

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 3, 2017, AT 7:00 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 Fischer, DeTienne, McKinney, McDowell, and Mayor Hill. A quorum was present.

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

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

AGENDA CHANGES

Commissioner McDowell asked if the water bill issue between the City and Britini Parker, as discussed at the September 19, 2017 Council meeting during Citizen Comments, has been resolved. Mayor Hill stated that the matter was resolved and staff will develop a policy regarding water account deposits that will apply to all residents.

It was moved by Commissioner DeTienne, seconded by Commissioner Fischer to accept the City Council meeting agenda with amendments as follows:

- Add Item 10 e -- Discussion regarding parking in the downtown business district per Commissioner McDowell

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

SPECIAL PRESENTATION

Chief Lewis presented a Fire/Rescue Department Certificate of Commendation to Michael Patrick, who came to the aid of a victim of a vicious dog bite, in recognition of his professionalism and concerned efforts for the well-being and safety of a resident of the Zion community.

INTRODUCTION/HUMAN RESOURCES DIRECTOR/KARIN GRAVES

Mayor Hill introduced the City's new Director of Human Resources, Karin L. Graves. He stated that Ms. Graves is well educated in the field of Human Resources and is highly qualified. Ms. Graves was welcomed by the City Council and staff.

CITIZEN COMMENTS

W. C. Bremner, Zion, presented Mayor Hill with an article from the October 2, 2017 Chicago Tribune entitled "Bill Would Support Cities Storing Nuclear Waste". He stated that the article reported that U.S. Representative Brad Schneider, U.S. Senator Tammy Duckworth and Mayor Hill are introducing legislation to receive funds for Zion for the storage of spent nuclear fuel. Mayor Hill stated that a press conference was held on October 1, 2017 to announce that a bill would be introduced which could mean \$15,000,000 for Zion taxing bodies for compensation for hosting the storage of spent nuclear fuel rods. He stated that the City could be compensated \$1.00 for each of the 15,000,000 kilograms of spent fuel being stored on Zion's lakefront. He stated that the bill includes an economic development incentive for any developer who brings a development to Zion as well as a first time home buyer tax rebate totaling \$80,000, an \$8,000 per year tax credit.

Vernell Whitaker, Zion, stated that there are potholes in the alley in the 1800 block of Jethro caused by a recently remedied water/sewer problem and garbage trucks. He asked why there is a \$75.00 plan review fee charged by the Building Department when they only looked at a picture of a 10 ft. x 14 ft. shed on a sheet of paper. He asked that an explanation be mailed to him. Mr. Whitaker asked why unpaid parking tickets are tied to water bills. He stated that he wasn't aware that he had received a ticket. He stated that when residents get their water shut off, they are

charged a \$50.00 turn off fee which they can't afford to pay. He stated that the City needs to consider the strangle hold they put on some residents who cannot pay. Mayor Hill recommended to Mr. Whitaker that he discuss the \$75.00 plan review fee with Director Ianson. Mayor Hill stated that he would be glad to discuss the reasoning for attaching an unpaid parking ticket to the water bill and the turn off fees after the meeting.

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 September 19, 2017 at 7:05 p.m.; approval but not release of Closed Session Minutes of a meeting held on September 19, 2017 at 8:10 p.m.
- (b) **BILLS:** Vouchers 127468 through 127561 drawn on First Merit Bank, Total: \$375,330.54

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

RESOLUTION/APPOINTING ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF) AUTHORIZED AGENT

It was moved by Commissioner Fischer, seconded by Commissioner McKinney, that a Resolution (17-R-34) be passed appointing David Knabel as the City of Zion Illinois Municipal Retirement Fund (IMRF) Authorized Agent effective November 1, 2017. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

ORDINANCE/RIGHT-OF-WAY LEASE RENEWAL/ADJACENT TO 2260-2264 SHERIDAN ROAD

A memo (17-DOC-87) was received from Director Ianson stating that, in November 2016, the City Council passed Ordinance 16-O-38 authorizing execution of a lease between the City of Zion and MJK Group, LLC for property consisting of approximately 1,584 square feet situated on the 23rd Street right-of-way, adjacent to 2260-2264 Sheridan Road, to provide for five (5) additional tenant parking spaces. The annual rent payment was set at \$250.00. He stated that the lease expires on October 31, 2017. He requested that the Council renew the lease.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell, that an Ordinance (17-O-58) be passed authorizing renewal of a lease between the City of Zion and MJK Group, LLC for property consisting of approximately 1,584 square feet situated on the 23rd Street right-of-way, adjacent to 2260-2264 Sheridan Road, to provide for five (5) additional tenant parking spaces with an annual rent payment of \$250.00. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ORDINANCE/VACATING PORTION OF BETHESDA BLVD. RIGHT-OF-WAY & ALLEYWAYS

A memo (17-DOC-88) was received from Director Colangelo, along with a plat of vacation and site plan for the new addition and parking lot improvements for the Zion Benton Township High School New Tech Campus. He stated that, during the plan review process, it was discovered that several alleyways still run underneath existing buildings which were assumed to be school property. It was determined that the 2200 Block of the east Bethesda Boulevard right-of-way would be best served if it were vacated to the school for use as a bus drop off lane and open space. Director Colangelo recommended approval of the Plat of Vacation as presented. Commissioner McDowell asked if there was consideration given to the City selling the property to the school district during negotiations. Director Colangelo stated that it is negotiable and would be the Council's decision. Mayor Hill stated that the City should

cooperate with other Zion taxing bodies and noted that the City will be reimbursed for all related costs for the vacation.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney, that an Ordinance (17-O-59) be passed vacating a portion of the Bethesda Boulevard right-of-way and alleyways in the City of Zion. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

PLAT OF EASEMENT/2200 BLOCK OF EAST BETHESDA BLVD. RIGHT-OF-WAY

A memo (17-DOC-89) was received from Director Colangelo, along with a plat of easement and site plan for the new addition and parking lot improvements for the Zion Benton Township High School New Tech Campus. Staff recommended approval of the Plat of Easement.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, to approve the Plat of Easement for the 2200 Block of east Bethesda Boulevard right-of-way. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

APPROVAL OF FINANCING/E-ONE PUMPER & ACCESSORIES/FIRE/RESCUE DEPARTMENT

It was moved by Commissioner McDowell, seconded by Commissioner McKinney, to approve the financing contract between the City of Zion and Municipal Funding Solutions, LLC for the purchase of an E-One Pumper and assorted accessories in the amount of \$465,623 with an interest rate of 3.65%. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

APPROVAL TO PURCHASE/SQUAD CARS/POLICE DEPARTMENT

A memo (17-DOC-90) was received from Chief Dumyahn requesting approval of the purchase of ten squad cars for the Police Department. The purchase price was obtained through the Suburban Purchasing Cooperative (SPC) Contract which is below State Bid price. The total for the ten squad cars and all related equipment, installation and set-up is \$393,948 which is currently \$2.00 under budget. Chief Dumyahn stated that there is potential to reduce the total cost during negotiations for equipment. He requested that the Council waive bids and allow the purchase from any dealer who can meet the SPC Contract purchase price. This is a budgeted purchase in the Fiscal Year 2018 budget under the Capital Projects Line Item and funds from two restricted law enforcement funds, the Prison Review Agency Fund and the 740-Agency Fund, will also be used to offset the cost of this purchase/lease. Commissioner McDowell asked what the amount was being held in each of the two off set fund accounts. Chief Dumyahn stated that the account totals fluctuate as funds are awarded through the court system. He stated that he is confident that the vehicles can be purchased at the SPC contract price and from a local dealer, however, if not, then the purchase will be made from the vendor who was awarded the SPC bid.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne, to waive bids and approve the purchase of ten squad cars and all related equipment, installation and set-up for the Police Department at the Suburban Purchasing Cooperative (SPC) Contract price from a local dealer in the amount of \$393,948. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

APPROVAL OF RATE/SALARY INCREASES/PUBLIC AFFAIRS & POLICE DEPARTMENTS

It was moved by Commissioner DeTienne, seconded by Commissioner Fischer, to approve

Community Service Officer hourly rates as follows: David Bell, \$13.00; Marquise Lewis, Darius Martinez-Coleman and all new hires, \$11.00; Matron position, \$13.00, and

Public Affairs personnel salaries as follows: David Knabel, \$140,643, Barbara Fitz-Henley, \$88,030, Sheryl Spooner, \$76,212, Sonolito Bronson, \$57,163, Karin Graves, \$34.00/hour (\$42,438)

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

PARKING IN DOWNTOWN BUSINESS DISTRICT

Commissioner McDowell stated that he received a letter from the owner of The Hive, LDJ Investments, stating that the City granted a Special Use Permit to Violet’s Banquet Hall across the street (Sheridan Road) from his business regarding parking. He stated that he has an issue with parking during banquets when guests use all the parking spaces, leaving no parking spaces for his customers. Commissioner McDowell stated that the City did not issue a Special Use Permit. He made two suggestions to improve the problem: 1) amend the ordinance which currently provides for a two-hour parking limit twenty-four hours a day to two-hour parking, Monday through Friday, from 8:00 a.m. to 5:00 p.m. and 2) allow temporary signage on Sheridan Road in front of The Hive to reserve a few parking spaces if a banquet is in progress at Violet’s Banquet Hall. Commissioner Fischer asked if the same offer to reserve parking spaces would be offered to other businesses. Commissioner McDowell responded by saying, “If they ask.”. Commissioner DeTienne stated that reserved parking spaces only in front of The Hive would be difficult to control and enforce. Commissioner McDowell stated that Fortner’s Jewelry and Midwestern Regional Medical Center offices are the only neighboring businesses and they are not open after 5:00 p.m. Commissioner McKinney asked often The Hive experiences this problem with parking. Commissioner McDowell stated that it happens about once a month. Commissioner Fischer asked if the matter has been discussed with the banquet hall owners. Mayor Hill stated that this issue has been on-going for about a year and conversations have been had with both Violet’s Banquet Hall and The Hive. Mayor Hill stated that The Hive has parking in the back but customers don’t care to park there. He recommended that department heads, two Commissioners and business owners get together to create a solution. Commissioner Fischer stated that he cannot support making an exception for one business on Sheridan Road to reserve parking spaces on the public way.

ANNOUNCEMENTS

October 17	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
October 29	2:00 p.m. to 5:00 p.m.	Zion Trick or Treat
November 7	7:00 p.m.	Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Fischer that the Council recess to Closed Session at 7:50 p.m., pursuant to 5 ILCS 120/2 “Open Meetings”, for the discussion of collective bargaining and personnel. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to reconvene the Regular Council meeting at 8:27 p.m. with all members present. The vote on roll call was: Commissioners Fischer, aye; DeTienne, aye; McKinney, aye; McDowell, 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 Fischer, and unanimously approved the meeting be adjourned at 8:27 p.m. Motion carried.

City Clerk