

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MAY 18, 2021, AT 7:03 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 McDowell, Fischer, Holmes, Frierson and Mayor McKinney. A quorum was present.

Also present: Fire/Rescue Chief Justin Stried, Public Works Director Ray Roberts, City Administrator David Knabel, and City Attorney Jimmy Visselli. Police Chief Eric Barden and Building & Zoning Director Richard Ianson were absent.

Mr. William 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 Frierson, aye; Fischer, aye; McDowell, aye; Holmes, aye; and Mayor McKinney aye. Motion carried.

CITIZEN COMMENTS

Sonja Coopriider stated she was representing herself, Cal Schneider and Pete Vega. She wanted to inform the Council that there is no progress being made with the Landfill. They had a verbal agreement in December and they are now changing the agreement. They are not compromising nor are they taking the steps to purchase their properties. She is hoping the City will support them. Commissioner McDowell stated he has not heard from the landfill on what the next steps would be. Ms. Coopriider stated there have been no further ideas from Advanced. She stated SWALCO is also disappointed that Advanced Disposal previously made an offer that was fair and have now taken the offer back.

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 May 4, 2021 at 7:00 p.m.; and approval but not release of Closed Session Minutes of a meeting held on May 4, 2021 at 7:55 p.m.

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

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

- (b) **BILLS:** Vouchers 137391 through 137556 drawn on Huntington National Bank, N.A. Total: \$1,184,318.70.

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

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that the Proclamation be approved as follows:

- (c) **PROCLAMATION:** Memorial Day, May 27, 2021

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

**ORDINANCE/EXTENDING A SPECIAL USE PERMIT/MEDICAL CANNABIS
CULTIVATION CENTER IN G1 GENERAL INDUSTRIAL DISTRICT**

Administrator Knabel for seven years they have been working with Flat Rock to obtain a license for a medical cannabis cultivation center. There was a hearing in March in the Illinois Supreme Court. They were told that they would hear something in 6-8 weeks. They have learned that a ruling is expected this week. In order to have everything in order, he is recommending approval to extend the Special Use Permit and the ground lease with Flat Rock Holdings, LLC for a sixth month period.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer, that an Ordinance (21-O-21) be passed extending a Special Use Permit approved in December 2016 per Ordinance (16-O-49) to Flat Rock Holdings, LLC for a medical cannabis cultivation center in the G1 (General Industrial) Zoning District located east of Deborah Avenue at 2809 Damascus, in Zion, Illinois until December 30, 2021. The vote on the roll: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/GROUND LEASE AGREEMENT EXTENSION/2809 DAMASCUS

It was moved by Commissioner Fischer, seconded by Commissioner Holmes that an Ordinance (21-O-22) be passed approving an extension of the ground lease agreement between Flat Rock Holdings, LLC and the City of Zion for certain property located at 2809 Damascus Avenue to December 30, 2021. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed

SURPLUS PROPERTY/PUBLIC WORKS DEPARTMENT

A memo (21-DOC-35) was received from Director Roberts requesting a vehicle in the Public Works Department be declared surplus property. Director Roberts stated the Fleet Maintenance Department has inspected a 2003 Ford F250 pick-up vin #1FTNF21L23FC49013 in the Water Department and deemed it no longer safe for operation. Staff requests and recommends the vehicle be declared surplus and added to the list of the Public Works vehicles scheduled for auction. All vehicles and equipment are to be sold "as is" and minimum bid prices will be determined by staff and the City Administrator.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that an Ordinance (21-O-23) be passed declaring a 2003 Ford F250 pick-up vin #1FTNF21L23FC49013 surplus property and added to the list of the Public Works vehicles scheduled for auction. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed

MAINTENANCE CONTRACT/BIO-TRON, INC.

A memo (21-DOC-36) was received from Chief Stried requesting approval of a preventative maintenance contract for cardiac monitors in the Fire/Rescue Department. Chief Stried stated Bio-Tron, Inc. from Tinley Park, IL has been providing preventative maintenance on the Zoll cardiac monitors for the last few years. The cost for this service is \$1,500. The contract will be effective June 1, 2021 through May 31, 2022.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (21-O-24) be passed authorizing and approving a preventative maintenance contract between the City of Zion and Bio-Tron, Inc. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

COMMUNITY DEVELOPMENT BLOCK GRANT

Administrator Knabel stated they reached out to the County to apply for funding for demolition to a property that has been deemed a blighted property. Initially they were awarded \$150,000 for the grant but after the City received quotes, the estimate came in at \$250,000. Director Ianson and the Economic Development Coordinator, Sonolito Bronson worked with the County to increase the grant amount to \$250,000. This is a no match grant and the demolition will be 100% covered. Once the agreement is approved, they will go out to bid for the demolition. Mayor McKinney stated he is a member of the Community Development Housing Committee. The City has also been awarded funds to tear down

the old Helia Building as it has been an eyesore for years. He hopes to be able to clean up the property and use it effectively.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (21-O-25) be passed authorizing and approving a certain Community Development Block Grant Sub-recipient Agreement between the City of Zion and Lake County, IL. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

REQUEST TO FILL VACANCY/FIRE/RESCUE DEPARTMENT

A memo (21-DOC-37) was received from Chief Stried requesting approval to fill one (1) Battalion Chief position and request the name of the next candidate on the current Battalion Chief Eligibility list from the Board of Fire and Police Commissioners. Chief Stried stated Tim Urbanik has been in a temporary, Acting Battalion Chief role since Chief Lewis' retirement and his subsequent appointment as Chief. The promotional testing process and the list have been completed and made official by the Board of Fire and Police Commissioners. He is requesting the official appointment of Tim Urbanik to Battalion Chief.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve filling one (1) Battalion position and request the name of the next candidate on the current Battalion Eligibility List from the Board of Fire and Police Commissioners. The vote on roll call was: Commissioners McDowell, aye; Fischer aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

PROPOSAL/PROFESSIONAL ENGINEERING SERVICES/BURKE ENGINEERING

A memo (21-DOC-38) was received from Director Roberts requesting approval of the proposal from Christopher Burke Engineering for Professional Engineering Services. Director Roberts stated IDOT is currently designing and planning a project to replace the Bull Creek culvert under IL 137 (Sheridan Road). The Stated notified the City that it would have to relocate an existing 8" water main. Burke Engineering and the City submitted three options for the water main relocation to IDOT. The existing 8" water main is a dead-end main which supplies 600 City of Zion Water customers. They felt option #3 was the best solution. The option is to install a temporary water main until the construction of the new culvert is complete. A new 8" water main would then be installed prior to final backfill. Estimated cost for the temporary and replacement 8" water main is \$250,000. Additionally, they requested that this portion of the project be included within IDOT's contract. IDOT has agreed with option #3 and they have determined that the City will not be required to participate financially with the water main relocation construction contract. However, the City will be responsible for the proposed water main relocation design contract plans, specifications and cost estimates. Staff requests and recommends approval for the Professional Engineering Service proposal from Christopher Burke Engineering in the amount of \$30,000. Commissioner McDowell thanked Director Roberts and Administrator Knelbel for approaching IDOT to get this expense included. This has saved the City \$250,000.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to accept the proposal of Christopher Burke Engineering in the amount of \$30,000 for Professional Engineering Services. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

BOARDS AND COMMISSIONS APPOINTMENTS

Mayor McKinney stated there has been a resignation on the Liquor Control Commission and he recommends the appointment of Chris Szymanski as the replacement.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to accept the appointment of Chris Szymanski to the Liquor Control Commission. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

Mayor McKinney stated with the retirement of John Lewis, his appointment to the Accident Review Board should be replaced with Fire/Rescue Chief Justin Stried.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to accept the appointment of Justin Stried to the Accident Review Board. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Holmes, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Roberts commented on the following:

- He gave an update on the water main project in the 2100-2200 block of alley west of Sheridan Road (next to Walgreens). The water main has been replaced and the lining of the sanitary and the storm should be completed by the end of the week. Once this is completed, asphalt can be done.
- He has noticed grass clippings being blown into the streets which during rainy season have a way of making their way to the catch basins and clogging them up. He asked that residents try and help keep the basins clean.

Administrator Knabel commented on the following:

- Vehicle stickers expired on April 30th. He recommended residents get their stickers before they get ticketed.
- They continue to push the Stranded Act. The bill was re-introduced under the new congress on April 23rd. He stated they are asking residents for a call to action and contact their State Representative or Senator asking them to push the bill. If passed, it will allocate \$15,000,000 to Zion annually. This is Senate Bill 1209.
- The City is currently looking for mowing crews. It is a full-time, seasonal position with a salary of \$10.25 an hour. The job posting is available on the City’s website. The positions are necessary to stay ahead of the mowing on the vacant lots. Mayor McKinney stated some of the vacant lots belong to the County and they are responsible for maintaining those lots. They have contacted the County to ask them to mow their lots.

Chief Stried cautioned residents to be careful with the drought weather conditions and burning. He stated recreational campfires are permitted but yard waste burning is not permitted in Zion. He also thanked CTCA for the donation of masks. Mayor McKinney stated CTCA has been terrific during the pandemic by offering to partner with City for the vaccines. He suggested that the masks be given out to the residents.

Commissioner Frierson reminded residents to sign up for Blackboard as this is a great way to get communication from the City.

Commissioner Fischer asked residents to celebrate Memorial Day safely.

Mayor McKinney stated with the summer season approaching residents should be aware of the new fireworks ordinance and the change in fines. He wants citizens to understand that fireworks are not only illegal but are also a safety issue. He asked that residents have some consideration for their neighbors and the elderly and veterans in the community. He stated police will be monitoring the City for illegal fireworks.

Commissioner Holmes stated she asked Karin Graves about the possibility of using Blackboard as a way of letting residents know about current job openings at the City. Administrator Knabel stated they would need to evaluate the use for Blackboard. This may not be a warranted use to send to all citizens. The original intent was to use Blackboard as an emergency notification system only. They can discuss the specific uses internally.

ANNOUNCEMENTS

Month of May	Bike Month
May 17-23	Bike Work Week
May 21	Bike Work Day
May 31	City Offices Closed for the Holiday

June 1	7:00 p.m.	Zion City Council Meeting
July 15	6:00 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 Fischer, seconded by Commissioner Holmes and unanimously approved the meeting be adjourned at 7:38 p.m. Motion carried.

City Clerk