

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 15, 2019, 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 DeTienne, McKinney, Fischer, McDowell and Mayor Hill. A quorum was present.

Also present: Police Chief Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ray Roberts, City Administrator Director David Knabel, Building & Zoning Director Richard Ianson, Human Resource Director Karin Graves and City Attorney Paula Randall.

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

**AGENDA CHANGES**

It was moved by Commissioner McKinney, seconded by Commissioner Fischer to accept the City Council meeting agenda with the following changes:

- Delete Item 8b - Consider approval of Class A-1 Retail Liquor License for Thomas French (Qu's Place LLC) - 3467 N. Sheridan Road. Liquor Commission recommends approval per Mayor Hill.

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

**CITIZEN COMMENTS**

Al Rogers, Zion, thanked Mayor Hill, Commissioner McKinney, Commissioner McDowell and the Department heads for their professionalism in the midst of the tragedy that happened in Mr. Rogers' home. Mayor Hill also thanked the Commissioners and department heads for assisting Mr. Rogers' family get through this horrible fire.

Michael Pobiecke, Kenosha Wisconsin, stated that the Zion Benton Times recently announced that they will no longer be publishing a newspaper in the area. He also stated that he has partnered with Frank Carmichael, owner of Happenings Magazine, to launch a newspaper in the area starting next week.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on December 18, 2018 at 7:00p.m.
- (a) **BILLS:** Vouchers 128274 through 128329 drawn on Huntington National Bank, N.A. Total : \$22,098,118.05

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

**ECONOMIC INCENTIVE AGREEMENT WITH ZION STORAGE, LLC**

A memo (19-DOC-1) was received from Economic Development regarding TIF Economic Incentive Agreement - Zion Storage properties, LLC. Administrator Knabel stated that Zion Properties, LLC approached the city with plans to purchase the former Kmart building and convert it into a high end self-storage facility. The TIF Board considered their application on December 13th and recommended approval in an amount not exceed \$457,965.00. After giving an overview of how TIFs work, he stated that the additional property taxes that are generated from this project will go towards paying that incentive over the next 2 to 3 years. Administrator Knabel also stated that the date in Section 1G of the agreement needs to be changed from December 3, 2019 to December 3, 2018.

Commissioner McDowell stated that he understands that the TIF Board is made up of members of other taxing bodies and community members. He asked if there were any objections in the meeting. Administrator Knabel stated that although there were no objections, the TIF Board asked really good questions of the applicant to ensure that there is sufficient skin in the game. Commissioner McDowell asked if a 2 and a half year TIF recovery is typical. Administrator Knabel said that it's quite accelerated from the typical 10 year time frame.

It was motioned by Commissioner Fischer and seconded by Commissioner McKinney, that an Ordinance (19-O-1) be passed approving and authorizing the execution of an economic incentive agreement between the City of Zion and Zion Storage, LLC (South Sheridan Road TIF #3) in an amount not to exceed \$452,957.00. The vote on the roll: Commissioners DeTienne, aye; McKinney, aye; Fischer, aye; McDowell, aye and Mayor Hill, aye. Motion carried.

#### **AMMENDMENTS TO NATIONWIDE COMPENSATION PLAN**

A memo (19-DOC-2) was received from Human Resources regarding amendments to the Nationwide deferred compensation plan. Administrator Knabel stated that he and Director Graves have been meeting with a representative from Nationwide regarding additional provisions to the plan for 457 (b) loans and contributions to Roth IRA that were currently not part of the plan. He stated that this is an additional benefit for employees and there is no cost to the city to add these provisions to the existing plan. Both he and Director Graves recommend approval.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney to approve the amendments to the Nationwide deferred compensation plan to include the 457 (b) loan provision and the Roth contribution. The vote on the roll: Commissioners DeTienne, aye; McKinney, aye; Fischer, aye; McDowell, aye and Mayor Hill, aye. Motion carried.

#### **AMENDMENT TO CLASS K LICENSE REQUIREMENTS**

Mayor Hill stated that the Class K liquor licenses were awarded to gaming cafes that we'd hoped to be more of a restaurant than what they have turned out to be. He stated that they while we brought in approximately \$220,000 in 2018 from gaming cafes, they are all unable to meet the 15% gross revenue from food and beverage currently required and recommends changing the minimum to \$5,200 annually for all food and beverage sales. Commissioner McDowell asked if the consequence of not meeting the minimum includes not having the liquor license renewed. After reading Section 56-56 of the ordinance, Mayor Hill stated that if the conditions aren't met, the K license will not be awarded. Commissioner McDowell asked if we knew what percentages were met by the cafes. Mayor Hill said it was significantly less than 15% adding that when people go in, they are not interested in eating. Commissioner McDowell asked if the Mayor or the Liquor Commission met with the cafes to discuss the new minimum amount. Mayor Hill stated that he has met with all of them and that they feel they can do this.

Commissioner McDowell stated that although he didn't like the gaming cafes to begin with, he does like the idea of having a nice place to get some food even if you didn't want to use the gaming machines. He added that Zogo's fits that model very nicely. Mayor Hill stated that Zogo's is a different model from the gaming café. He added that they have a Class A license which requires 75 seats.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney that an Ordinance (19-O-2) be passed amending Chapter 56 of the Zion Municipal Code pertaining to the Liquor Control Ordinance. The vote on the roll: Commissioners DeTienne, aye; McKinney, aye; Fischer, aye; McDowell, nay and Mayor Hill, aye. Motion carried.

#### **DEPARTMENTAL COMMENTARY**

Administrator Knabel said that City offices will be closed on Monday January 21st in observation of Dr. Martin Luther King, Jr.'s birthday.

Commissioner Fischer thanked Director Roberts and the Public Works crew for working hard all night on New Year's Eve salting the roads and repairing a sanitary sewer collapse on the 3100 block between Bethel Boulevard and Eschol Avenue. Both Mayor Hill and Commissioner Fischer asked for the community's patience and understanding as we try to address the various infrastructure issues utilizing the resources we have.

**ANNOUNCEMENTS**

|             |                        |  |
|-------------|------------------------|--|
| January 21  |                        | City offices closed in observance of Dr. Martin Luther King, Jr. |
| February 5  | 7:00 p.m.              | Zion City Council Meeting  |
| February 19 | 6:15 p.m.<br>7:00 p.m. | Zion Township Board Meeting<br>Zion City Council Meeting         |

**CLOSED SESSION**

It was motioned by Commissioner McDowell and seconded by Commissioner DeTienne that the Council recess to Closed Session at 7:27 p.m. pursuant to 5 ILCS 120/2 "Open Meetings" for the discussion of collective bargaining, personnel and probable litigation. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Fischer to reconvene the Regular Council meeting at 8:25 p.m. with all members present. The vote on the roll: Commissioners DeTienne, aye; McKinney, aye; Fischer, aye; McDowell, nay 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 DeTienne and unanimously approved the meeting be adjourned at 8:26 p.m. Motion carried.

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Recording Secretary