

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 16, 2018, 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 McKinney, McDowell, Fischer, DeTienne, and Mayor Hill. A quorum was present.

Also present: Police Chief 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 Fischer, seconded by Commissioner McDowell to accept the City Council meeting agenda as presented:

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

CITIZEN COMMENTS

Dave Regel, Zion, stated back in August his trailer was stolen out of his driveway. He immediately made a police report. After speaking with his neighbors he found a witness who saw who took the trailer and gave him a description of their vehicle. He searched the area for the vehicle and spotted it two blocks from his house and reported it to police. A month later his neighbor recognized the men at Jewel and called the police with an ID of the men. On January 3rd he went to the Police Department and discovered the case wasn't assigned to a detective yet. He asked why it takes four months to get something done. He stated his neighbor was asked to come in and look at a photo line-up. He questioned why there needed to be a photo line-up when his neighbor already made an ID. He stated the last he heard was that the officer was going have his neighbor come in for a photo line-up. He stated he is very frustrated because this is not the first time something like that has happened. His work van was broken into and his tools were stolen. He also had his truck and fence spray painted and his camper broken into. He stated he is tired of being a target and a victim and would like something done.

Chief Dumyahn stated the case had been assigned earlier, but the Police Department has between 30-50 cases involving serious crimes and those cases will take priority. He stated it is required by the State's Attorney's office that a photo line-up be conducted because the department cannot press or pursue charges by a description alone. If a witness cannot pick out the individual out of a photo line-up then it will be harder to make a case.

Commissioner McDowell stated he will discuss it with the Chief and offered Mr. Regel his business card and asked that he contact him.

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 January 3, 2018 at 7:00 p.m.
- (a) **BILLS:** Vouchers 128274 through 128329 drawn on First Merit Bank, Total: \$110,268.49

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

RESOLUTION/AMENDING PERSONNEL AUTHORIZATION

A memo (18-DOC-4) was received from Administrator Knabel stating he recently received notification of retirement from a member of the accounting department effective March 29, 2018. As a result of this, he would like to post for a replacement to the position. Ideally, he would like to bring an individual on board in February which would result in approximately six weeks of overlap so the new employee could get trained and shadow current employees. Because of this, he would like to increase one position on the personnel authorization temporarily.

It was moved by Commissioner DeTienne, seconded by Commissioner Fischer that a Resolution (18-R-3) be passed amending the Personnel Authorization as presented. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Resolution passed.

ORDINANCE/SEXUAL HARRASSEMENT PROHIBITION POLICY AND PROCEDURE

Administrator Knabel stated the City is required to adopt an updated Sexual Harassment Prohibition Policy and Procedure for the City of Zion in order to comply with the Public Act 100-0554.

Commissioner McDowell stated he has reviewed Public Act 100-554 and feels that the City's current policy has all the required components though not as expanded as the new policy. He stated in terms of being compliant to have a policy in place by January 16th the City already meets the requirement with its current policy. He stated he has some concerns with the wording in the proposed policy. His main concern is the broadness of the policy. In the State of Illinois there are 20 classes of characteristics of people that the City as an employer cannot discriminate against. He does not have any issues on the discrimination wording. The way the policy is worded it expands what sexual harassment is to the broader characteristics of people. In the proposed policy it states actions, words, jokes or comments based on individuals' sex, sexual identity, orientation, civil union partnership or any other form of sex discrimination or harassment will not be tolerated. If a City employee has an opinion that marriage is between a man and woman only and there is an employee that is part of a same sex couple that knows of the opinion of the other employee or heard the employee comment about the subject, could the employee be liable under the proposed policy? He feels that it is a possibility. He stated it seems to expand to include personal opinions employees might have about very controversial subjects.

Mayor Hill stated the policy does not prohibit anyone for having personal opinions, it prohibits them from saying, doing or joking about anything offensive in the workplace. Employees can have opinions outside of the workplace but they cannot express those opinions that can create a hostile work environment.

Attorney Randall stated it would depend on the circumstances surrounding the event. She stated the goal it to prohibit employees from harassing others in the workplace. She cautioned employees don't know who their audience is. Employees can have their beliefs and opinions, they just can't act on them in the workplace that could harass other employees. She stated she is aware the City currently has a prevention policy that has been in place for years, but the proposed policy is more comprehensive. The current policy was enacted in 2004 and things have changed dramatically in fourteen years whether the employees agree or not. She stated it is necessary the City comply with the State requirements and have a prohibition policy. She stated nowhere in either policy does it state you can't have an opinion or belief. It states what you can and can't do around City employees.

Mayor Hill stated it goes beyond City employees. It applies to all City officials, vendors or anyone that has any connection at all with the City. It is a protection policy.

Attorney Randall stated if an employee has a belief in the workplace they should not share it. You may think you know your colleague or co-worker but you really don't know. You do not want to be offensive or subject them to any type of potential harassment in the workplace.

Mayor Hill stated it depends on the circumstances of the case. If there is a discussion about issues he does not believe that it will substantially interfere with the individuals work performance, however, if there is a slur of some kind that could provide an intimidating, hostile, offensive work environment, so it goes beyond just opinions. He stated the investigation that would take place after the allegations were made would determine if it substantially interfered with work performance or if it was an intimidating, hostile or offensive work environment. The difference will be what the circumstances are; how something was said or why it was said.

Commissioner Fischer stated in his experience of harassment prevention training, whatever the intent is, it is how it is perceived by the person. If the person feels that whatever comment or gesture is made or whatever behavior is exhibited is offensive to them in some way they can bring forth a complaint claiming they felt harassed.

Commissioner McDowell stated the policy creates hostility, causing him to be afraid of saying anything. He doesn't feel it is a good policy. If an employee is asking another employee an opinion and the conversation is overheard by another employee the current statement can allow them to be charged with sexual harassment. He had a suggestion for a change in the language that would make things more comfortable in a work environment.

Attorney Randall stated changing a statement can invite more confusion and put the City in a weaker position. She stated the City needs to take a strong position that they will not tolerate these types of activities. Comparing to the proposed prohibition policy to the 2004 prevention policy, the protected characteristics are not even mentioned that policy. It is though the City is putting their head in the sand and not recognizing that times have changed.

Commissioner McDowell feels the current policy meets the standards and would like more time to look at the policy and discuss it with the attorney.

Attorney Randall stated the problem is that the policy was sent over by the attorney earlier but it did not make the January 3rd agenda and now the City is under the gun.

Commissioner McDowell stated the current policy meets all the qualifications of the Act.

Attorney Randall stated it does not take into account the changes that the Public Act is trying to get municipalities and public bodies to recognize. Not to accept, not to agree with, but to recognize so all employees have the protection. She believes the City needs to enact the policy this evening.

Commissioner McDowell asked if a violation of the policy would be a criminal offense.

Attorney Randall stated she cannot say yes or no. It would depend on what the nature of the conduct was. She stated it is possible if it violated State statutes.

Commissioner McDowell asked if a public official was in violation of the policy what ability the adjudicator would have to remove a public official from office.

Attorney Randall stated it would depend on the circumstance or nature of the complaint, or if it was something criminal. She stated the body would make the decision to remove an official from office which would be the far end of the spectrum.

Commissioner McDowell stated there are enough questions that he would like to table the approval of the policy until it can be reviewed further.

Attorney Randall stated the policy needs to be approved no later than today.

Commissioner McDowell asked if a case cannot be made that the current policy meets the requirements. He asked if the policy meets the letter of law on passing an ordinance by January 16th.

Attorney Randall stated it is the attorney's opinion that it does not.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to table the updated Sexual Harassment Prohibition Policy and Procedure for the City of Zion.

Commissioner Fischer stated he respects Commissioner McDowell's comments but feels they should pass the policy on the advice of the attorney.

Commissioner DeTienne stated Attorney Randall brought up earlier if someone has an opinion on sexual orientation and they are talking about it on the job she suggested to not talk about it on the job and go have a cup of coffee and then express your opinion. He stated as elected officials they are on their jobs 24 hours a day seven days

a week. If he is at the coffee shop talking with someone about an issue that is controversial and someone over hears them and doesn't like what they hear, are they still subject to discipline or in violation of the law.

Attorney Randall stated it would depend on the circumstances. She stated what the policy is trying to make very clear is that people must be aware of their surroundings and be aware that there are differences in the world now. Whether you agree with them or not you have to be conscientious of what you say and be aware of your surroundings. She stated each scenario may be different.

Commissioner McKinney stated he is in agreement with the updated policy. He stated he was in management for an NBA basketball team and was occasionally asked questions about the sexual orientation of his players. He stated there is so much social media out in the public and there are things that you cannot comment on because of the dangers of how it might be perceived. He stated everyone needs training and the department heads need to be clear with their employees on what the policy represents; you cannot express nor have those types of opinions at work. He stated the Act is necessary.

Mayor Hill stated there was a motion and a second to table the vote for updated policy. The vote on roll call was: Commissioners McKinney, nay; McDowell, aye; Fischer, nay; DeTienne, nay; and Mayor Hill, nay. Motion denied.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney that an Ordinance (18-O-2) be passed establishing an updated Sexual Harassment Prohibition Policy and Procedure for the City of Zion in order to comply with Public Act 100-0554. The vote on roll call was: Commissioners McKinney, aye; McDowell, nay; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

Mayor Hill stated he fully understands how difficult this subject is to talk about and appreciates the discussion.

ORDINANCE/AMENDING MUNICIPAL CODE/TEXT AMENDMENT/ALTERNATIVE ENERGY SYSTEMS

A memo (18-DOC-5) was received from Director Ianson requesting a text amendment to the Zion Municipal Code, adding Article XII – Alternative Energy Systems. He stated the proposed ordinance regulates wind, solar and geothermal energy systems (Zoning Docket 18-Z-1). It requires a Special Use Permit for all other systems except residential building-integrated and building-mounted solar energy systems. The State has approved funding for grants and tax credits for the installation of these systems. Additionally, ComEd is offering a program called Net Metering to buy back over generated electricity. The Planning and Zoning Commission recommended approval of the text amendment.

It was moved by Commissioner McKinney, seconded by Commissioner Fischer that an Ordinance (18-O-3) be passed approving a text amendment to the Zion Municipal Code adding Article XII to regulate wind, solar and geothermal energy systems, with the approval of a Special Use Permit, other than residential building-integrated and building-mounted solar energy systems. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDING ZION MUNICIPAL CODE/2015 INTERNATIONAL ENERGY CONSERVATION CODE

A memo (18-DOC-6) was received from Director Ianson regarding a proposed amendment to Zion Municipal Code Chapter 10, "Buildings and Building Regulations", Article II, Sections 10-54 "International Energy Conservation Code 2012 (IECC)" Article II "Construction Regulations", Section 10-54 "International Energy Conservation Code 2015 (IECC)" He stated the State of Illinois recently mandated that all municipalities adopt the latest published addition of the code. He is recommending adopting the 2015 version without any amendments.

It was moved by Commissioner McKinney, seconded by Commissioner Fischer that an Ordinance (18-O-4) be passed amending Zion Municipal Code Chapter 10 "Buildings and Building Regulations", Article II "Construction Regulations", Section 10-54 "International Energy Conservation Code 2015 (IECC)". The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

ORDINANCE/DISPOSITION OF SURPLUS PROPERTY/FIREARMS

A memo (18-DOC-7) was received from Chief Dumyahn requesting permission to declare various firearms as surplus property and trade them in with a local FFL (Federal Firearms License) dealer. He stated that such trades allow the Police Department to augment budgetary needs for its firearms and tactical programs. All responsibility for the requisite documentation of transfer will be managed by the FFL dealer and removes the liability held by the Department in retaining these items. The trade-in value of these firearms total \$1,970.00.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney that an Ordinance (18-O-5) be passed declaring various obsolete, unwanted firearms in the Police Department as surplus property and approving the trading of these firearms with a local Federal Firearms Licensed dealer. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

REQUEST TO FILL VACANCY/POLICE DEPARTMENT

A memo (18-DOC-8) was received from Chief Dumyahn requesting approval to fill one Sergeant vacancy. He stated with the retirement of one Police Sergeant in September of 2017, there is a need to fill the vacant Sergeant position. He requested that the Council approve filling one Sergeant position, and request the name of the next candidate on the current Sergeant eligibility list from the Board of Fire and Police Commissioners.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney to approve filling one Sergeant vacancy and requesting the name of the next eligible Police Sergeant candidate from the Board of Fire and Police Commissioners promotional eligibility list. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

PURCHASE/FIREARMS/POLICE DEPARTMENT

A memo (18-DOC-9) was received from Chief Dumyahn requesting permission to purchase three firearms and optical equipment for the tactical response team. He stated the equipment will be purchased through the FFL Dealer; Streicher's in Milwaukee, Wisconsin, the same dealer that they will be trading in the surplus firearms with. The sum total for the firearms purchase minus the trade-in credit is \$2,554.20. The General Fund will not be used for the purchase. The funds will come from the Drug Asset Forfeiture Fund.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to approve the purchase of three firearms and optical equipment through Streicher's in Milwaukee, Wisconsin for the sum total minus the trade-in credit of \$2,554.20. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

IT SERVICE PROPOSALS

A memo (18-DOC-10) was received from Administrator Knabel regarding IT service proposals. He stated the City has not gone out for quotes on IT services for many years. He felt the City should do its due diligence and go to market to ensure that the services and prices are competitive. He obtained proposals from three different companies with the following results:

Computer Help Key - \$58,000 annually
Proven IT - \$100,620 annually
Platinum Systems - \$131,580 annually

He stated there are items included in the Proven and Platinum proposals that are currently paid separately from Computer Help Key (antivirus, licensing, etc.), however those costs amount to less than \$10,000 annually. As stated in the proposal from Computer Help Key, the actual expenditures average \$45,000 annually on the hourly billing method the City currently has. He recommends that the all contractual proposals be rejected and continue as currently operating with Computer Help Key. Come budget time, he will be recommending that the City invest the savings into IT infrastructure and computers to ensure to begin bringing the City current with technology to address security and efficiency Citywide.

It was moved by Commissioner Fischer, seconded by Commissioner McKinney to reject all proposals and continue as currently operating with Computer Help Key. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

SOLAR PANEL LEASE OPTION

A memo (18-DOC-11) was received from Administrator Knabel requesting the City enter into a Solar Lease Option with Cenergy Power. He stated at a prior Council meeting, there were presentations and discussion from two companies regarding leasing property at a former landfill site that is owned by the City. The intent is to put solar panels at the site to provide renewal energy into the local supply. He stated based on the results of the presentations from the companies as well as due diligence performed by the City, he recommends entering into a lease option with Cenergy. He stated it is not an actual lease agreement, but rather an option for the future. Cenergy will be working with their engineers over the next year to perform due diligence on the site for viability. If determined viable, then the City will proceed with good faith negotiations to enter into a lease agreement with terms that address rates, length of lease, site remediation and other items or concerns that have been addressed during the discussion of the project.

Mayor Hill stated there was discussion of possibly reducing the electric rates in the community.

Administer Knabel stated because of electrical aggregation Cenergy could be a reduced supplier.

Mayor Hill stated with the one year lease option it gives the City a sufficient amount of time to work with Cynergy towards entering into a lease agreement.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell to approve the solar lease option agreement with Cynergy Power. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

PHASE II CONSOLIDATION STUDY/ZION FIRE/RESCUE DEPARTMENT & BEACH PARK FIRE PROTECTION DISTRICT

A memo (18-DOC-12) was received from Administrator Knabel regarding Phase II of the consolidation study for functional consolidation efforts between the Zion Fire/Rescue Department and the Beach Park Fire Protection District. He stated on December 4, 2017, there was a meeting in regards to the next phase in moving forward with the functional consolidation. As a result of the meeting, the Illinois Fire Chiefs Association was asked to prepare a proposal for a Phase II study. The intent of the study is to take the initial results of the Phase I study, which showed that there is a benefit in a consolidation, and further develop that into an actionable plan. The goal is to get an independent assessment of how to best utilize current staffing, station location and resources more efficiently in a joint manner. Additionally, to prepare a plan for how best to optimize collective resources as things move forward. He stated based on the proposal presented, he recommends moving forward with the IFCA preparing the study in the amount of \$19,850 to be split 50/50 with Beach Park Fire Protection District. He stated they are in the process of applying for a grant with the IAFF to help offset the costs.

Commissioner McDowell stated it was his understanding at the completion of the study they would have the information necessary for both the Council and the Beach Park Fire Protection Board to make a decision on whether or not they want to go through with the consolidation.

Director Knabel stated they will look at the results of the study and decide the direction they would like to go.

Mayor Hill expressed his frustration with the consolidation process. He stated the process began in October of 2015. It has been over two years into the process and he is not sure if anything has been done since meeting as a group and accepting the Phase I.

Chief Lewis stated he believes the Council was expecting something other than what a functional consolidation is. It is departments working together to improve the efficiency of the departments. He stated there have been functional efforts between the two departments. He presented a list of those efforts:

- Applied for an AFG grant for a replacement truck under both entities
- Beach Park truck needs replacing due to maintenance issues, will use Zion truck through ARA response
- Zion participated in Beach Park annual Strategic planning session for last 2 years
- Shift commanders from both department's contacting each other each morning to verify staffing and daily activities
- Several options for future administrative alignment were drawn up for consideration
- A draft "First Arriving SOP" was drafted this fall by Zion and Beach Park. It was distributed to Winthrop Harbor and Newport for review since it could affect them as well.
- Training is being coordinated so that both departments are receiving similar training on a monthly basis. This is a precursor to having one training calendar.
 - All Q1N Departments training monthly together. We tried for the first time to hold an IFSI Cornerstone, no cost, course for 3 departments on separated days. Each participating department sent staff to meet course minimums.
- Considering having NLC EMS CE Coordinator come out 3 times and both departments attending rather than 6 times (3 each department)
- Beach Park requesting our Shift Commander to respond on their incidents. Currently working out details and how it could help us.
- Working on more comprehensive study to evaluate any benefits to a functional consolidation above what was shown on original study.
- Unions meeting to discuss how they can work together

Chief Lewis stated there are many things happening behind the scenes that are making the departments work better they are just not things that are obvious to the public. There is no change in operations because that is not the definition of what a functional consolidation does.

Mayor Hill stated he is frustrated that the expectation was that a consolidation would be done in order to look at ways to save the City money. He stated in the two years that they have been doing this he is not sure if the Fire System as it stands right now is sustainable. He stated the City is will bring in \$528,000 of new revenue for the upcoming budget and \$450,000 of it is going to pensions and a large portion of that are fire pensions. He stated what they are doing now is not sustainable. He stated it was said that there are a lot of little things that are being done to make the department more efficient but not any more sustainable. He hopes someone is looking into going to eight hour shifts instead of the twenty four shifts. It could save in overtime, often when overtime is paid it is paid for twenty four hours in lieu of eight. He stated there are a number of issues that go to the core of firefighting that have been done forever and can't continue to be done the way they are currently being done. He stated three years from now there will not be any money in the levy for the general fund. It is all going to fire and pensions. He stated something needs to be changed drastically, possibly privatizing part of it. The City must go to extremes in the financing of the City. He stated it appears consolidating will not save any money and it is frustrating that it is taking so long.

Chief Lewis stated it is difficult to cover the staffing requirements on vehicles. When an ambulance goes out it has to have two people on it. When a fire truck goes out it should be going out with three to four people and they are being sent out with two. There is a truck and an ambulance at Station 2 and it is staffed by the same two people. If someone calls in sick and he takes a vehicle out of service there will not be a truck or an ambulance to respond to someone in town. The seven person minimum staffing now is bare bones. He stated they are running 4300 calls a year with less staff then some departments that are running 2300 calls a year.

Mayor Hill asked how the calls are counted.

Chief Lewis stated have done away with the double calls so everything is now counted as a single call. Regardless if the engine and an ambulance go out it is still considered one call. Call volume continues to goes up as the population goes up.

Mayor Hill stated many of the calls are "taxicab" calls. He stated something needs to be done about those types of calls.

Chief Lewis stated there was a mobile integrated health care plan that was going around but it is not gaining a lot of interest because of staffing. A staff is needed to take care of the services.

Mayor Hill stated that is not the City's mission.

Chief Lewis stated mobile integrated health care is the growing mission or next generation of EMS.

Mayor Hill stated it will work if you have enough money to do it. The City needs to drastically look at other ways of doing things. He stated he is frustrated with the pace of the consolidation.

Chief Lewis stated part of the savings from the consolidation has to come from the Council and the Beach Park Board getting together and making collective decisions.

Mayor Hill asked when those decisions will be ready to be made.

Chief Lewis stated that is part of what the Phase II study is. It will show collected data of day to day operations from both departments.

Mayor Hill asked for a timeline.

Chief Lewis stated in six months there will be a presentation to the Council and Beach Park Board. Many people get confused on the difference of functional consolidation and consolidation. Functional consolidation is departments working together to provide more efficient services and consolidation is two departments becoming one department or one entity. Consolidation cannot be achieved until tax payers start getting involved, eventually by referendum. The Phase II study request was brought to the Beach Park board and approved for the 50/50 split amount.

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to proceed moving forward with the IFCA to prepare the Phase II Consolidation study in the amount of \$19,850 to be split 50/50 with the Beach Park Fire Protection District. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

ENTERPRISE ZONE APPLICATION

A memo (18-DOC-13) was received from Administrator Knabel regarding an Enterprise Zone application agreement. He stated after receiving notification that the City was unsuccessful in obtaining enterprise zone designation in 2017, they spoke with the Illinois Department of Commerce & Economic Opportunity (DCEO) in regards to the scoring and results. As a result of the call, it was determined that the City needed to expand its efforts and timeframe for the best chance to succeed for the 2018 application. He met with Warren Ribley from WCR Enterprises and it was determined that the City should take a more expansive approach to the application process given the additional lead time available this year. Mr. Ribley has extensive knowledge of the process and what makes up all of the scoring components and how to maximize each category. Administrator Knabel recommends the City enter into the agreement with WCR Enterprises Ltd. under option 2 of the contract (twelve monthly installments of \$6,666.66). The twelve installments will cover Phase I and Phase II activities and tasks. He stated he spoke with the TIF consultants and it was determined TIF funds can be used for these services if approved by the TIF Board.

Commissioner McDowell stated the prior company Teska, charged \$15,000. He asked how this company was different

Administrator Knabel stated the last application was done with a very condensed time frame and was thrown together in only a month. He stated this application will be more expanded and the City will get follow up information to make sure to stay ahead of things.

Commissioner McDowell asked if the prediction is a successful application this time.

Administrator Knabel stated Mr. Ribley has had success in the past. He stated he met with him and went through the previous scoring. He stated it does depend on how many enterprise zones open up in the next round, but Mr. Ribley has a good feeling that the City could meet the threshold. He stated he realizes it is a large amount of money but if just one development came in, the City would make the money back.

Mayor Hill stated spending \$80,000 is a lot and if the City doesn't get Enterprise Zone status then it is like throwing away \$80,000. He stated there is no guarantee there will be developments. He asked how long the City would keep the Enterprise Zone status.

Mr. Ribley, WCR Enterprises Ltd, stated the Enterprise Zone status is for fifteen years and can be reviewed to continue for another ten years.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell to approve the agreement with WCR Enterprises Ltd. for a total of \$80,000 (twelve monthly installments of \$6,666.66). The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

APPOINTMENTS/CITIZENS UNITED FOR A BETTER ZION (CUBZ) COMMISSION

Mayor Hill presented the names for appointment to the CUBZ Commission. Commissioner Fischer was not appointed to the commission. He also confirmed that Commissioner McDowell, himself, Cheri Neal and Steve Dumyhan formally ex-officio members will no longer be on the commission. He stated it was decided City Council members would not be members of a commission that will be making recommendations to the Council and to be sure there will be no violation of the Open Meetings Act.

Commissioner McKinney stated he and Director Ianson and are working together to get to know the CUBZ members and see what is happening in the community so they can work with the citizens.

Mayor Hill stated will be three people from each precinct on the commission. The intent of the commission is to provide better communication to the citizens from City government and from the citizens back to government to relay what is working and not working. He stated it may take a while before any impact will be seen in the community.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to appoint the individuals to the Citizens United for a Better Zion (CUBZ) Commission as presented. The vote on roll call was: Commissioners McKinney, aye; McDowell, aye; Fischer, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Clerk Spooner stated she and Attorney Randall performed the semi-annual Closed Session Minutes review and have determined there are no minutes eligible for release at this time.

ANNOUNCEMENTS

February 6	7:00 p.m.	Zion City Council Meeting
February 20	6:30 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 8:27 p.m. Motion carried.

City Clerk

Approved February 6, 2018