

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 1, 2017, 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 Fischer, McDowell, DeTienne, McKinney, and Mayor Hill. A quorum was present.

Also present: Police Chief Steve Dumyahn, Fire/Rescue Deputy Chief Eric Montellano, Public Works Director Ron Colangelo, Accounts/Finance Director David Knabel, Building & Zoning Director Richard Ianson and City Attorney Paula Randall. Fire Chief John Lewis was absent.

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

**CITIZEN COMMENTS**

W. C. Bremner, Zion, thanked Mayor Hill for placing a discussion regarding the reinstatement of the CODERED emergency notification system on the meeting agenda. He requested that the Council consider reinstating the system based on his experience with a recent water main break in his neighborhood. He asked how the City would have notified residents if the emergency had been more widespread and water contamination had been an issue. Mr. Bremner presented Mayor Hill with an article from the Peoria Journal Star dated June 21, 2017 entitled "Tapped Out Towns Take Water to Market". He stated that the article dealt with towns that have sold their water systems to private companies. Mayor Hill invited Mr. Bremner to join in the discussion regarding the CODERED system which was an agenda item to be discussed later in the meeting.

Ken Fielding, Zion, thanked Police Officer Craig Hethke for his prompt and professional assistance in the recovery of a computer that was stolen from the food pantry. He stated that the thief was apprehended and the computer was returned within two hours. He stated that such professional service and response is common for the Zion Police Department. Mr. Fielding stated that he has concerns regarding adding another video gaming facility in Zion. He stated that he visited an existing facility as part of a ride along with a police officer and witnessed three persons who benefit from his food pantry who were playing slots. He stated that these gaming facilities are used by people who cannot afford to be there, and he finds that troublesome. He stated that he believes that these gaming establishments prey on the poor and weak. He stated that he is not in favor of adult entertainment that includes alcohol and gambling and these gaming facilities are a blight on the community. He stated that video gaming is not the answer to the City's financial deficit and he asked the Council to re-think approving additional video gaming café licenses.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on July 18, 2017 at 7:05 p.m.; approval but not release of Closed Session Minutes of a meeting held on July 18, 2017 at 8:25 p.m.
- (b) **BILLS:** Vouchers 126929 through 127012 drawn on First Merit Bank, Total: \$720,894.74

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

**RESOLUTION/AMENDING PERSONNEL AUTHORIZATION**

Mayor Hill stated that the Commission form of government is rare in Illinois. He stated that it has proven to be inefficient and most have dissolved. He stated that, in May 1950, the Zion City Council approved the monthly bills in the amount of \$5,971.41. He stated that City government is more complicated today. He stated that everything the City does involves the safety of citizens. He stated that he is not suggesting that the City change the type of government. Mayor Hill stated that the City Council's responsibility is to set policy and procedures and stay out of the departmental daily operations. He stated that the current Council is doing a good job letting the department heads do their jobs. He proposed changes to make City operations more effective and efficient which the Council unanimously supported. He stated that Clerk Burkemper will retire on November 3, 2017 which will afford the City the opportunity to review operations. He stated that his proposed changes are revenue neutral and will be at no additional cost to the City. He stated that currently the City does not have an extremely well-trained personnel director. He stated that the City needs better administration of medical insurance and worker compensation benefits. He stated that the City has issues on occasion with terminating employees. Mayor Hill presented an amended Personnel Authorization which creates the position of City Administrator/Finance Director who will oversee all City affairs. He recommended that Director David Knabel be appointed to this position. He stated that the Personnel Authorization creates a part time Human Resources Director. He stated that the Deputy City Clerk position would be eliminated and Sheryl Spooner will assume the duties of City Clerk and also retain her responsibilities as the Mayor's Administrative Assistant. He stated that the Economic Development Coordinator will assume the responsibility for business licensing. Mayor Hill stated that the Assistant to the Finance Director will assume the day-to-day operations of the Accounts/Finance Department. He stated that the amended Personnel Authorization also includes some housekeeping items: 1) elimination of a Senior Clerical Assistance position in Accounts/Finance, 2) elimination of all full and part Telecommunicator positions in the Police Department due to the dispatch consolidation with the Village of Gurnee. Commissioner Fischer asked, if the Deputy City Clerk position is eliminated, who would cover in the City Clerk's absence. Mayor Hill stated that Sonolito Bronson, Economic Development Coordinator, would cover for the Clerk. Commissioner McDowell stated that the City is already operating in this manner and he supports the Personnel Authorization amendments.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer, that a Resolution (17-R-31) be passed amending the Personnel Authorization as presented. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Motion carried. Resolution passed.

**SPECIAL USE PERMIT/4527 ROUTE 173/VETERINARY CLINIC**

It was moved by Commissioner McDowell, seconded by Commissioner McKinney, that an Ordinance (17-O-43) be passed granting a Special Use Permit for a veterinary clinic at 4527 Route 173 to Gray Animal Hospital. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ORDINANCE/VACATING PORTION OF 22<sup>ND</sup> STREET RIGHT-OF-WAY & ALLEYWAY**

Director Colangelo stated that the City granted the Zion Park District siting for a cell tower. As a housekeeping measure, it is necessary for the City to vacate a portion of the 22<sup>nd</sup> Street right-of-way and alleyway which was not completed when the City and Park District traded properties several years ago. He stated that vacating this property will leave it free and clear for the Park District. Director Colangelo stated that the Zion Park District will pay the City a one-time fee to cover the cost (\$1,150) of preparation of the Plat of Vacation, legal fees and recordation costs.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney, that an Ordinance (17-O-44) be passed vacating a portion of the 22<sup>nd</sup> Street right-of-way and alleyway. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**ORDINANCE/APPROVING ECONOMIC INCENTIVE AGREEMENT/  
TDWR, LLC/CULVER'S RESTAURANT/3335 SHERIDAN ROAD**

A memo (17-DOC-60) was received from Sonolito Bronson, Office of Economic Development, recommending approval of an Economic Incentive Agreement between the City of Zion and TDWR, LLC (Culver's Restaurant) at 3335 Sheridan Road. On March 27, 2017, the Tax Increment Finance (TIF) Board reviewed the application for financial assistance submitted by TDWR, LLC in the amount of \$401,744 for costs associated with improvements to the exterior façade, parking lot, signage and interior per franchise requirements. Ms. Bronson's memo stated that the TIF Review Board recommended approval of the application in an amount not to exceed \$50,025 to be used for electrical (\$17,825), interior plumbing (\$15,950), and parking lot light replacement with LED (\$16,250). Director Knabel recommended that Section 5 (A) (2) of the agreement be amended adding that payment of the TIF incentive shall be provided by the City to the owner within 14 days through a series of reimbursements. Mayor Hill asked if there were other eligible expenses applied for that were not approved by the TIF Review Board. Director Knabel stated that there were other expenses applied for but the Board felt the items approved were at a level compatible with maintenance of an existing structure. Mr. Ed Rich, TDWR, LLC, stated that the franchise will also provide funding for the improvements. He stated that, even though the property suffered a \$500,000 decrease in value, he is in Zion to stay. He stated that Culver's corporation is mandating the work however he supports the improvements as they make the facility more ADA compliant and he wants to do the right thing. He stated that he would appreciate financial assistance with the parking lot lights. Commissioner McDowell asked why the TIF Review Board selected the items they did. Director Knabel stated that the Council can add items back in but only these items were recommended by the TIF Review Board.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney, that an Ordinance (17-O-45) be passed approving and authorizing an economic incentive agreement between the City of Zion and TDWR, LLC, (TIF 3# - Culver's 3335 Sheridan Road) in an amount not to exceed \$50,025 and that the economic incentive agreement be amended adding to Section 5 (A)(2) that payments of the TIF incentive shall be provided by the City to the owner within 14 days. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**SERVICE TECHNICIAN VACANCY/PUBLIC WORKS DEPARTMENT**

A memo (17-DOC-61) was received from Director Colangelo requesting permission to fill a Service Technician vacancy in the Public Works Department. He stated that with the recent resignation of a Street Division employee, a vacancy was created. He requested permission to post, advertise and fill the position.

It was moved by Commissioner Fischer, seconded by Commissioner DeTienne to authorize posting, advertising and hiring for the vacant Service Technician position in the Public Works Department. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**WATER RATE ADJUSTMENT**

A memo (17-DOC-62) was received from Director Knabel stating that, based on the most recent Lake County Public Water District audit, the rate charged to the City for water will decrease by \$.10 per 1,000 gallons. He recommended adjusting the water rates to pass the savings to residents. He stated that the adjustment would decrease the water sales revenue by approximately \$60,000 with a corresponding decrease to the expense for purchase of water. Director Knabel stated that, if approved, the new rate would be effective beginning with the November 2017 billing for water used from August through October.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne, to adjust City water rates by decreasing the rate by \$.10 per 1,000 gallons, and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**CODERED NOTIFICATION SYSTEM**

Mayor Hill stated that W. C. Bremner, Zion resident, requested that a discussion regarding the possible reinstatement of the CODERED notification system be placed on the Council agenda. He stated that, due to budget cuts, the CODERED line item, in the amount of \$12,500, was eliminated from the budget. Director Knabel stated that in the absence of CODERED, notifications regarding water main breaks would be hand delivered to affected residents and the information would be posted on the City website. He stated that there should be a policy discussion regarding for what purposes CODERED would be used. Commissioner McDowell stated that for the amount the City used CODERED, he did not see that it was worth the expense. He stated that the need to disseminate information still exists and he recommended checking the cost of robo calling. He stated that the CUBZ Commission is discussing communication with residents. Director Colangelo stated that boil order notices are hand delivered however the main break noted by Mr. Bremner did not warrant a CODERED notification. He stated that CODERED would only be used if there was a major water-related emergency which is rare. He stated that if the affected area is too widespread to hand deliver notices to residents, the City notifies television and radio stations and newspapers who release the information to the public. Commissioner Fischer asked, since CODERED is an "opt in" system, how many residents signed up to receive system notifications. He stated that robo calls could not be targeted like an "opt in" system can. Mayor Hill asked staff to determine how many residents were receiving CODERED calls. Director Knabel will check with Zion Elementary School District No. 6 to learn how they disseminate information to the public. No action was taken on this agenda item.

**CDBG COMMERCIAL SIGN & FAÇADE IMPROVEMENT PROGRAM/  
A SOLID FOUNDATION APPLICATION**

A memo (17-DOC-63) was received from Director Knabel stating that previously the Council approved an ordinance establishing the Commercial Sign & Façade Improvement Program to provide financial assistance to property and business owners to substantially improve the City's retail and business district environment. He stated that the program provides grant funds to owners to be matched by their equal and greater investment of private funds for the purpose of restoring or renovating commercial facades and/or replacing deteriorated, poor quality signs and awnings. Director Knabel stated that an application was received from A Solid Foundation located at 4527 Route 173, #108 requesting to participate in the program to install a 19-20 foot lighted sign on the front of the building and applicable signage along the fence on the property. He stated that the property owner, Ned Brickman of Midland Management, LLC, has consented to A Solid Foundation's program application. Director Knabel stated that the total project cost is not to exceed \$6,800 with the maximum reimbursement amount from CDBG grant funds not to exceed \$3,400.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney, to approve the CDBG Commercial Sign & Façade Improvement Program application of A Solid Foundation, 4527 Route 173, #108, for installation of a 19-20 foot lighted sign on the front of the building and applicable signage along the fence on the property in the total project cost amount not to exceed \$6,800 with the maximum reimbursement amount from CDBG grant funds not to exceed \$3,400, pending Building Department review and permitting. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**DEPARTMENTAL COMMENTARY**

Commissioner DeTienne commended Mayor Hill for his actions in moving the City forward. He stated that Mayor Hill is a proactive Mayor and he appreciates his efforts. He stated that the Department Heads enjoy working with Director Knabel who will be a positive influence as City Administrator.

**ANNOUNCEMENTS**

Thursdays  
through September 28th

11:00 a.m. to 7:00 p.m.

Zion Farmer's Market  
Location Change - Zion Park  
District Leisure Center  
(2400 Dowie Memorial Drive)

August 15

6:30 p.m.  
7:00 p.m.Zion Town Board Meeting  
Zion City Council Meeting

Mayor Hill stated that Zion Township meetings are beginning to extend beyond 7:00 p.m. and cause the City Council meeting to start late. He asked if the Township Trustees could discuss the possibility of an earlier Township Board meeting start time. Commissioner Fischer stated that he has discussed the matter with Township Supervisor Neal. Commissioner McDowell stated that the reading of the monthly report by Chairman Neal, which is provided in hard copy report form, could be eliminated. He stated that there are other ways to shorten the meetings.

#### **CLOSED SESSION**

It was moved by Commissioner Fischer, seconded by Commissioner McKinney that the Council recess to Closed Session at 7:55 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of personnel and collective bargaining. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner McKinney, seconded by Commissioner Fischer to reconvene the Regular Council meeting at 8:29 p.m. with all members present. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

#### **NON-UNION EMPLOYEE WAGE INCREASES**

It was moved by Commissioner McDowell, seconded by Commissioner Fischer, to approve non-union employee wage increases as follows: 1) 3% for all full and part time non-union Police Department employees and 2) 2.5% for all other full and part time non-union employees. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; DeTienne, 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 Fischer, seconded by Commissioner McDowell, and unanimously approved the meeting be adjourned at 8:30 p.m. Motion carried.

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City Clerk

Approved August 15, 2017