreement outlining the scope of services would be prepared and presented for approval at the next City Council meeting.

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell to accept the proposal of Retail Strategies for retail recruitment and analytic services to attract businesses to the region in accordance with the intergovernmental agreement with the Villages of Beach Park and Winthrop Harbor concerning cost and revenue sharing among the communities relating to new retail development. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

USE OF CITY PROPERTY REQUEST FORM

Mayor Hill asked the department heads to review and update the policy and request form for a private individual's or an organization's use of City property. He recommended that authority be given to department heads to grant permission to requestors rather than the City Council as the current policy dictates. He stated that the Council would not address the request from Boy Scout Troop 673 at this time as requested by Scout Leader W. C. Bremner.

CITIZENS FOR A BETTER ZION (CUBZ) POLICIES

Mayor Hill stated that he and Commissioners Frierson and McDowell have been very involved in the creation of Citizens for a Better Zion (CUBZ). He stated that the organization has been working with an advisor from the Department of Justice. He presented the CUBZ policies (16-DOC-75) to the Council for approval. Mayor Hill read aloud the policy sections outlining the CUBZ mission statement, structure, qualifications for membership, and vision for the future. He thanked the volunteer members and stated that members will be appointed at the next Council meeting.

It was moved by Commissioner Frierson, seconded by Commissioner McKinney to approve the Citizens for a Better Zion (CUBZ) policies as presented. The vote on roll call was: Commissioners McKinney, aye; DeTienne, aye; Frierson, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Colangelo thanked Engineering Technician Chris Nikinen for his efforts in writing specifications, performing the inventory, and measuring trees for the 2016 Ash Tree Removal Project.

ANNOUNCEMENTS

Thursdays through September 29th	11:00 a.m. to 7:00 p.m.	Zion Farmer’s Market Sheridan Road & Shiloh Blvd
September 3	6:30 p.m.	Zion’s Queen Pageant
September 4	8:15 p.m.	Jubilee Days Fireworks
September 5	8:00 a.m.	Mayor’s Prayer Breakfast
	10:00 a.m. - 6:00 p.m.	Jubilee Days Arts & Crafts Festival
	1:00 p.m.	Jubilee Days Parade
		Jubilee Days Parade Route Change
		The Parade steps off, as always, from Shiloh Blvd. (25 th Street) and Emmaus Avenue and heads north to 23 rd Street. It turns East on 23 rd Street to Sheridan Road and South on Sheridan Road, <u>ending at</u> <u>29th Street</u> . Sheridan Road from 29 th Street to 31 st Street will be closed for parade disbursement.
September 6	7:00 p.m.	Zion City Council Meeting

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Frierson, seconded by Commissioner McDowell and unanimously approved the meeting be adjourned at 8:14 p.m. Motion carried.

City Clerk

Approved September 6, 2016