

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY,  
JANUARY 5, 2016, 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, McDowell, and Mayor Hill. Commissioners Taylor and McKinney were absent. A quorum was present.

Also present: Chief of Police Steve Dumyahn, Fire/Rescue Deputy Chief Eric Montellano, Accounts/Finance Director David Knabel, Building/Zoning Director Richard Ianson and City Attorney Paula Randall. Public Works Director Ron Colangelo and Fire/Rescue Chief John Lewis were absent.

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

**AGENDA CHANGES**

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

**CONSENT AGENDA**

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

- (a)      **APPROVAL OF MINUTES:** of a Regular Meeting held on December 15, 2015 at 7:05 p.m.; and approval but not release of Closed Session Minutes of a meeting held on December 15, 2015 at 7:55 p.m.
- (b)      **BILLS:** Vouchers 122510 through 122583 drawn on First Merit Bank, Total: \$436,652.33

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

**SECURITY BENEFIT 457 DEFERRED COMPENSATION PLAN  
ADOPTION AGREEMENT AND RESOLUTION DOCUMENTS**

A memo (16-DOC-1) was received from Clerk Burkemper stating that the City's 457 Deferred Compensation (DC) Plan provider, Security Benefit, assists the City in meeting its responsibility to keep the City's plan in compliance with all applicable IRS regulatory guidelines. She stated that Security Benefit has notified the City that the documents governing its 457 DC retirement plan currently need to be amended and restated in order to comply with IRS regulations. She stated that Security Benefit has mapped the features of the City's current plan to a new plan document which is fully consistent with all applicable regulations. Clerk Burkemper stated that it will be necessary for the City Council to consider approval of the adoption agreement and resolution documents. Director Knabel stated that the changes in the plan document referenced Internal Revenue Service codes and statutes, increased the employee 457 loan fee from \$50 to \$100, and increased the employee 457 loan interest rate from prime plus one to prime plus two.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to approve the Security Benefit 457 Deferred Compensation Plan adoption agreement and resolution as presented. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

## **ENFORCEMENT OF PROPERTY MAINTENANCE CODES**

A memo (16-DOC-2) was received from Mayor Hill regarding the enforcement of property maintenance codes. He stated that the Rental Inspection Program will be implemented within a few weeks. He stated that public comments about this program reflect a concern that if rental units are to be more closely monitored, owner-occupied units should also receive more attention. Mayor Hill stated that the City assured the public that this would happen. He stated that the program has caused consternation among some landlords who felt that the program should apply to owner-occupied units also. Mayor Hill stated that when the Building Department enforces the property maintenance codes, and unhappy property owners contact the City, the City must stand by the codes and enforce them equally and fairly for everyone. He asked that the City Council fully support the Building Department. He asked for Council members' recommitment that they want the codes to be enforced. He provided a list of items that the Property Maintenance Inspectors typically look for during an inspection. He stated that these standards will be applied equally and fairly to all residential units in the City of Zion. Mayor Hill asked the City Council to verify that these ordinances should be enforced and that their enforcement will have the complete support of the Council. Commissioner McDowell asked if the property maintenance codes could be changed. Mayor Hill stated that, if during the course of inspections and/or the issuing of code violation citations it is determined that a particular code is outdated or unreasonable, the Council will consider amending the code rather than yield to the complainant on enforcement. Commissioner McDowell asked how often the code is updated. Director Ianson stated that the City is currently operating under the 2000 Property Maintenance Code and hopes to move to the 2012 Code in the future.

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell to affirm that the property maintenance codes should be enforced and that their enforcement, as well as the Building Department, will have the complete support of the City Council. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

## **DEPARTMENTAL COMMENTARY**

Chief Dumyahn stated that a donation was received for the City's Canine Unit which is intended to pay for training, veterinarian services and food. He stated that the donation was received from a private fund which prefers to remain anonymous.

## **ANNOUNCEMENTS**

January 18		City Offices Closed for Martin Luther King, Jr. Holiday
January 19	6:30 p.m. 7:00 p.m.	Township Board Meeting Zion City Council Meeting

## **CLOSED SESSION**

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne that the Council recess to Closed Session at 7:15 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of personnel and collective bargaining. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell to reconvene the Regular Council meeting at 7:38 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; McDowell, 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 McDowell, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 7:38 p.m. Motion carried.

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City Clerk

Approved January 19, 2016