

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 17, 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 McDowell, Fischer, Frierson, and Mayor McKinney. Commissioner Holmes 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 Frierson, seconded by Commissioner McDowell to accept the City Council meeting agenda with the following change:

1. Move item 8 (a) to 9 (e) and move the remaining items in 9. Ordinances down one position

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

PUBLIC HEARING/TAX LEVY

Mayor McKinney opened the public hearing for the 2019, payable in 2020, City of Zion tax levy at 7:05 p.m. He called for comments from the public.

Jason Ellis stated taxes in Zion are a big issue. Some Council members ran on the platform of no new taxes in this past election and he hopes they will stick to their word. He stated his feeling is the Council will raise the levy to the max as they have done every year. Citizens cannot afford it and are fully aware that it could lead to more cuts and he knows that will be the threat. The City will see more rentals and more people who can't afford to live in Zion. They will go north and get out of Zion. Commissioner McDowell has consistently voted "no" to the max levy and hopes he sticks to that regardless of the reasoning. The Council needs to hold it flat and figure things out. He knows there are other places to cut.

Ron Molinaro stated the Council cannot keep raising taxes as Zion will not be able to seek investment in the community. Zion has one of the highest tax rates in the country and the State just burdened citizens with more taxes. He asked the City to hold the line and to find places to cut. He is seeking to buy a house but \$11,000-\$12,000 in taxes is too much. The taxes will chase people away.

William Bremner stated he wanted to remind everyone of the pie chart in the lobby. The City is doing the best they can to hold the line on taxes. He stated 2/3 of the taxes go to the schools. He suggested inviting the School Board members to a meeting so the citizens can voice their concerns.

Administrator Knabel stated as in previous years, he is presenting three levy options; flat, middle and maximum. The levy is the amount asked for from the taxpayers; businesses and residents to fund the City's operations and the pension funds. This amount is submitted to the County, put on the tax bills and remitted to the City. The Property Tax Extension Limitation Law (PTELL) cap is the maximum levy. This is limited by the consumer price index (CPI) or 5% whichever is lower. This year the CPI is 1.9 % which is what the increase would be over prior years. He stated a flat levy is the same extension amount as last year. Theoretically a resident would pay the same amount as last year but can't speak to what the schools or other taxing bodies will do. Even if the City decided to go with a flat levy, they are only 14% of the property tax bill. There is still a possibility resident's taxes will go up from other taxing bodies. He explained the impact of each of the three options.

The total levy is allocated among nine different functions.

1. Corporate (General Fund)
2. Street and Bridge
3. Fire Protection
4. Ambulance Service
5. IMRF
6. Liability Insurance
7. Social Security
8. Police Pension
9. Fire Pension

Maximum Levy:

Total Levy - \$7,609,592 which represents a \$149,194 increase over the prior year extension. Of the \$143,728 of new revenue, approximately \$143,728 is coming from the old tax base - \$5,466 is coming from taxes on new construction. Tax rate would go from 2.451 to 2.351, which is a decrease of 4%. Estimated effect on taxpayer on a \$150,000 home – increase of \$26 per year. This leaves a \$254,991 increase in the general fund for operations.

0.95% (Middle) Levy:

Total Levy - \$7,534,995 which represents a \$74,597 increase over the prior year extension. Of the \$74,597 of new revenue, approximately \$69,184 is coming from the old tax base and \$5,413 is coming from taxes on new construction. Tax rate would go from 2.451 to 2.328 which is a decrease of 5%. Estimated effect on taxpayer on a \$150,000 home – decrease of \$14 per year. This leaves a \$180,394 increase in the general fund for operations.

Flat Levy:

Total Levy - \$7,460,398 which represents a no increase over the prior year extension. This would pass on the 1.9% allowed CPI increase and allow taxes on new construction to essentially be allocated to the existing tax base. Tax rate would go from 2.451 to 2.305 which is a decrease of 5.9%. Estimated effect on taxpayer on a \$150,000 home – no change (assuming a 6.5% increase in value from prior year). This leaves a \$105,797 increase in the general fund for operations.

He stated what has been one of Zion's issues along with State municipality issues is pension funds. What has happened over time is investment returns haven't lived up to what was needed to meet the actuarial requirements. The City still has a promise to employees that they will fund a certain level of their salary when they retire. To get to that, the City must put away money now. Every time a return doesn't give what is expected or employees are added the current amount needed to put away increases. There is a minimum requirement needed to put into the Police and Fire pension funds per State statute. There is a recommended amount to catch up and a minimum amount required. The minimum amount is going up \$210,000 this year. The City has no choice in this matter. They can only levy a maximum of \$150,000 more which means they are already losing revenue. The Social Security levy is decreasing by \$101,253 from the prior period. The fund has been carrying a deficit fund balance for a while in prior periods and is now repaid. This levy amount will cover anticipated fiscal year expenses and keep the fund from deficit position. Liability insurance is decreasing by \$85,626. Fire Protection and Ambulance Service were kept at the same levels as the prior year. These funds are transferred to the general fund to offset the costs of these services. The IMRF levy is decreasing by \$131,108. The IMRF rate is increasing 110% from the prior year, due to the reduced investment returns and early retirement incentives. However, due to continued reductions of staffing and salaries through attrition or replacements, the fund had a balance that allowed the City to decrease the levy despite rate increases. This reduction brings the levy down to expected annual costs at current staffing levels and utilizes the prior fund balance. The Street & Bridge was kept at the same level as prior year in this proposal. The MFT fund will have approximately \$390,000 more available for road projects due to the increase in the State MFT tax. The City has significant financial constraints and will be starting out the year with an \$800,000 deficit. They will continue to look at other revenue sources and additional cuts to try and dig

out of the hole. Commissioner Fischer asked Administrator Knabel to explain how the City came to acquire an \$800,000 deficit. Administrator Knabel stated when he first started with the City 7 years ago he predicted the City may end up in a financial situation within 5-6 years. He stated pension funds continue to increase. Five years ago the amount the City had \$1.4 million of General Fund revenue because the amount the City had to put in the pension funds was less. Five years later the revenue has been cut by \$400,000 because pension funds have gone up. This means the City has \$400,000 less to work with in the levy because of the increase necessary to statutorily fund the pension funds. There has also been a decrease in other revenue sources such as sales tax, income tax, unfunded mandates required by the State, loss of businesses to Wisconsin and general cost of living increases. The City's costs increase the same as they do for residents and businesses. Commissioner Fischer stated in a magical world if the City was able to levy enough to cover the City's deficit, they would need to increase the levy 10%, but are limited to only a 1.9% increase. Administrator Knabel stated the City has not always had to increase the levy to the maximum. There have been years that they have kept the levy flat or opted for the middle option. Commissioner Fischer asked how the City has dealt with the deficit over the past few years. Administrator Knabel stated the City has refinanced debt, made cuts, received employee concessions, savings through attrition (not replacing employees when they leave), offered early retirement incentives and transferred money from the Water Fund which is no longer an option. Commissioner McDowell stated the City will not be able to make up the deficit in the budget through taxes or development in the City. The Council will have to make some hard decisions regardless of what they decide to do with the levy. Commissioner Fischer stated the question is how big of a hole do they want to try and dig out of. There is a \$200,000 difference between a flat levy and a max levy.

Mayor McKinney called for further questions or comments and there were none.

Mayor McKinney declared the hearing closed at 7:23 p.m.

CITIZEN COMMENTS

There were no citizen comments

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on December 3, 2019 at 7:00 p.m.
- (b) **BILLS:** Vouchers 133746 through 134070 drawn on Huntington National Bank, N.A. Total: \$520,146.41.

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

RESOLUTION/APPOINTMENT/ZONE MANAGEMENT BOARD/ZION-BENTON ENTERPRISE ZONE

Mayor McKinney stated the City recently applied for and was granted an Enterprise Zone that will go into effect January 1, 2020. He stated it is his hope to attract businesses and to offset some of the high taxes both in Illinois and in Zion. There are three members that are part of the Enterprise Zone; Winthrop Harbor, Beach Park and Zion. Each municipality will have a member on the Board and Zion's appointment will be Economic Development Coordinator Sonolito Bronson. The appointment will be effective until May and will then be reappointed along with other Boards and Commission members.

It was moved by Commissioner Frierson seconded by Commissioner Fischer that a Resolution (19-R-24) be passed appointing Sonolito Bronson to the Zone Management Board of the Zion-Benton Enterprise Zone. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; Mayor McKinney, aye. Motion carried. Resolution passed.

ORDINANCE/TAX LEVY – CORPORATE PURPOSES

Administrator Knabel stated as discussed in the Public Hearing, there are three ordinances presented for the 2019 levy. He recommends adopting maximum levy at a 1.9% increase for \$7,609,592.00. Commissioner McDowell stated the City is in a difficult situation with a major deficit. He stated the question is how deep of a hole do they want to dig out of? He stated the other question is who will bear the majority of the burden. Tax payers have born a lot of the burden. He stated there are other ways of getting income into the City through development which some have succeeded and some have not. He does not believe they can place more of a burden on the tax payers. When the issue has come up in the past one thing that has been said is it will only be a small increase per household but every year they say the same thing. There comes a point where they have to face the elephant in the room which is the huge deficit budget the City has. He is not in favor of maxing out the levy and in the long run they need to keep a flat levy. He believes he speaks for the majority of the residents and they would not want a tax increase. He will not be able to vote in favor of a max levy and asked the Commissioners to do the same by considering a flat levy. Commissioner Frierson stated he did consider a flat levy and also feels the burden as a homeowner in the City. He also has other family members who live in the City and pay taxes. Unfortunately Illinois is the State he has chosen to live in and this is how residents are taxed throughout the State. He stated it is the same burden that falls on all residents of communities in Illinois. He has empathy for residents that feel the burden more than others. He stated he cannot stick his head in the sand and say there are no issues in the City just to be politically correct and ignore the financial burden in front of the City. He feels it is a no win situation and they will have to continue to make tough decisions and work with the Administrator and residents to address the deficit. They need to be cognizant of the reasons why they make their decisions because the citizens will look to the City when services are being cut. Police and fire personnel are leaving to go to other departments because the City cannot keep up with the level of services they want to provide for the citizens. He believes the City needs to move forward with the maximum levy. Commissioner Fischer stated he has full respect for the Commissioner's position and wishes they had the luxury of a flat levy but the City has not had the luxury for a long time. He has been watching the Council for the past several years while sitting in the audience as the past Council made a major transfer from the Water Fund to cover costs. The deficit has been passed on for years and they can no longer afford the luxury to pretend they do not have a problem. He wishes they could have received the 1% sales tax as it would have helped spread the burden over a larger pull and help take the burden off the homeowner but everyone was so afraid of it and rejected it. Now there are no more resources as they cannot borrow from the Water Fund. Next January they will be looking at a combination of major cuts again which will mean bodies, both firemen and policemen. They may have to consider taking out tax anticipation warrants to buy another year. He understands it is a sacrifice for some residents to ask for an additional \$26.00 a year. The City will work on cutting costs and bringing in new revenue but as a homeowner he wants City services and is willing to put out the extra \$26 a year. He understands Commissioner McDowell's moral position but they have to run the City. Any suggestions on how to save more money should be discussed with the Administrator. He stated he is supporting the maximum levy.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (19-O-54) be passed providing for the levy of taxes for corporate purposes in the total amount of \$7,609,592.00 for the tax levy year 2019 to be collected in the year beginning January 1, 2020 and ending December 31, 2020 for the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners McDowell, nay; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ORDINANCE/GRANTING SPECIAL USE PERMIT/MEDICAL CANNABIS
CULTIVATION CENTER IN G1 GENERAL INDUSTRIAL DISTRICT**

Administrator Knabel stated the City previously approved a Special Use Permit and a ground lease for a medical cannabis cultivation center for property located at 2809 Damascus Avenue. It went through the court process when Flat Rock Holdings, LLC was not awarded a license in which they prevailed. The decision was appealed and they did not prevail in that case. They have filed to continue to defend their position and the City would like to continue to support them by keeping the site viable while they continue to fight their case. He stated the City has continued to extend the Special Use Permit and ground lease every 6 months while Flat Rock continues to defend their position. It is the hope that the much needed business can be brought to the City of Zion.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (19-O-55) be passed extending a Special Use Permit for a medical cannabis cultivation center in the G1 (General Industrial) Zoning District for property located east of Deborah Avenue at 2809 Damascus, in Zion, Illinois from December 30, 2019 to June 30, 2020). The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/GROUND LEASE AGREEMENT/2809 DAMASCUS AVENUE

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (19-O-56) be passed approving an extension of the ground lease agreement between Flat Rock Holdings, LLC and the City of Zion for certain property located at 2809 Damascus Avenue to June 30, 2020. The vote on roll call was: Commissioner McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDMENT/MUNICIPAL CODE/CHAPTER 62/CANNABIS REGULATIONS

Attorney Vasselli stated State law requires that there are no laws that impose criminal sanctions for a limited and age restricted use or consumption of recreational cannabis. The ordinance describes a specific age and amounts. The passage of the ordinance amending Chapter 62, Article IV of the Zion Municipal Code regarding cannabis regulations is required by State law. Attorney Vasselli recommends approval of the ordinance. Commissioner McDowell asked about the Community College Pilot Program; if it would allow the professor of the program who is a resident of Zion to grow marijuana in their home. Attorney Vasselli stated in his opinion yes, they could grow the plants in their home. Commissioner Frierson stated it was his understanding that though it is an option, many colleges have opted out and have decided on alternative programs that they are providing to certify people in the industry but not to actually have hands on because of the regulations Federally and do not want to interrupt their funding.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (19-O-57) be passed approving an amendment to Chapter 62, Article IV of the Zion Municipal Code regarding cannabis regulations. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDMENT/MUNICIPAL CODE/CHAPTER 86/TAXATION

Attorney Vasselli stated the proposed ordinance allows for a 3% tax on non-medicinal cannabis sales on gross receipts. He stated the action was previously approved through the zoning public hearings. He recommends approval of the ordinance.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (19-O-58) be passed approving an amendment to Chapter 86 of the Zion Municipal Code regarding taxation. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/SUBORDINATION AGREEMENT/MERCHANTS CAPITAL CORP/DKI-ZION, LP

Dan Kotcher, President, DKI-Zion LP stated ten years ago they acquired Crane Meadows apartments which was later transformed into Woodstone Village after an investment of approximately \$15 million. The property at the time was 60% occupied and had a lot of problems associated with it. The financing for the redevelopment was difficult to secure. At the time the City of Zion was supportive on what they were trying to accomplish and came to their aid with the creation of a special purpose TIF for the property. This enabled them to finance a portion of the redevelopment through TIF. This turned out to be less than anticipated because the EAV was much higher and did not increase to the extent that they anticipated. At the time, the First Mortgage Lender required that the TIF agreement be subordinated to their First Mortgage financing which the City did. They are in the process of refinancing the property and all that is required is for the TIF agreement to be re-subordinated to the new First Mortgage in the manner that it was ten years ago when the TIF was put in place. Commissioner McDowell asked if there was any liability to the City to be a subordinate in the agreement. Attorney Vasselli stated the TIF agreement is standard with no foreclosure provision in it. He stated the City is in a junior position. The refinance does not alter the position of the City and he recommends approval. Commissioner Frierson asked what the current occupancy percentage was. Mr. Kotcher stated they should be at 100% by year end. Attorney Vasselli stated the requestor is making a payment of \$7,500 to the City for the accommodation.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, that an Ordinance (19-O-59) be passed approving and authorizing a subordination agreement with Merchants Capital Corp. and DKI-Zion, LP. The

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

ORDINANCE/CLINTON AUTO AUCTION AGREEMENT

Chief Henderson stated the renewal agreement is between the City of Zion and Clinton Auto Auction. Clinton Auto Auction is the City's chosen vendor used to liquidate seized vehicles and surplus vehicles. The current agreement expires on December 31, 2019 and requests the Council approve the renewal agreement with no changes.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (19-O-60) be passed authorizing the execution of an agreement by and between the City of Zion and Clinton Auto Auction for the disposition of surplus vehicles. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDMENT/ZION MUNICIPAL CODE/SECTION 34-43/LIFE SAFETY CODE

A memo (19-DOC-81) was received from Chief Lewis regarding adoption of the 2015 Life Safety Code. Chief Lewis stated the Illinois Office of State Fire Marshall (OSFM) has adopted the 2015 NFPA 101 Life Safety Code updating from the previously followed 2000 Life Safety Code. This code change will be effective January 1, 2020. The adopted fire codes by the OSFM are the minimum codes that must be followed by the AHJ during code enforcement and plan review. Chief Lewis requested the City stay with the 2006 Building and Fire Codes and to adopt the 2015 NFPA 101 Life Safety Code and the most current publication of the remaining National Fire Prevention Association Standards effective January 1, 2020. Commissioner McDowell stated the new code states there is more flexibility for apartment buildings and new construction. Chief Lewis stated when it comes to remodeling or rehabbing they have the option to be more strict. He does not believe it will affect the City negatively. Commissioner McDowell stated the State has adopted the code and regardless if the City adopts it or not, they can come in and override the City and enforce the new code.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (19-O-61) be passed approving the amendment to Section 34-43 of the Zion Municipal Code regarding adoption of the 2015 NFPA 101 Life Safety Code to maintain compliance with State regulations on code enforcement. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

SPECIAL USE PERMIT/2240 SHERIDAN ROAD

A memo (19-DOC-82) was received from Director Ianson regarding a Special Use Permit for a multi-use building at 2240 Sheridan Road. Director Ianson stated in 2006, the current owner opened an Indoor Self Storage Facility but, at the time did not petition for a Special Use Permit. Strovo Properties is interested in purchasing the property. They are requesting a Special Use Permit, Zoning Docket 19-Z-7, to continue the use of the existing storage and expand the lower level. They hope to potentially expand in the future to other sections of the building once they become vacant. At the December 5, 2019 Planning and Zoning Commission meeting, they recommended approval of the Special Use Permit.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to approve a Special Use Permit for an Indoor Self Storage Facility for the property at 2240 Sheridan Road and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

STREET/ALLEY VACATION REQUEST/2700 BLOCK HEBRON AVENUE

A memo (19-DOC-83) was received from Director Roberts, regarding a request for several right-of-way vacations in the 2700 Block of Hebron Avenue. Director Roberts stated the request was tabled at the November 19, 2019 Council meeting. The applicant is requesting approval of two items:

1. The vacation of a portion of Hebron Avenue and three adjacent alleys. A total of 64,614 square feet of City Right of Way (ROW)
2. Waive the vacation fees (\$33,057.22) if the vacation of the ROW is granted

The applicant requested a vacation for this property in 2014. The Council approved this request however, the applicant failed to pay the vacation fees and record the plat of vacation. Plats not recorded within 45 days of approval become null and void. Staff would inform the applicant of Council's decision so they may determine if they still desire to proceed with the application and costs.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve the vacation for the 2700 Block of Hebron Avenue without waiving the fees. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

TABULATION OF BIDS/WATER DISTRIBUTION SYTEM/LEAK DETECTION SURVEY

A Tabulation of Bids (19-DOC-84) was received from Director Roberts for the Water Distribution System Leak Detection Survey. Director Roberts stated one of the bids was delivered to the USPS on November 16, 2019; however, the City was not aware of the bid until December 3, 2019, well after the bid opening. Staff requested Burke Engineering contact the references provided with the bid. Both Illinois references stated they would not recommend this company. Burke Engineering has prepared a bid tabulation and recommendation. Staff recommends awarding the bid to the lowest responsible bidder, M.E. Simpson Co. Inc. in the amount of \$21,470.00. Funding for the project has been budgeted from the Water Fund. Copies of the bid tabulations are on file with the City Clerk and Public Works. Commissioner Frierson asked if the level of due diligence is standard with bid tabulations. Director Roberts stated it was not. He stated it is not the City's responsibility to be sure the bids arrive on time. The bid requirements state the bids must be delivered by the due date. He stated the City went above and beyond to investigate the issue. Commissioner Frierson asked if that is what prompted Burke Engineering to contact the references. Director Roberts stated they request references with all bids. Attorney Vasselli stated the obligation is on the bidder to make sure the bids are received on time. The Public Works Department and Burke Engineering have done exceptional due diligence regarding this matter.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that the bid for the Water Distribution System Leak Detection Survey be awarded to M.E. Simpson Co. Inc. in the amount of \$21,470.00. The vote on roll call was: McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

ANNUAL CALENDAR

Clerk Spooner presented the City of Zion Annual Calendar for annual meetings and holidays as required by State statute.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson to approve the City of Zion Annual Calendar as presented. The vote on roll call was: McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Karin Graves stated the City is doing well on staffing. It helps to bring information to Council meetings and share with the public the staffing opportunities available.

Director Roberts stated the leaf program has ended with Advanced Disposal and requested residents rake the leaves onto the parkway and keep the leaves out of the street. The sweeper is still active but is not set up to pick up large piles in the street. Additionally, the alley patching program has been suspended due to the non-production of hot asphalt. They were not able to get through the whole City and will start up again in the spring. They will continue to maintain what they can by using cold patch, but this will only be a temporary fix.

Chief Lewis stated with snow storms approaching, he asked residents to help keep the fire hydrants clear. The Fire Department does not have the time to clear away snow from the hydrants. He asked that residents clear off the top portion of the fire hydrants in the front of their homes.

Chief Henderson stated by the next meeting Cannabis Regulation and Tax Act will have taken effect. When it comes to licensing it is referred to as the Adult Use of Cannabis which is important for people to understand. He shared a list from the State Police on how the Act will affect what people can and can't do.

Mayor McKinney stated the City has been working with the taxing bodies for several years to talk about the tax issues that have been brought up by the residents on a consistent basis. They have been meeting with the School Board since the summer to see how they might pool their resources together as well as address the tax problem. Illinois is the second highest taxed State behind New Jersey. Pension reform is needed within the state before the taxes can be addressed. The Enterprise Zone will become effective January 1, 2020 to help attract businesses and provide incentives to come to Zion. The state has lost over 100,000 people per year in the last five years.

ANNOUNCEMENTS

December 24, 25, 31 & January 1		City Offices Closed for the Holidays
January 7	7:00 p.m.	Zion City Council Meeting
January 21	6:15 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that the Council recess to Closed Session at 8:12 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of filed, pending and/or probable or imminent litigation. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson to reconvene the Regular Council meeting at 9:04 p.m. with all members present. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, 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 Frierson, and unanimously approved the meeting be adjourned at 9:05 p.m. Motion carried.

City Clerk