

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 15, 2014, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners, Taylor, Hill, DeTienne, Flammini and Mayor Harrison.

Mayor Harrison led in the Pledge of Allegiance to the flag.

**AGENDA CHANGES**

It was moved by Commissioner Hill, seconded by Commissioner DeTienne to approve the Council agenda with amendments as follows:

- Delete item 9(g) – Consider appointment to the Nostalgia Days Committee per Commissioner Flammini

The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**SPECIAL PRESENTATION/ZEE BEE RUN SQUAD**

Cheri Neal and Karen McElyea representing the Zee Bee Run Squad presented a check to Zion ESDA in the amount of \$1,157.75. The Zee Bee Run Squad holds six runs throughout the year with the proceeds from each run going to local organizations.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** a Special Meeting held on March 31, 2014 at 10:00 a.m.; approval but not release of Closed Sessions Minutes of a meeting held on March 31, 2014 at 10:06 a.m.; a Regular Meeting held April 1, 2014 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on April 1, 2014 at 7:40 p.m.
- (b) **BILLS:** Vouchers 118009 through 118090 drawn on First Merit Bank, Total: \$399,275.40

The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**ORDINANCE/ECONOMIC INCENTIVE AGREEMENT/  
WAL-MART REAL ESTATE BUSINESS TRUST**

Director Knabel stated upon review of the original Economic Incentive Agreement with Wal-Mart, the calculation used to determine the amount of sales tax rebate to be reimbursed to Wal-Mart was incorrect. He stated from July 2008 to January 2013, the City's payment totaled \$49,932.05 but should have paid \$874,360.90. This resulted in underpayment of \$831,428.85. Mr. Knabel stated he notified Wal-Mart of the shortfall. He stated Wal-Mart could have requested the underpayment in a lump sum but has worked with the City and the attorneys to extend the term of the agreement beyond its original date until the underpayment has been paid in full.

It was moved by Commissioner Hill, seconded by Commissioner Taylor, that an Ordinance (14-O-17) be passed approving the First Amendment to the Economic Incentive Agreement with Wal-Mart Real Estate Business Trust. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

#### **BUDGET/FISCAL YEAR MAY 1, 2014 – APRIL 30, 2015**

Finance Director David Knabel presented the Fiscal Year 2014/2015 proposed budget. Mr. Knabel stated by working with the Department Heads he was able to find the cuts needed to present a balanced budget with a surplus of \$40,000 in the General Fund and a reduction in the tax levy of 1.3 percent. Commissioner Taylor thanked the Mayor, the Commissioners and Department Heads for making it possible to present a balanced budget. He also thanked Director Knabel for the heading up the monumental task of balancing the budget. Commissioner Hill asked Mr. Knabel if he could give the Council his projections for the next budget year. Mr. Knabel stated the City will see some significant revenue streams drop off in the next year. This will include the final payment from Zion Solutions in the amount of \$625,000, and the final payment from the SAFER Grant in the amount of \$130,000. Mr. Knabel stated he predicts a deficit between 1 million and 1.5 million in 2015. He stated the City needs to look at potential revenue streams by coming up with creative ideas that will bring in on-going revenue in lieu of one-time revenue.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve the May 1, 2014 through April 30, 2015 Fiscal Year City Budget with a \$40,000 surplus. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **SERVICE TECHNICIAN/PUBLIC WORKS DEPARTMENT**

A memo (14-DOC-26) was received from Ron Colangelo requesting permission to fill a vacant Service Technician position in the Public Works Department. He stated that with the retirement of Ernest Abbott, it will create a vacancy within the Public Works Department. He stated that no amendment to the Personnel Authorization is necessary. He requested permission to post the position and hire a Service Technician.

Commissioner Flammini stated he would like to recognize Ernest Abbott as an exemplary employee.

It was moved by Commissioner Flammini, seconded by Commissioner Hill to grant permission to post the position and hire a Service Technician in the Public Works Department. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **AMENDING MUNICIPAL CODE/AMBULANCE CHARGES**

A memo (14-DOC-27) was received from Chief Lewis requesting that Section 34-16 (b) of the Zion Municipal Code regarding ambulance charges be amended. He stated with the changes in the healthcare industry based on the Affordable Care Act, it is predicted that City revenue will decrease over the coming years. Chief Lewis and Director Knabel discussed options available that would provide the least impact to the residents of Zion but allow the City to sustain services over the coming years. He stated they examined the billing rate options utilized by approximately 120 communities in northern Illinois. The rates currently in effect under Section 34-16 of the Zion Municipal Code are average to below average in general to those communities compared. In the billing structure, a resident of Zion will never receive an invoice. All charges are sent to third party payers including insurance, Medicare and Medicaid. He proposed the following changes:

1. Increase the cost of mileage from \$10.00 per mile to \$15.00 per mile
2. Increase fees currently listed by 2% with the exception of mileage

t was moved by Commissioner DeTienne, seconded by Commissioner Hill, to amend Section 34-16 (b) of the Zion Municipal Code, ambulance rates, increasing the cost of mileage from \$10.00 per mile to \$15.00 per mile and increasing fees currently listed by 2% with the exception of mileage and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **ZONING CHANGE/2312 ELISHA AVENUE**

A memo (14-DOC-28) was received from Director Ianson stating that the Planning & Zoning Commission considered a request for a zoning change from EH (Elderly Housing) to R-5 (Single-Family) for property located at 2312 Elisha Avenue, Docket 14-Z-3, as petitioned by Lake County Residential Corporation. The Planning & Zoning Commission recommended approval of the zoning change at its April 3, 2014 meeting. Mr. Ianson stated if the zoning change is granted, they will deed the property to Affordable Housing Corporation of Lake County which will then use NSP funds to convert to a single family use. In addition, they will offer down payment assistance to the buyer. He stated they estimate on investing an average of \$80,000 to \$90,000 into rehabbing the property.

It was moved by Commissioner Hill, seconded by Commissioner Taylor, granting the zoning change from EH (Elderly Housing) to R-5 (Single Family) for property located at 2312 Elisha Avenue and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **ZONING CHANGE/2314 ELISHA AVENUE**

A memo (14-DOC-29) was received from Director Ianson stating that the Planning & Zoning Commission considered a request for a zoning change from EH (Elderly Housing) to R-5 (Single-Family) for property located at 2314 Elisha Avenue, Docket 14-Z-4, as petitioned by Lake County Residential Corporation. The Planning & Zoning Commission recommended approval of the zoning change at its April 3, 2014 meeting. Mr. Ianson stated if the zoning change is granted, they will deed the property to Affordable Housing Corporation of Lake County which will then use NSP funds to convert to a single family use. In addition, they will offer down payment assistance to the buyer. He stated they estimate on investing an average of \$80,000 to \$90,000 into rehabbing the property.

It was moved by Commissioner Hill, seconded by Commissioner DeTienne, granting the zoning change from EH (Elderly Housing) to R-5 (Single Family) for property located at 2314 Elisha Avenue and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **AGREEMENT/WEBSITE MAINTENANCE/GOFLO, INC.**

A memo (14-DOC-30) was received from David Knabel requesting authorization to renew the annual maintenance agreement with GoFlo, Inc. for City websites. He stated that the agreement covers the period from May 1, 2014 through April 30, 2015, and is for unlimited maintenance, for a total amount of \$23,980.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to authorize the renewal of an annual maintenance agreement with GoFlo, Inc. for City websites for the period of May 1, 2014 through April 30, 2015, for unlimited maintenance, for a total amount of \$23,980. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **WAIVER OF BUILDING PERMIT FEES/REBUILDING TOGETHER**

A memo (14-DOC-31) was received from Commissioner Flammini requesting that building permit fees be waived for repairs to five homes in the City of Zion in support of National Rebuilding Day scheduled for Saturday April 26, 2014. He stated this will mark the 15<sup>th</sup> annual National Rebuilding Day in the City of Zion. Since 2000, the North Suburban chapter of Rebuilding Together has repaired over 125 homes in the City of Zion.

It was moved by Commissioner Hill, seconded by Taylor, to waive building permit fees for repairs to five homes in the City of Zion as part of the Rebuilding Together program. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

### ANNOUNCEMENTS

March 1 - April 30		SWALCO Shoe Recycling Program Shoe Drop-off at Zion City Hall
April 18		City Offices Closed for the Holiday
April 26		National Rebuilding Day
May 3	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 <sup>th</sup> St.
May 6	7:00 p.m.	Zion City Council Meeting

### CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 7:32 p.m. to discuss personnel and purchase of property. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Hill, seconded by Commissioner DeTienne to reconvene the Regular Council meeting at 8:25 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

### MEMORANDUM OF UNDERSTANDING/SERGEANTS COLLECTIVE BARGAINING AGREEMENT

A memo (14-DOC-32) was received from Chief Dumyahn requesting approval of a Memorandum of Understanding between the Illinois Fraternal Order of Police Labor Council (FOP), Sergeants and the City of Zion to address a temporary manpower shortage in the Sergeants unit.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve the Memorandum of Understanding between the City of Zion and the Illinois Fraternal Order of Police Labor Council, Sergeants and the City of Zion to address a temporary manpower shortage in the Sergeants unit. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

### MEMORANDUM OF UNDERSTANDING/ZION PROFESSIONAL FIREFIGHTERS ASSOCIATION IAFF LOCAL 1999

A memo (14-DOC-33) was received from Chief Lewis requesting approval of a Memorandum of Understanding received from the Zion Professional Firefighters Association IAFF Local 1999 that addresses Department Staffing and Paid-On-Premise Employees.

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It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the Memorandum of Understanding between the Zion Professional Firefighters Association IAFF Local 1999 and the City of Zion that addresses Department Staffing and Paid-On-Premise Employees. The vote on roll call was: Commissioners Taylor, aye; Hill, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Flammini, seconded by Commissioner Hill and unanimously approved the meeting be adjourned at 8:16 p.m. Motion carried.

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Deputy City Clerk

Approved May 6, 2014