

Council Minutes

JULY 10, 2001

MINUTES OF A TOWN MEETING/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 10, 2001, AT 7:00 P.M. AT CENTRAL JUNIOR HIGH SCHOOL, 1716 27TH STREET, ZION, ILLINOIS

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Bennett, Rogers, DeTienne, Taylor and Mayor Harrison.

SKYGEN POWER PLANT ENVIRONMENTAL STUDY/DEIGAN & ASSOCIATES

Gary Deigan of Deigan & Associates L.L.C. presented an environmental study of the Zion Energy Center Project. Andy Kellen of SkyGen presented an overview of the proposed power plant.

Natural gas fired generation is expected to predominate future new sources of power. Community concerns have resulted in detailed technical and regulatory reviews. The Zion Energy Center's initial development would be as a 2-turbine facility with future development as a 5-turbine facility. The turbines would be enclosed in a building of approximately 175 feet by 145 feet with a height of 50 feet.

Regulations and permits that have been considered, include IEPA air, stormwater, noise and operating permits, State Fire Marshal standards, USEPA regulations, Lake County Stormwater Management and Health Department requirements, Zion permits and ordinances, Village of Wadsworth noise ordinance, and the Lake County Unified Development ordinance.

Areas of environmental concern were identified as follows:

- Air quality impact - Comparisons were made to IEPA and USEPA standards.
- noise impact - Predicted sound emissions must comply with local and IEPA regulations.
- hazardous substance/waste management - All substances must be properly managed on-site, and fuel oil must be restricted to specific transport routes.
- emergency preparedness - There should be coordination with Zion's Fire Department, as well as on-site emergency equipment.

- water use and water quality impact - There should be on-site tank storage for balancing peak water use. The City's water allocation has been determined to be adequate to supply water without impact to residents or businesses.
- construction impacts - Construction is anticipated for late summer or early fall 2001 with the plant to start operating in summer of 2002. There would need to be erosion control, waterway protection and infrastructure protection during the construction phase.
- facility closure procedures - There should be requirements put into place for the plant's closure, including structure and equipment removal.

The following are recommended environmental conditions:

- Further define and increase environmental performance standards.
- Do not supersede environmental laws governing the facility.
- Address all ordinances and local site conditions, maintaining City control and input on development and operation.
- Enforce Zion's Host Agreement provisions
- Monitor post-operation noise level measurements
- Require dual containment for fuel oil storage with emergency safeguards
- Local well level monitoring program
- Water tank storage to balance peak water use
- Maintain strict emergency and spill response provisions
- Protect existing wetlands and uplands
- Maintain public information regarding data collected at local library
- Install new vegetative screening and berming
- Facility closure and decommissioning requirements, including financial assurances

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 8:26 p.m. Motion carried.