

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 19, 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 McDowell, Fischer, DeTienne, McKinney, 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 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

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

CITIZEN COMMENTS

Ronnel Pipes and Chris Castellanos from Zion Together addressed the Council. Last year they came to the Council asking for help with their idea and because of their generous donations, there were able to put their ideas in place. Contributions have made it possible for them to move their ideas forward. Mr. Castellanos stated they will be coming back to make a presentation at a future meeting. He encouraged others to check out their website at Ziontogether.com.

Steven Angelos, Zion Together, stated he has worked with Rennel Pipes and Chris Castellanos. Cheri Neal brought him in to help coordinate the current project. He has enjoyed watching things happen. He encouraged everyone to check out the Ziontogether.com website and listen how an idea changed an entire community. He stated the website includes testimonials and interviews and encourages others to talk to their neighbors.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on February 5, 2019 at 7:00 p.m.
- (b) **BILLS:** Vouchers 131373 through 131459 drawn on Huntington National Bank, N.A.,
Total: \$259,831.99

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

ORDINANCE/AMENDING ZION MUNICIPAL CODE/CITY STICKERS

It was moved by Commissioner Fischer, seconded by Commissioner McKinney that an Ordinance (19-O-3) be passed amending Zion Municipal Code Section 90-237(b), 90-239(a)(1), 90-240(b) & 90-243(b) as presented. The vote on roll call was: Commissioners McDowell, nay; Fischer, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

ABATING TAX/GENERAL OBLIGATION BONDS – SERIES 2013

Administrator Knabel offered an explanation on what abating taxes means and why the City pledges revenue. He stated when the City issues bonds they are required to provide collateral for the financing. That is done in the form

of pledging certain revenues such as water billings, motor fuel taxes and sales taxes. They are also required to pledge their taxing authority as backup collateral in case the revenues pledged aren't sufficient to pay the principal and interest. By December of each year he is required to put the pledge revenues into a separate account to pay the next year's principal and interest. Once that is done, they can abate the tax levy that's associated with those bonds to ensure that those taxes aren't added to the levy. This ensures that the City is not utilizing property taxes from residents to pay debt obligations.

It was moved by Commissioner McKinney, seconded by Commissioner Fischer that an Ordinance (19-0-4) be passed abating the tax heretofore levied for the Year 2018 to pay the principal of and interest on \$1,230,000 Taxable General Obligation Bonds (Area 3 South Sheridan Road Special Tax Allocation Fund Alternate Revenue Source), Series 2013, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ABATING TAX/GENERAL OBLIGATION REFUNDING BONDS – SERIES 2015

It was moved by Commissioner Fischer, seconded by Commissioner McKinney that an Ordinance (19-0-5) be passed abating the tax levied for the Year 2018 to pay the principal of and interest on \$1,175,000 General Obligation Refunding Bonds, (Waterworks and Sewage System ARS), Series 2015, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ABATING TAX/GENERAL OBLIGATION BONDS – SERIES 2017

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that an Ordinance (19-0-6) be passed abating the tax levied for the Year 2018 to pay the principal of and interest on \$3,140,000 Taxable General Obligation Bonds, (Alternate Revenue Source) Series 2017, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

SOLAR PANEL AMENDED LEASE OPTION

Administrator Knabel stated he is requesting approval to extend the Solar Lease Option Agreement with Zion CS LLC, DBA/Cenergy Power. The lease option relates to the Solar Project on the Zion landfill near 17th Street. Cenergy is requesting the extension in order to continue the Due Diligence Period Option to Lease for two (2) years.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell to approve the amended Solar Lease Option Agreement with Cynergy Power and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

ORDINANCE/MUNICIPAL CODE DEVIATION/3355 SHERIDAN ROAD

A memo (19-DOC-7) was received from Chief Lewis requesting a deviation from Zion Municipal Code Section 34-43, 903.8. He stated that K-Builders LLC is the contractor renovating the old Kmart building at 3355 Sheridan Road which will become a self-storage facility. Through the fire department's plan review process, it was noted that the existing structure does not conform with Municipal Code Section 34-43, 903.8 which requires an outside access door to the sprinkler riser room with appropriate labeling on the door in minimum four (4) inch letters. As a vacant building now being remodeled for use, code requires the building to be brought up to the current code. Mr. Ken Korczyk, the Director of Site Supervision for the project is requesting a variance to the code requirement. This is a municipal code requirement only and is not required by the National Fire Protection Code, International Fire Code or International Building Code currently approved by the City of Zion. The location of the sprinkler "cage" is adjacent to an exterior door and Mr. Korczyk has agreed to provide the required signage on both the exterior door and sprinkler room door for easy identification. As Fire Marshal, Chief Lewis has discussed the project with Mr. Korczyk and can support his request for a variance to the code requiring direct access to the sprinkler room based on the location of exterior doors and the sprinkler room itself.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that an Ordinance (19-O-7) be passed granting a deviation from Zion Municipal Code Section 34-43, 903.8 to allow the sprinkler room door's proximity to the exterior door to suffice provided that the required signage is installed on both the exterior door and the sprinkler room door for property at 3355 Sheridan Road. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; DeTienne, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

DEPARTMENTAL COMMENTARY

Clerk Spooner stated that she and Attorney Randall performed the semi-annual Closed Session Minutes review and have determined that there are no minutes eligible for release at this time.

Chief Lewis stated a press release has been issued regarding a special meeting between the City Council and the Beach Park Fire Protection District Board of Trustees. The meeting will be held on Monday, February 25th at 7:00 p.m. at Zion City Hall and will include a presentation by the Illinois Fire Chief's Association regarding functional consolidation between the Zion Fire/Rescue Department and the Beach Park Fire Protection District.

Administrator Knabel met with Warren Ribley regarding the City's Enterprise Zone application. He stated the City's last application was awarded between 140-170 points. After Mr. Ribley's work on the application, the points should be up to 340. The Enterprise Zones will be awarded in September.

ANNOUNCEMENTS

February 25	7:00 p.m.	Joint Special Meeting between Zion City Council and Beach Park Fire Protection District at Zion City Hall
March 5	7:00 p.m.	Zion City Council Meeting
March 19	6:15 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Fischer that the Council recess to Closed Session at 7:20 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 McDowell, aye; Fischer, aye; DeTienne, aye; McKinney, aye and Mayor Hill, aye. Motion carried.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to reconvene the Regular Council meeting at 7:46 p.m. with all members present. The vote on roll call was: Commissioners McDowell, aye; Fischer, 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 McKinney, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 7:47 p.m. Motion carried.

City Clerk