

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 15, 2015, AT 7:05 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, Taylor, McKinney and Mayor Hill. A quorum was present.

Also present: Chief of Police Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ron Colangelo, Accounts/Finance Director 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 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; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**PUBLIC HEARING/TAX LEVY**

Mayor Hill opened the public hearing for the 2015, payable in 2016, City of Zion tax levy at 7:08 p.m.

Director presented two options for the 2015 tax levy:

Maximum Levy: 1.2% maximum increase for 2016  
Total Levy - \$6,445,558.00  
Estimated effect on taxpayer on a \$100,000 home – decrease of \$25 per year  
Increase over 2014 levy under this option - \$76,862.00

Flat Levy: Maintaining a “flat” levy (0.00% increase)  
Total Levy - \$6,368,696.00  
Estimated effect on taxpayer on a \$100,000 home – decrease of \$37 per year  
Increase over 2014 levy under this option - \$ 0

Director Knabel stated that the City’s tax levy has increased less than one half of one percent over the past four levies while pension fund costs have increased more than \$700,00 over the same time period making budget cuts in other areas necessary. Director Knabel stated that the Police, Fire and IMRF pensions will increase by \$190,000 over 2015. He stated that even if the levy is maxed, with an increase of nearly \$77,000, it will still be necessary to take an additional \$130,000 from the General Fund to cover the increased pension costs. Director Knabel stated that the EAV has increased 2.2% this year. He stated as the EAV goes up, the tax rate goes down, provided that the taxing bodies keep their levies under control.

Mayor Hill called for questions and/or comments from the public.

W. C. Bremner, Zion, stated that the CPI is \$.8%. He stated that he is a government retiree and will receive no pension or Social Security increases this year. He stated that his health insurance and Medicare costs are increasing. He asked the Council to keep this in mind when voting on the tax levy ordinance.

Lisa Issac, Zion, stated that it is hard as a taxpayer to envision paying more in taxes. She stated that the City needs to actively pursue reducing taxes collectively with all Zion taxing bodies.

Mayor Hill and Commissioner McDowell agreed with Ms. Issac. Mayor Hill stated that Zion residents need to get good people elected to the taxing body boards who can make changes to help reduce the tax rate.

Commissioner McDowell stated that brighter days are ahead but hard financial decisions must be made now and he recommended keeping the levy flat. He stated that with a reduced tax rate, the City will eventually be able to attract more businesses to Zion. He stated that the City needs to start a trend to reduce the tax rate.

Mayor Hill called for further comments from the public, and there were none.

Mayor Hill declared the hearing closed at 7:25 p.m.

### CITIZEN COMMENTS

Brian Dixon, Zion, stated that Zion has a crucial need for more jobs. He stated that vacant buildings like Kmart, Green Tomato Buffett and Radio Shack should be filled. He stated that Zion should have a roller rink, a movie theater, and activities for youth and adults and that safety issues should not stop Zion from opening these types of businesses. Mayor Hill stated that the City is working on these issues every day. He stated that currently jobs are available at Amazon in Pleasant Prairie, Wisconsin.

### CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on December 1, 2015 at 7:00 p.m.; and approval but not release of Closed Session Minutes of a meeting held on December 1, 2015 at 7:21 p.m.
- (b) **BILLS:** Vouchers 122372 through 122509 drawn on First Merit Bank, Total: \$2,120,891.39

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

### **RESOLUTION/LOCAL AGENCY AGREEMENT/23<sup>RD</sup> STREET, EDINA BLVD, 29<sup>TH</sup> STREET REPAIR & RESURFACING**

A memo (15-DOC-120) was received from Director Colangelo presenting a resolution and local agency agreement for the resurfacing and repair of 23rd Street (Sheridan to Edina), 29<sup>th</sup> Street (Sheridan to Edina) and Edina Blvd. (29<sup>th</sup> Street to Shiloh Blvd). He stated that the City is in line to receive a grant through the Federal Highway Administration's Surface Transportation Program in the amount of \$785,338.00. He stated that the resolution and agreement are the City's commitment to provide for the 20% matching share of this approximate \$981,673 project. He stated that this 20% share (\$196,335) will be budgeted in next year's budget through the Street and Bridge and Motor Fuel Tax Funds. He stated that this grant would cover all construction and engineering costs for the project.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that a Resolution (15-R-33) be passed authorizing the execution of a Local Agency Agreement with the Illinois Department of Transportation for grant assistance for repair and resurfacing of 23rd Street (Sheridan to Edina), 29<sup>th</sup> Street (Sheridan to Edina) and Edina Blvd. (29<sup>th</sup> Street to Shiloh Blvd). The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

### ORDINANCE/ TAX LEVY – CORPORATE PURPOSES

Director Knabel recommended that the Council approve the maximum levy in the amount of 6,445,558, a 1.2% increase, which would still decrease the City's portion of the tax rate.

It was moved by Commissioner McDowell, seconded by Commissioner Taylor that an ordinance be passed providing for the levy of taxes for corporate purposes in the total amount of \$6,368,696.00 for the tax levy year 2015 to be collected in the year beginning January 1, 2016 and ending December 31, 2016 for the City of Zion, Lake County, Illinois.

Mayor Hill stated that the City's tax levy has increased less than one half of one percent over the past four levies. He stated that keeping the levy flat has been less than a one tenth of one percent increase over the past four years. He stated that the maximum levy for 2016 represents a 1.21% increase which is one half of one percent for 2016. He stated that pension costs have increased \$770,000 since 2012. Mayor Hill stated that the City Council is determined to have a balanced budget, therefore, \$1.8 million in cuts must be made. He stated if the City continues to keep the levy flat, it will not be able to provide services. He stated that the Police, Fire/Rescue and Public Works departments are already short-handed. Mayor Hill stated that even if the levy is maxed, the City will still lose \$77,000. He stated that a maximum levy will create a \$12.00 difference in a resident's tax bill. Commissioner McDowell stated that keeping the levy flat will go a long way with the other taxing bodies when it comes to encouraging them to keep their levies down. Commissioner DeTienne stated that the Council's responsibility is the safety and welfare of the community and that cutting Police and Fire/Rescue services would be a disservice to the community. He supported a maximum levy.

The vote on roll call was: Commissioners DeTienne, nay; McDowell, aye; Taylor, aye; McKinney, nay; and Mayor Hill, nay. Motion denied.

It was moved by Commissioner McKinney, seconded by Commissioner DeTienne that an Ordinance (15-0-61) be passed providing for the levy of taxes for corporate purposes in the total amount of \$6,445,558.00 for the tax levy year 2015 to be collected in the year beginning January 1, 2016 and ending December 31, 2016 for the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners DeTienne, aye; McDowell, nay; Taylor, nay; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

#### **ORDINANCE/SERIES 2015 DEBT CERTIFICATES/FIRST READING**

Director Knabel stated that an ordinance was introduced and placed on file at the December 1, 2015 Council meeting to refinance bonds approved in 2006 via Ordinance 06-O-25 which authorized and provided for the issuance of \$2,480,000 General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2006, of the City of Zion, for the purpose of defraying the cost of refunding certain previously issued General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2001. He stated that current rates are favorable to refinance these bonds. He stated that refinancing the bonds would save the City \$60,000 over five years.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that an Ordinance (15-O-62) be passed authorizing and providing for the issuance of not to exceed \$1,400,000 General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2015, of the City of Zion, Lake County, Illinois, for the purpose of refunding certain previously issued waterworks and sewerage system alternate revenue bonds of the City, providing for collection, segregation, and application of the waterworks and sewerage system revenues, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, authorizing and directing the execution of an escrow agreement in connection with the issue of said bonds, authorizing and directing the execution of a bond order in connection with the issue of said bonds and authorizing the sale of said bonds to the purchaser thereof. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

#### **TABULATION OF BIDS/HVAC MAINTENANCE SERVICES FOR CITY FACILITIES**

A Tabulation of Bids (15-DOC-121) was received from Director Ianson for the combined HVAC maintenance services at City Hall, the Police Administration Building, the Public Works facility, and Fire Stations No. 1 & 2. He stated that, in 2011, when Northern Weathermakers was awarded the HVAC contract, there were numerous problems with the HVAC systems, particularly at the Police Administration Building. He stated there has been vast improvement in the maintenance and quality of service. Director

Ianson recommended retaining Northern Weathermakers as the City's HVAC maintenance contractor in the annual amount of \$16,064.

It was moved by Commissioner McKinney, seconded by Commissioner DeTienne that the bid for the combined HVAC maintenance services be awarded to Northern Weathermakers in the annual amount of \$16,064. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

### **DEPARTMENTAL COMMENTARY**

Director Colangelo stated that the City's application for a permit modification for post closure groundwater monitoring on closed Landfills 1 & 2 was approved by the IEPA. He stated that the required groundwater sampling will now be conducted semi-annually instead of quarterly which results in a savings of \$8,000 per year and \$56,000 for the remainder of the closure period.

### **ANNOUNCEMENTS**

December 24, 25, 31 & January 1		City Offices Closed for the Holidays
January 5	7:00 p.m.	Zion City Council Meeting
January 18		City Offices Closed for Martin Luther King 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 Taylor, seconded by Commissioner DeTienne that the Council recess to Closed Session at 7:48 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of pending litigation, collective bargaining and review of Closed Session minutes for release. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 8:52 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

### **RESOLUTION/RELEASE OF CLOSED SESSION MINUTES**

It was moved by Commissioner McDowell, seconded by Commissioner Taylor that a Resolution (15-R-34) be passed releasing Closed Session minutes. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; Taylor, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

### **ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner McDowell, seconded by Commissioner McKinney and unanimously approved the meeting be adjourned at 8:55 p.m. Motion carried.

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City Clerk

Approved January 5, 2016