

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, NOVEMBER 5, 2019, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

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Mayor McKinney called the meeting to order.

On call of the roll the following answered present: Commissioners Fischer, Frierson, Holmes, and Mayor McKinney. Commissioner McDowell was absent. A quorum was present.

Also present: Police Chief Kirk Henderson, Fire Chief John Lewis, Public Works Director Ray Roberts, City Administrator David Knabel, Building & Zoning Director Richard Ianson and City Attorney James Vasselli.

Mr. Bremner led in the Pledge of Allegiance to the Flag.

Mayor McKinney asked for a moment of silence for all First Responders and Military personnel.

**AGENDA CHANGES**

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

- Table Item 8 (a) Consider alley vacation request until the November 19, 2019 meeting

The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

**CITIZEN COMMENTS**

Calvin Myers, Zion, stated he is a victim of ongoing hate crimes. He is a disabled veteran and a caregiver for his disabled girlfriend that has MS. He is also a retiree from the Lake County Health Department. He stated his property is being vandalized on a regular basis. He has spoken with Mayor McKinney and met with Chief Henderson and nothing has changed. He often sits with two guns every night hoping he doesn't catch anyone and get himself in trouble. He knows that his neighbors are doing the damage. He has lived in Zion for nearly 30 years and has never needed cameras. There is damage done to his property and vehicle on a consistent basis. He will not be forced out of his home and just wants to be left alone. He feels he has taken all the steps he can and now needs an intervention.

Ken Endress, Zion, stated he is a resident of Zion but also represents the Commanding Officers of the Naval Station at Great Lakes. He passed on greetings for the Holidays to the City of Zion. He stated they are looking for businesses to sponsor the activities at the July 4<sup>th</sup> celebration at Great Lakes Naval Base. He also invited citizens that have access to the Naval Base to the Holiday Christmas Concert at the Ross Auditorium on December 13, 2019. He asked what the status was of recreational cannabis sales in the City of Zion.

W.C. Bremner, Zion, presented the Council with several articles relating to the communities down state regarding marijuana. He stated the articles are primarily pre-emptive to what communities are doing before the January 1, 2020 deadline.

Rob Peccola, Attorney for the Institute of Justice and the coalition of landlords and tenants are currently in a Federal lawsuit challenging the City of Zion Rental Inspection ordinance. He spoke on the proposed ordinance amendments. He questioned if there was a draft ordinance available for public inspection.

Josefina Lozano, Winthrop Harbor, stated she is the Plaintiff involved in the lawsuit against the City of Zion's Rental Inspection ordinance. She stated due to the fact the proposed amendments to the ordinance were not made available to the public she suggested the Council not vote on the ordinance. She stated the ordinance should go through the normal process of the Planning and Zoning Board and to hold a public hearing on the proposed amendments.

Mary Lou Hiltbran, Zion, thanked Commissioner Fischer for riding along with ESDA on Halloween for Zion trick or treating.

Clyde McLemore, Zion, congratulated the City and Director Roberts for completing the alley repairs. He stated it took a long time to get done but the City alleys look good. He stated on the first Sunday in November a special event is held at the Inn at Market Square. Elected Officials from surrounding communities attended the event but no one from the City

Council attended the event. He was disappointed the City officials were not there to welcome people to the City. Black Lives Matter received a \$10,000 donation. He stated Zion is a base for Black Lives Matter and it was not represented.

### CONSENT AGENDA

It was moved by Commissioner Fischer seconded by Commissioner Holmes that the Minutes be approved as follows:

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on October 15, 2019 at 7:05 p.m.; approval but not release of Closed Session Minutes of a meeting held on October 15, 2019 at 8:10 p.m.

The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Fischer seconded by Commissioner Frierson that the Bills be approved as follows:

- (b) **BILLS:** Vouchers 133229 through 133460 drawn on Huntington National Bank, N.A. Total: \$1,303,066.40.

Commissioner Holmes questioned the payment to Daniels, Long & Pinsel. Attorney Vasselli stated this local firm handles the City's prosecution matters, Planning & Zoning Board matters and Board of Fire and Police Commission matters. Commissioner Holmes also questioned payment to Vianey Hernandez. Administrator Knabel stated Ms. Hernandez was contracted to clean the City's facilities.

The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Fischer seconded by Commissioner Frierson that the Proclamation be approved as follows:

- (c) **PROCLAMATION:** United States Marine Corps 244<sup>th</sup> Birthday – November 10, 2019

The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

### ORDINANCE/VACATING PUBLIC ALLEYWAY/2715/2717 EMMAUS AVENUE

A memo (19-DOC-67) was received from Director Roberts requesting approval of a final Plat of Vacation. Director Roberts stated at the September 3, 2019 meeting, the Council approved a preliminary vacation request from the owner of 2715 and 2717 Emmaus Avenue. The applicant has agreed to pay the vacation fee of \$6,468.60 and all associated recording costs. Director Roberts recommends approval of the Plat of Vacation.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes that an Ordinance (19-O-46) be passed vacating portions of 2715 and 2717 Emmaus Avenue. The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

### PURCHASE/FINANCING OF EQUIPMENT/PUBLIC WORKS

Administrator Knabel stated as part of the budget the Council approved some capital purchases. Prior approval was given for a lease for squad car replacement and a vactor truck for the sewer system. This will be the final of three for purchasing capital. The purchase will cover various items of equipment in the Public Works Department. He recommends approval of the purchases with the terms attached. The purchases will be funded through Municipal Funding Solutions, LLC. in the amount of \$230,345.00.

It was moved by Commissioner Fischer, seconded by Commissioner Holmes to approve the purchase of various items of equipment in the amount of \$230,345.00 and to approve financing through Municipal Funding Solutions, LLC. The vote on roll call was: Commissioners Fischer, aye; Frierson, aye, Holmes, aye; and Mayor McKinney; aye. Motion carried.

### **AGREEMENT/ACCOUNTING SERVICES**

Administrator Knabel stated due to the turnover in staff, the City has fallen behind in the monthly processing. In order to become current he would like to utilize an Accounting Service. He is requesting the Council consider approval of an agreement with a local service; January Accounting Service. He stated the Accounts and Finance Department did not replace the full-time position recently left vacant. The savings from the position will be used to fund the Accounting Service. Commissioner Holmes asked if any other municipalities have used the company before. Administrator Knabel stated a few have for small projects. He has checked the qualifications and references and the firm is qualified. The owner is also a local resident. He is personally supervising the project.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson, to approve the agreement with January Accounting Service. The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

### **RETAIL STRATEGIES PROPOSAL**

Administrator Knabel stated three years ago Beach Park, Winthrop Harbor and Zion entered into an agreement to share the costs of a three year contract with Retail Strategies to market the region to national retailers and at national conferences to try and attract businesses to the area. The three communities shared the cost based on the percentage of population. The City's share of the cost was \$22,000. The previous contract is currently up for renewal. Beach Park and Winthrop Harbor have decided not to renew their portion of the contract. The proposed contract will be a one year contract between Retail Strategies and the City of Zion in the amount of \$30,000. He stated 75% of the funds would come out of TIF Districts which would leave a \$5,500 impact on the General Fund. He stated Retail Strategies has previously represented the City at national conventions as well as contacting and calling businesses trying to market and distribute demographic and site selection information. He stated City staff does not have the opportunity to market itself the way Retail Strategies can and believes it is worth continuing. He recommended moving forward with the one year contract. Commissioner Fischer asked Administrator Knabel if the City were to do the marketing in house, how much would a full time staff member cost. Administrator Knabel stated total compensation including benefits and travel expenses would be between \$50,000 and \$60,000. Commissioner Holmes asked if there was a relationship between Retail Strategies and Economic Development. Administrator Knabel stated the Economic Development Coordinator is the point person on all communication and she also attends local conferences. Retail Strategies shares information with the Coordinator on a regular basis. Mayor McKinney stated Commissioner Frierson and himself recently spent time with Retail Strategies at the retail conference in Chicago. The City was recently in talks with Speedway to come into Zion which was facilitated by Retail Strategies. Unfortunately Speedway has decided to change their focus due to the Illinois MFT tax hike. They may re-evaluate the situation in six months to see if there is still a possibility they may come to Zion. Retail Strategies has the ability to speak with businesses that may be interested in coming into Zion. Commissioner Frierson stated they did have a great conversation with Retail Strategies. Due to the fact that the majority of the funds will come from TIF funds he is more inclined to approve the contract. Administrator Knabel stated they do site and demographics research and put together promotional materials for businesses. They have the history and the knowledge to develop relationships with the site selectors. They also provide the City with updates and follow-ups. Mayor McKinney stated Retail Strategies understands the demographics of the City. Sometimes Zion may not currently fit a demographic but they continue to promote Zion and maybe one day they will fit.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson to accept the proposal of Retail Strategies for retail recruitment and analytic services to attract businesses to the region. The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

### **DEPARTMENTAL COMMENTARY**

Director Ianson reminded residents branch pick-up is done through the yard waste program. They can be set out in yard bags and put with the regular garbage service. They may also be bundled no more than 2 inches in diameter and tied with biodegradable string or twine and not more than 18 inches in diameter per bundle. Advanced Disposal will continue to pick up branches until November 30, 2019.

Director Roberts stated the leaf program started last week and is a few days behind schedule due to the weather. He stated there are a lot of leaves that have come down with the snow into the streets. He stated the contractor is not contractually required to vacuum the streets and the City does not have a crew large enough to go through the whole City to remove the leaves from the streets. He asked the citizen's help in keeping the leaves in the parkway where the contractor will pick them up. The Street crew will be continuing to patch the streets until they are out of hot mix.

Mayor McKinney stated leaves tend to gravitate toward the storm drains. He asked residents to take 30 minutes a week to help out in their neighborhood which can include clearing drains.

Administrator Knabel stated taxing bodies will begin to discuss their tax levies. They must be adopted by the end of December. He stated his next “Dollars & Sense” meeting will be next Tuesday at 6:00 p.m. at It’s All Good. The subject will be, “Understanding your Tax Bill”. He will explain how tax bills work and how to read them.

Chief Lewis stated with temperatures quickly dropping, he urged citizens to be sure their fireplace chimneys are clean and furnaces are working properly. He also reminded residents to be careful with the use of space heaters; to always keep them 3 feet away from anything combustible.

Chief Henderson stated with the drop in temperatures citizens are likely to want to start their cars and leave them running. They have had 3 vehicles stolen in a 24 hour period. There is a trend happening up and down the lakefront with groups of juveniles driving around looking for cars left to be warming up. They will not stop until they have 3 or 4 vehicles and they are driving very dangerously. While the police want to stop them and recover the vehicles they cannot risk the public’s safety while recklessly pursuing the kids with a police chase. They have strong ideas of who they are but many of the parents are not willing to cooperate or recognize what their kids are doing. He urged citizens not to leave their vehicles running unattended. November is “No Shave November”. This is to support the Shop with a Cop program. They are suspending their regulations regarding facial hair for the male officers and muted nail colors for the female officers with a \$50.00 donation to help benefit the program. Mayor McKinney stated Sheriff Idleburg informed him that 86 cars have been stolen in Lake County. The crime of stolen cars is a crime of opportunity.

Mayor McKinney stated over the past fifteen months the City has been trying to promote better communication. They have chosen different locations for the Zion Solutions meetings for residents to attend to voice concerns and ask questions. The meetings have been very well attended. Citizens often make comments and suggestions and the City listens to them. The City continues to review and make changes to ordinances. Staff is doing the best they can to improve the City with their limited resources. He stated last week he spent time at the State Capitol begging for money for the City. He applied for capital funding for help with the City’s infrastructure. He had an opportunity to sit down with the Appropriations Director for the House and Senate. The lobbyist enables these meetings to happen. The City recently lost the ability for a company to bring a cultivation center to Zion. The City had been working on this project for about five years. It has caused the City to lose approximately \$300,000 over the last few years. The Council is making an effort to strengthen government relationships making sure Zion has a presence in Springfield. The meetings he attended in Springfield were very productive and he is cautiously optimistic when the second round of capital funding is distributed, Zion will be on the list. He continues to work with the lobbyist and the legislators on the compensation for the spent fuel rods. He recently went to New York as he was invited to speak on a regional nuclear decommissioning panel. He developed a connection with the 14 other communities that are going through nuclear decommissioning. It has cut community values in half and tax rates have gone up. He recently spent time with the other taxing bodies updating them on everything they have been doing to get legislation presented in the House and Senate. The community wants to be compensated for being a nuclear storage facility. He is also part of a lakefront economic development group which includes Mayors from surrounding communities working on getting funding through Lake County Tourism and IDNR to improve access for bikes by the lakefront. He is also working with Lake County Housing Commission to address affordable housing in Lake County and homelessness. He stated 19% of the people in Zion are living below the poverty line and he is looking into the development of affordable housing.

#### ANNOUNCEMENTS

November 11		Veterans Day
November 19	6:15 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting
November 28 & 29		City Offices Closed for Thanksgiving Holiday
December 3	7:00 p.m.	Zion City Council Meeting

**CLOSED SESSION**

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

It was moved by Commissioner Fischer, seconded by Commissioner Frierson to reconvene the Regular Council meeting at 8:45 p.m. with all members present. The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

**RATE INCREASE/PAID ON PREMISE/FIREFIGHTERS/PARAMEDICS**

Administrator Knabel requested approval to establish a two tier system in the Fire/Rescue Department allowing POP Paramedics only at \$20.00 an hour for part-time and increasing POP Firefighter/Paramedics rate to \$25.00 an hour. He stated the idea is to save on overtime and attract more employees for the positions.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer to approve a two tier system in the Fire/Rescue Department by allowing the hiring of Paid on Premise Paramedics only at an amount of \$20.00 per hour and to increase the Paid on Premise Firefighter/Paramedics amount to \$25.00 an hour. The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

**ORDINANCE/AMENDING CHAPTER 10, SECTION 10-180/ZION MUNICIPAL CODE/ RENTAL HOUSING INSPECTION AND CERTIFICATION**

Attorney Vasselli stated all legal requirements were followed regarding the passing of the proposed ordinance. The City received feedback from two separate law firms regarding the ordinance.

It was moved by Commissioner Fischer, seconded by Commissioner Holmes that an Ordinance (19-O-47) be passed amending Chapter 10, Section 10-180 of the Zion Municipal Code. The vote on roll call was: Commissioners Fischer, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Frierson, seconded by Commissioner Fischer, and unanimously approved the meeting be adjourned at 8:47 p.m. Motion carried.

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City Clerk