

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 2, 2024, 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 Holmes, Fischer, Frierson, McDowell, and Mayor McKinney. A quorum was present.

Also present: Police Chief Eric Barden, Fire/Rescue Chief Justin Stried, Building & Zoning Director Richard Ianson, Public Works Director Ray Roberts, Finance Director Kris Conway, City Administrator David Knabel, and City Attorney James Vasselli.

Mr. Bremner led in the Pledge of Allegiance to the Flag.

**AGENDA CHANGES**

It was moved by Commissioner Frierson, seconded by Commissioner Holmes to accept the City Council meeting agenda as presented.

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

**CITIZEN COMMENTS**

There were no Citizen Comments.

**CONSENT AGENDA**

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that the Minutes be approved as follows:

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on March 19, 2024 at 7:00 p.m.; approval but not release of Closed Session Minutes of a Meeting held on March 19, 2024 at 8:03 p.m.

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

It was moved by Commissioner Fischer, seconded by Commissioner Holmes that the Bills be approved as follows:

- (b) **BILLS:** Vouchers 145517 through 145589 drawn on Huntington National Bank, N.A. Total: \$334,424.27.

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

**PROCLAMATIONS**

Mayor McKinney presented a Proclamation to ten-year old Zion resident, Jace Rose recognizing him for his call to 9-1-1 and lifesaving efforts that helped save his mother's life.

Gina Roberts, Lake County Board Member, presented Mayor McKinney with a Proclamation from the Lake County Board detailing his lifelong career including the retirement of the first ever Jersey from Northwestern University.

**2024/2025 HEALTH/DENTAL/LIFE/VOLUNTARY BENEFITS INSURANCE RENEWAL**

A memo (24-DOC-30) was received from Administrator Knabel regarding insurance quotes for the 2024/2025 health, dental, and life insurance policies and voluntary benefits. Administrator Knabel stated the City's insurance brokers, Assurance (Marsh & McLennan) negotiated the renewal for City's current health, dental, and life insurance as well as the voluntary benefits package which are set to expire on April 30, 2024.

The Health Insurance results came back at a 5.06% increase (\$105,339 annually). Dental Insurance remaining with Guardian at a 10.29% decrease (\$8,520 savings). Life Insurance is currently under a 2-year rate guarantee at no increase with Blue Cross, Blue Shield. Vision Insurance and other Voluntary Benefits remain with existing providers at no increase (rate guarantee until 5/1/25). He recommends renewal of all insurance policies for the year ending April 30, 2025 as presented.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, that an Ordinance (24-O-25) be passed authorizing Marsh & McLennan Agency LLC to provide insurance brokerage services and renew certain insurance policies (medical, dental, life and voluntary options) as presented. The vote on roll call was: Commissioners. Holmes, aye; Fischer, aye; Frierson, aye; McDowell, aye and Mayor McKinney aye. Motion carried. Ordinance passed.

#### **ORDINANCE/LEASE/1124 27<sup>th</sup> STREET**

A memo (24-DOC-31) was received from Director Ianson requesting approval of a lease for property located at 1124 27<sup>th</sup> Street. Director Ianson stated that Maria Alvarez of 2689 Sheridan Road is requesting to lease approximately 100 sq. ft. of City property located at 1124 27<sup>th</sup> Street for a dumpster enclosure. She recently purchased the building and realized she did not have access to the alley for waste pickup for any of the businesses or tenants in the building she purchased. Currently, they City is charging \$250.00 for similar leases of City properties. She will bear the expense of the construction and maintenance of the dumpster enclosure.

It was moved by Commissioner Holmes, seconded by Commissioner Frierson that an Ordinance (24-O-26) be passed authorizing the lease of property located at or 1124 27<sup>th</sup> Street between Maria Alvarez and the City of Zion for a dumpster enclosure for neighboring businesses and tenants. The vote on roll call was: Commissioners; Holmes, aye; Fischer, aye; Frierson, aye; McDowell, aye and Mayor McKinney aye. Motion carried. Ordinance passed.

#### **ORDINANCE/SPECIAL USE PERMIT/CLOSED LANDFILL/HOREB AVE & 17<sup>TH</sup> STREET**

A memo (24-DOC-32) was received from Director Ianson requesting a Special Use Permit for a solar project to be located on Park District property. Director Ianson stated that Cenergy Power is currently operating under a Special Use Permit on the City owned section of the closed landfill. They are seeking another Special Use Permit for a 2.98 MW alternating current photovoltaic ballasted ground-mounted community solar project to be located on the Park District owned section of the landfill (PIN #04-17-200-019), Zoning Docket 24-Z-5. At the March 21, 2024 Planning & Zoning Commission meeting, they recommended to approve the Special Use Permit.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes, that an Ordinance (24-O-27) be passed granting a Special Use Permot for a 2.98 MW alternating current photovoltaic ballasted ground-mounted community solar project for Park District property on the closed landfill, near Horeb Ave. and 17<sup>th</sup> Street. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye; McDowell, aye and Mayor McKinney aye. Motion carried. Ordinance passed.

#### **ORDINANCE/TEXT AMENDMENT/ZION MUNICIPAL CODE/SECTION 102-31**

A memo (24-DOC-33) was received from Director Ianson requesting a Text Amendment to Section 102-31(6) of the Zion Municipal Code to require a Special Use Permit in all districts for cemeteries, Zoning Docket 24-Z-6. At the March 21, 2024 Planning & Zoning meeting, they recommended to approve the Text Amendment. Commissioner Frierson asked if there was any retroactive impact in this. Director Ianson stated there was not.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson, that an Ordinance (24-O-28) be passed amending Section 102-31(6) of the Zion Municipal Code, requiring a Special Use Permit in all districts for cemeteries. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye; McDowell, aye and Mayor McKinney aye. Motion carried. Ordinance passed.

**ORDINANCE/TEXT AMENDMENT/ZION MUNICIPAL CODE/SECTION 102-202**

A memo (24-DOC-34) was received from Director Ianson requesting a Text Amendment to Section 102-202(1)(g) of the Zion Municipal Code to exempt handicapped ramps from needing Zoning relief. Director Ianson stated the Americans with Disabilities Act is currently regulated through Federal and State Governments. Staff is requesting approval of the amendment, Zoning Docket 24-Z-7. At the March 21, 2024 Planning & Zoning meeting, they recommended to approve the Text Amendment. Commissioner Fischer asked if there are construction standards for the ramps. Director Ianson stated ye, but it is more about the setbacks. Commissioner Fischer asked they would still be required to obtain a building permit. Director Ianson stated they would.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes, that an Ordinance (24-O-29) be passed approving a Text Amendment to Section 102-202(1)(g) of the Zion Municipal to exempt handicapped ramps from needing Zoning relief. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye; McDowell, aye and Mayor McKinney aye. Motion carried. Ordinance passed.

**APPROVAL/FY25 NON-UNION WAGE RATES**

It was moved by Commissioner Fischer, seconded by Commissioner McDowell to approve the rates for Non-Union personnel as presented, to be effective May 1, 2024. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye; McDowell, aye and Mayor McKinney aye Motion carried.

**DEPARTMENTAL COMMENTARY**

Director Ianson stated they are still receiving calls regarding the yard waste program. The program started on April 1<sup>st</sup> and runs through November 30<sup>th</sup>. The yard waste must be put out in a 32-gallon container or in Kraft-type paper bags labeled yard waste.

Director Roberts stated at the last meeting they discussed the inventory for the Lead Line Service. The flyer is now posted on the City's website both in English and Spanish. The flyer gives details on how to do a self-assessment test. Additionally, you can scan the QR code and do the survey which will be sent directly the Public Works Department. Mayor McKinney asked how residents can get the information if they do not have the internet. Director Roberts stated they flyers will also be distributed by mail. Commissioner Holmes asked if there was a possibility of the flyers being distributed in grocery stores. Director Roberts stated he could make copies of them and place them up at City Hall. Additionally, he noted that residents can also give them a call if they are concerned. He is hoping to have a GIS map available online by April 15<sup>th</sup> where a homeowner can click on their address to see if it has been inspected or not. If it has been inspected it will give the status of the pipes. He noted that they are 70% completed on the testing and have found 6 lead lines. They will be moving to the older part of the City next. Commissioner Holmes asked how this testing will affect those who will be selling their homes. Director Roberts stated if someone is selling their home, public works must do a final water reading and will be inspecting the lines at that time and give the information to the homeowner.

Chief Stried noted that the Emergency Sirens went off after 10:00 a.m. in lieu of right at 10:00. They are currently working on an issue from the signal that the Dispatch Center sends out to alert the sirens. They are aware that there is still a glitch in a few of the sites and will be getting it rectified. They are able to set them off from Station 1 console in the event they do not go off. He realizes it has been frustrating for everyone but assured them that there are still plenty of ways to alert the public in case of an emergency.

Chief Barden reminded citizens that with the expected snow, they should travel safely and slowly. He has noticed faster speeds on Sheridan Road and a little reckless driving on Lewis Avenue with the increased traffic due to the detour from Sheridan Road. He warned of anticipated enforcement action on both main roadways. The County Sheriff has asked that people not drive thru the neighborhoods and use the posted detour. Additionally, the Citizens Police Academy will be looking to get up and running. They are now taking applicants and will be starting background checks. The deadline for the application is April 15<sup>th</sup>. There will be 20 seats available and they will be doing a number of things that will teach citizens what law enforcement looks like, which will also include the use of training equipment.

Director Conway noted that Assistant Finance Director Barbara Fitz-Henley will be retiring on April 15<sup>th</sup> after string with City in 1992. She has been an asset to the City and it will be a huge loss. Due to her request for no party, she asked that people stop by and say thank you and wish her well.

Administrator Knabel stated at the last meeting they adopted a Resolution of Support for a Start Early Educare Facility that will be coming to Zion. It is a state of the art privately funded \$25 million facility that will be built by Central School. The program starts at birth until they get into the public school system. It also provides family support and financial training and resources. They recognize that there is a desperate need for this in the area that has gone unserved. They decided to invest in Zion with the efforts of the City and school districts. They will be hearing a lot about it in the coming months. This is greatly needed in the community and is a huge win for Zion for the program to come here.

### ANNOUNCEMENTS

April 6	7:00 a.m. to 12:00 noon	Kiwanis Pancake Breakfast ZB Moose Family Center
April 9	6:00 p.m.	Annual Town Meeting
April 16	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
May 7	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 Frierson, seconded by Commissioner McDowell and unanimously approved the meeting be adjourned at 7:35 p.m. Motion carried.

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City Clerk