

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JUNE 18, 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, McDowell, and Mayor McKinney. Commissioner Frierson was absent. A quorum was present.

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

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

AGENDA CHANGES

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

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

CITIZEN COMMENTS

There were no Citizen Comments.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on June 4, 2024 at 7:00 p.m.

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

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

- (b) **BILLS:** Vouchers 146189 through 146294 drawn on Huntington National Bank, N.A. Total: \$661,982.37.

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

RESOLUTION/APPOINTING LAKE CONSOLIDATED EMERGENCY COMMUNICATIONS MEMBER BOARD OF DIRECTORS

Chief Stried stated that they will be entering into an Intergovernmental Agreement but the first step is to appoint a City representative to the Lake Comm Board of Directors. He noted that the proposed ordinance names the Mayor as the principal designee on the Board and the City Administrator as the alternate. After some discussions, they would like to recommend that the City Administrator be appointed as the principal designee and the Mayor be the alternate.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that the proposed resolution be amended to appoint the City Administrator as the principal designee on the Member Board and appoint and designate the Mayor as the alternate. The vote on roll call was: Commissioners; Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that a Resolution (24-R-13) be passed appointing certain members to the Lake Consolidated Emergency Communications Member Board of Directors. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

ORDINANCE/INTERGOVERNMENTAL AGREEMENT/ESTABLISHING THE JOINT EMERGENCY TELEPHONE SYSTEM BOARD

Chief Barden stated a few weeks ago he presented an Intergovernmental Agreement between the City of Zion and Lake County. The proposed ordinance dissolves the current JESTB and migrates the funds to the new Lake Comm fund.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes, that an Ordinance (24-O-50) be passed authorizing and approving an Intergovernmental Agreement establishing the Joint Emergency Telephone System Board of Lake County. The vote on roll call was: Holmes, aye; Fischer, aye; a McDowell, aye; and Mayor McKinney aye; Motion carried Ordinance passed.

ORDINANCE/INTERGOVERNMENTAL AGREEMENT LAKE CONSOLIDATED EMERGENCY COMMUNICATIONS

It was moved by Commissioner McDowell, seconded by Commissioner Fischer, that an Ordinance (24-O-51) be passed authorizing and approving the Intergovernmental Agreement establishing Lake Consolidated Emergency Communications. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AGREEMENT/CAMOSY INC./CONSTRUCTION MANAGER/FIRE STATION 2

Administrator Knabel stated they have selected through the bid process, Camosy Inc. to oversee the project for construction for the new Fire Station No. 2. All scopes of service are spelled out in the a133 agreement. There is also an a201 agreement that sets the rules for the construction that everyone has to abide by. He would like to make two minor changes; 1) a reference to a meeting on July 18th which should read June 18th for today's meeting 2) on page 5 of the a133 it allows the construction manager's approval with the City's approval, work up to \$35,000 without going out to bid. This should be \$25,000 to match the City's bid threshold. The amount of \$35,000 is allowed by state statutes but the City's is a little more conservative.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, that an Ordinance (24-O-52) be passed approving an AIA Agreement authorizing Camosy Inc. to act as the Construction Manager for Fire Station No. 2. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

SPECIAL USE PERMIT/41820 & 41822 N. GREEN BAY ROAD

A memo (24-DOC-64) was received by Director Ianson requesting a Special Use Permit from Section 102-504(a)(1) of the Zion Municipal Code for property at 41820 and 41822 N. Green Bay Road. Director Ianson stated that Green Bay Community Energy Initiative, LLC is seeing a Special Use Permit to operate a 4.95 NW ground/mounted solar power generating facility, Zoning Docket 24-Z-15. The majority of the property is classified as wetlands and would be one of the few permitted uses. At the June 6, 2024 Planning & Zoning Commission meeting, they recommended to approve the request.

It was moved by Commissioner Fischer, seconded by Commissioner Holmes, that an Ordinance (24-O-53) be passed granting a Special Use Permit to operate a 4.95 NW ground/mounted solar power generating facility for property located at 41820 and 41822 N. Green Bay Road. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

VARIANCES/WIRE MESH FENCE/GRAVEL DRIVEWAY/41820 & 41822 N. GREEN BAY ROAD

A memo (24-DOC-65) was received from Director Ianson requesting two variances from Municipal Code Section 10-13(b) for a wire mesh fence and Section 26-380(4) for a gravel driveway for property at 41820 & 41822 N. Green Bay Road as petitioned by Green Bay Community Energy Initiative, LLC, Zoning Docket 24-Z-16. Director Ianson stated the proposed fence is designed to be wild-life friendly. It will be raised 6 inches from the ground and have openings approximately every 50 feet for wild-life.

The proposed gravel driveway will assist in meeting the requirements for storm water drainage. At the June 6, 2024 Planning & Zoning Commission meeting, they recommended to approve the variances.

It was moved by Commissioner Fischer and seconded by Commissioner McDowell that an Ordinance (24-O-54) be passed approving a variance for a wire mesh fence at the property located at 41820 & 41822 Green Bay Road. The vote on the roll: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

It was moved by Commissioner Fischer and seconded by Commissioner McDowell that an Ordinance (24-O-55) be passed approving a variance for a gravel driveway at the property located at 41820 & 41822 Green Bay Road. The vote on the roll: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

SPECIAL USE PERMIT/2225 LEWIS AVENUE

A memo (24-DOC-66) was received by Director Ianson requesting a Special Use Permit from Section 70-128(2) of the Zion Municipal Code for property at 2225 Lewis Avenue. Director Ianson stated that Matt Laska of North Shore Sign is seeking a Special Use Permit to install an electronic message board for Dukas Automotive, Zoning Docket 24-Z-17. This sign will be the same size and height and located in the same location as the existing sign. At the June 6, 2024 Planning & Zoning Commission meeting, they recommended to approve the request.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell, that an Ordinance (24-O-56) be passed granting a Special Use Permit to install an electronic message board for property located at 2225 Lewis Avenue. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/2024 STREET PROGRAM

A memo (24-DOC-67) was received from Director Roberts for the Tabulation of Bids for the 2024 Street Program. Director Roberts stated a bid opening was held on June 6, 2024 for the 2024 Street Program. The lowest responsible bidder was Peter Baker and Sons of Libertyville, IL for the base bid and alternate bids.

Base Bid

31st Street from Lewis Ave. to Lebanon Ave.
Lebanon Ave. from 31st Street to Galilee Ave.

Alternate Bid

31st Street from Lebanon Ave to Galilee Ave.

Staff request and recommends awarding the base bid and alternate 1 bid for this project to Peter Bakers and Sons in the amount of \$680,993.80, Funding for this project is an approved item in the FY25 MFT and Street & Bridge Funds. Copies of the bid tabulations will be posted on the City website. It was noted that there will be 1.3 miles of road that will be included in the project.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that a Resolution (24-R-14) be passed awarding the bid for the 2024 Street Program to the lowest responsible bidder, Peter Baker and Sons in the amount of \$680,993.80. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

ENGINEERING SERVICES/20TH STREET STORMWATER CAPITAL IMPROVEMENT PROGRAM

A memo (24-DOC-68) was received from Director Roberts regarding the engineering services for the 20th Street Deco Stormwater Capital Improvement Program. Director Roberts stated that as they move forward with the program, they have identified that an additional sanitary and water main will be required due to the size of the proposed storm main. The proposal provides the final design engineering requirements and includes the additional design for the water and sanitary mains. Staff requests and recommends approving the proposal for Engineering Services from Christopher Burke Engineering for a cost of \$25,500.00. Funding for these services will be a budgeted item in the FY25 Water Fund. Commissioner Fischer asked what the timeline will be for this project. Director Roberts stated it is still in the works, although Phase 1 has been approved. He will be bringing an IGA to the Council soon between Lake County and the City. Commissioner Fischer noted that area of 20th Street is subject to major flooding. They have been working on this project for 5 years.

Director Roberts stated currently the pipe is 30 inches and they are looking to increase the size to 78-inches to handle all the water. Funding in part is from a grant for storm water in connection with Lake County for \$5.5 million. The City's portion will be \$2 million.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that an Ordinance (24-O-57) be passed authorizing and approving an agreement between Christopher Burke Engineering, Ltd. and the City of Zion to provide Engineering Services for the 20th Street Storm Water Capital Improvement Project. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

DEPARTMENTAL COMMENTARY

Director Ianson shared the procedure for getting rid of yard waste. Tree branches and brush must be placed in a 32-gallon container or bag and must be bound with biodegradable string or twine in bundles not more than 4 feet in length, 18 inches in diameter and weighing not more than 50 pounds. Information is available on the City website. Mayor McKinney commented on the summer mowing program. The crew of 3 mow the vacant lots. He recently received a phone call from someone who commented on how nice the City looks.

Director Roberts noted that he is still seeing residents blowing grass into the streets. This goes right in the storm drains and clogs them. There are 4900 catch basins throughout the City and a 9-man crew to keep them clean. He asked that residents help out in keeping them clean. Mayor McKinney noted that if citizens took 30 minutes a month to clean up around their properties, it could defer a lot of problems with the storm drains.

Fire Chief Stried noted that with summer here there may be extended days of 90-degree weather and encouraged people to stay hydrated. He offered to provide cooling center information if needed. Additionally, they will be hosting a blood drive on Saturday, July 13th from 9:00 a.m. to 12:00 noon at Station #1. Information is posted on the Fire Department Facebook page.

Chief Barden stated that Nostalgia Days was a great success. There were over 500 cars that showed with many people in attendance. He thanked the organizers and all those who came out. Additionally, he noted that the bike unit and the drones will be on display at the Concert in the Park on Thursdays.

Administrator Knabel stated that he will be bringing back his "Dollars and Sense" series. It gives residents an opportunity to come out and ask questions. He picks out a topic and gives a presentation to educate people about the City and its processes. The first session will be "Understanding the Tax Bill and Levy". The presentation will take place on July 11th at 6:00 p.m. at a location to be determined. Mayor McKinney thanked Administrator Knabel for bringing the Dollars and Sense series back. They have tried for the last 9 years to bring transparency to what is happening in the City. Staff will always try and set aside time to talk with residents. He noted that the Dollars and Sense presentations started with 5-10 people. Some of those people are the same ones every time. He feels it is crucial that people come out and get honest answers to their questions as the City will continue to be transparent.

Mayor McKinney noted State Representative Joyce Mason was in attendance to explain things that have been questioned publicly and is here to set the record straight. He stated that she has worked hard to write and get the legislation passed regarding the nuclear funding.

Representative Mason read a statement that gave a summary of how the legislation came about. She thanked Mayor McKinney, David Knabel and Jimmy Vasselli for their help in getting the legislation passed. She is proud of the legislation that brought \$15 million a year to Zion to help the residents and give extra funds to taxing bodies so they could do more and offer more. She reiterated the fact that the intention of the legislation was always for tax relief and anyone who says different in not being truthful. She noted that she was disappointed by the lies, half-truths and name calling by those who do not have all the information.

Mayor McKinney thanked Representative Mason for her endless work with Zion.

Commissioner McDowell thanked Representative Mason for her statement and noted that they have always known the intent of the legislation.

Commissioner Fischer thanked the Nostalgia Days team for the successful event. He noted that it was a great way to start the summer.

Commissioner Holmes reminded residents that with the 4th of July coming there was a Fireworks Ordinance in place detailing what is permitted. Mayor McKinney noted that they send notices to past fireworks offenders who continue to disrupt the community. People must take into account veterans with PTSD, pets and small children. Those who are not qualified to handle commercial grade fireworks can burn down a house or garage. Additionally, he thanked those who come to the meetings and watch them online. He stated there are many people that are supportive of the presented tax relief efforts.

ANNOUNCEMENTS

July 2	7:00 p.m.	Zion City Council Meeting
July 4		City Offices Closed for the Holiday
July 16	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner McDowell, seconded by Commissioner Holmes and unanimously approved the meeting be adjourned at 7:52 p.m. Motion carried.

City Clerk