

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 17, 2021, 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, Frierson, Fischer McDowell, and Mayor McKinney. A quorum was present.

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

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

**AGENDA CHANGES**

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

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

**SPECIAL PRESENTATION/FEHR GRAHAM**

Administrator Knabel stated Fehr Graham was scheduled to be in attendance to present the details of the Water & Sewer Rate Study they prepared for the City of Zion. He stated there may have been some miscommunication regarding the date and details of the presentation. Back in April the City Council accepted a proposal to perform a water and sewer rate study. The City has been dealing with water infrastructure issues but not having the funding to address them. They decided to look at the water and sewer rates to see what the rates should be at marketwise based on infrastructure needs. They wanted the rate study to be performed by an independent third party to be as unbiased as possible. After receiving several proposals, the City elected to contract with Fehr Graham who are experts in the field, to do the rate study. Administrator Knabel presented the results of the rate study. He stated they took into consideration what the residents and businesses could bear. They looked at the infrastructure needs as 23% of the water mains are over 80 years old and 23-24% are at least 60 years old. To replace the older mains, it would take between 80-\$90 million in infrastructure repairs. This is not feasible to do with the current rates. They took this into consideration operations along with what the surrounding area rates are as compared to Zion's. On 4,000 gallons, Zion is behind the average by about \$10.00 or \$2.50 per 1,000 gallons under the average rate for comparable communities. Commissioner McDowell stated as shown in the data, the average rate in the surrounding areas is \$46.80 per 4,000 gallons and currently Zion's rate is \$36.60. A few years ago, the City increased the rate \$1.60 per 1,000 gallons to address infrastructure needs. That gets the City between \$800,000 to \$1 million a year in revenue earmarked for infrastructure but that is well below the \$90 million needed to catch up on the infrastructure. The City would need \$5-\$6 million a year over the next 15 years to put a dent in the infrastructure. The study indicates that they need to be at \$21.00 per 1,000 based on infrastructure needs and operations but also recognizes that it is a higher amount than the market bears. They have proposed to increase the rate to \$14.00 per 1,000 and phase it in by the year 2027. He stated the bottom line is they have not kept up with necessary increases to minimize the impact on the residents.

**CITIZEN COMMENTS**

Mary Lou Hiltibran, Director of ESDA, gave a monthly report of the recent activities that ESDA performs in assistance to the City. Ms. Hiltibran invited those interested in seeing what ESDA does to stop by the ESDA Center at 3222 27th Street on Thursday nights from 7:00 p.m. to 9:00 p.m. She also invited those

interested in becoming part of the ESDA program to fill out an application that is available on the City's website.

William Bremner, Zion, stated as a resident he has been asking the question why there are no curbs on the east side of Sheridan Road north of 21<sup>st</sup> Street. He stated he is curious as all other streets have them.

### CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on August 3, 2021 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on August 3, 2021 at 7:55 p.m.

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

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

- (b) **BILLS:** Vouchers 138011 through 138076 drawn on Huntington National Bank, N.A. Total: \$570,007.89

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

### ORDINANCE/EXTENSION/SPECIAL USE PERMIT/2700-2966 17<sup>th</sup> STREET

A memo (21-DOC-70) was received from Director Ianson requesting an extension to the Special Use Permit for a ground mounted Community Solar Project at 2700-2966 17<sup>th</sup> Street (Closed Zion Landfill). Director Ianson stated Zion CS, LLC is requesting a 6-month (180 days) extension for their Special Use Permit, (20-O-47) for a ground mounted Community Solar Project. They are awaiting additional funding from the State of Illinois for construction of the Community Solar Project. Director Ianson recommends approval of the extension of the Special Use Permit.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell, that an Ordinance (21-O-51) be passed extending a Special Use Permit approved on August 18, 2020 per Ordinance (20-O-47) to Zion CS, LLC for a ground mounted Community Solar Project at 2700-2966 17<sup>th</sup> Street (Closed Zion Landfill) for an additional 6 months until February 18, 2022. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

### ORDINANCE/AGREEMENT/GRANITE COMMUNICATIONS

A memo (21-DOC-71) was received from Administrator Knabel regarding a service agreement with Granite Telecom Services. He stated Granite recently put together a proposal for services provided by AT&T that will be expiring soon. He stated he has since learned that Granite is currently in negotiations with Comcast and is unable to compare services and pricing accurately. He recommended tabling this item until accurate information is available.

It was moved by Commissioner Fischer, seconded by Commissioner Holmes, to table approving, authorizing and ratifying a Telecom Services Agreement with Granite Communications until more information is available. The vote on the roll: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ORDINANCE/TEXT AMENDMENT/ZION MUNICIPAL CODE/  
CHAPTER 2, ARTICLE XII SECTION 2-497**

Administrator Knabel stated at a prior meeting, the Council passed an ordinance amending Chapter 2, Section 2-497 which amended the stipend amount for the Board of Fire and Police Commissioner's secretary. He stated the language still remained unclear on compensation for City employees. He proposed a text amendment to Section 2-497 of the Zion Municipal Code to clarify the language as it relates to compensation for the position.

It was moved by Commissioner Fischer seconded by Commissioner McDowell, that an Ordinance (21-O-52) be passed amending Chapter 2, Article XII, Section 2-497 of the Zion Municipal Code regarding the Board of Fire and Police Commissioners. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ORDINANCE/SPECIAL USE PERMIT/2015 N SHERIDAN ROAD**

A memo (21-DOC-72) was received from Director Ianson requesting approval of a Special Use Permit to Section 70-128(2) of Zion Municipal Code to install an electronic message board located at 2015 N Sheridan Road, Zoning Docket 21-Z-8. Director Ianson stated at the August 5, 2021 Planning and Zoning Commission meeting the Commission recommended to approve the request with conditions, that the message board does not flash or have rolling messages appear.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that an Ordinance (21-O-53) be passed granting a Special Use Permit to install a digital sign for the property at 2015 N Sheridan Road with the conditions that the message board does not flash or have rolling messages appear. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**TABULATION OF BIDS/KEY CARD & FOB INSTALLATION**

A Tabulation of Bids (21-DOC-73) was received from Director Ianson for the Key Card & FOB Installation for all City Buildings. Director Ianson stated a bid opening was held on July 26<sup>th</sup> and two bids were received, but only one was responsive. Peak Electric, Inc. only provided the primary bid and not an alternate bid. Staff is recommending the only responsible bidder, Tech Systems, Inc. for the primary bid of \$41,395.08.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that the bid for the installation of the Key Card and FOB systems for all City Buildings be awarded to Tech Systems, Inc. in the amount of \$41,395.08. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

**TABULATION OF BIDS/2018 SIDEWALK PROGRAM**

A Tabulation of Bids (21-DOC-74) was received from Director Roberts regarding the 2021 Sidewalk Program. The Bid opening was held on July 27<sup>th</sup> and only one bid was received, from Alliance Contractors Inc. The Sidewalk Program is funded through the Lake County Community Block Grant and

the grant requires a minimum of three bidders. Staff requested and recommended rejecting the bid from Alliance Contractors Inc. and re-advertise for bids in March 2022.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to reject the bid for the 2021 Sidewalk Program from Alliance Contractors Inc. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

#### **ENGINEERING SERVICES//CHRISTOPHER BURKE ENGINEERING ROAD/ALLEY PROGRAM**

A memo (21-DOC-75) was received from Director Roberts requesting approval of a proposal from Christopher Burke Engineering for the Fiscal Year 2023 Road/Alley Program Engineering Services. Director Roberts stated that the proposal is providing the engineering design and preparation of bidding documents for the resurfacing and/or reconstruction of approximately four Alleys and eleven blocks of City Streets. A budget amendment to the Fiscal Year 22 MFT fund will be required for the proposal cost. Project construction funding will be included in the Fiscal Year 23 MFT budget. Staff requested and recommended approving the proposal for Engineering Services from Christopher Burke Engineering for a cost of \$95,850.00 and to advertise for bids.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to accept the proposal from Christopher Burke Engineering Services at a cost of **\$95,850.00** and to advertise for bids for the Fiscal Year 23 Road/Alley Program. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

#### **ENGINEERING SERVICES/2022 WATER MAIN REPLACEMENT PROJECT**

A memo (21-DOC-76) was received from Director Roberts requesting approval of a proposal from Christopher Burke Engineering for the proposed 2022 Water Main Replacement Project. Director Roberts stated that the proposal is providing the engineering design and preparation of bidding documents for the replacement of existing water mains installed in 1928 and have been experiencing multiple breaks. A budget amendment to the Fiscal Year 22 Water fund will be required for the proposal cost. Project construction funding will be included in the Fiscal Year 22 Water fund budget. Staff requested and recommended approving the proposal for Engineering Services from Christopher Burke Engineering for a cost of \$121,300.00 and to advertise for bids.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to accept the proposal from Christopher Burke Engineering Services at a cost of \$121,300.00 and to advertise for bids for the Fiscal Year 22 Water Main Replacement Program. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

#### **DEPARTMENTAL COMMENTARY**

Director Ianson stated they had a successful City Clean-up day. He thanked staff and residents for their assistance with the clean-up day. They were able to fill six bins as compared to the ten from last year. Mayor McKinney stated they were also able to utilize the opportunity to pass out applications for City stickers to those who did not have stickers.

Director Roberts thanked Mary Lou Hiltibran and the ESDA crew for their help during the recent storms. He stated for the current City Road Project, the milling of the roads will be completed tomorrow and the FDR process will take about four days. He explained the FDR process. Mayor McKinney thanked the Public Works crew for all their hard work during the recent storms and all the downed trees. He was

impressed with the efficiency of the small crew. Additionally, he thanked the Building Department for helping to keep the City clean.

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HR Department – Karin Graves stated the current job opening for entry level police officers has been updated to reflect the amended salary.

Administrator Knabel updated the public on the current moratorium on evictions. The current Supreme Court mandate ends on September 1<sup>st</sup>. The Illinois moratorium on evictions is slated to expire on August 21<sup>st</sup>. Governor Pritzker has remained non-committal on extending the moratorium. As of now, the City will be resuming utility shut-offs in September. All individuals who are eligible for shut-offs have been receiving notices since March informing them they are eligible. Also included in the notices is information on how to contact the Township for assistance. The City currently has 2,000 accounts that are eligible for shut-off which equates to over \$800,000 outstanding to the City. The Finance Department staff met with the Township staff to discuss the anticipated panic regarding shut-offs. Many residents that have been receiving notices since March haven't addressed them or ignored them knowing the moratorium was in effect. The Township will be ready to provide assistance to residents that are eligible for shut-off. He encouraged residents to take care of this soon to avoid having their water shut off. Notices will be going out at the end of the month to those who are eligible for shut-off. The City will be accepting pledges from the Township for their commitment to provide funds. They will be trying to get entire bills covered which can delay a shut-off as the City will have three months to collect money from outside agencies. He urged residents to contact the Township if they need help with their utility bill before it turns into a crisis. Mayor McKinney stated if residents need help with rental assistance, financial help or mental health issues to call the United Way by dialing 211.

Chief Barden asked citizens to be mindful of their speed in the construction zones. He was driving on Sheridan Road and noticed quite a bit of speeding near construction workers. Additionally, he encouraged the community to talk with their neighbors to check on them especially during extreme heat or storms. They recently learned an elderly man was out of power for a number of days and needed electricity for medical equipment. Jeff from Ace Hardware provided a generator to help the resident; thankfully the power came on shortly after that. Mayor McKinney stated the resident called him in a complete panic, he then contacted the police department and they addressed it immediately. He asked residents to do well-being checks on their neighbors. He stated they were in contact with Com Ed throughout the duration of the power outages to see when power to the City would be restored. They did a great job communicating with City officials regarding the outages. Administrator Knabel stated this is another opportunity to show why it is important to shop local. Local businesses are able to help out residents in crisis. He asked that the community support local business.

Chief Stried thanked ESDA for their hard work in everything they do and especially with the recent storms. Additionally, he informed residents that the Fire/Rescue Department does CPR training for residents and invited them to check the website for more information. Mayor McKinney thanked First Responders for their efforts with the fire at the 3200 block of Ezra.

Mayor McKinney updated citizens on a meeting he had over the weekend with Senator Tammy Duckworth and a few of the Mayors as members of the Lake County Municipal League. They were there to catch up with Senator Duckworth on the issues they are having with State funding and getting a more immediate response out of the State for their financial needs. The Senator assured him that they continue to work on the Stranded Act and is making it a priority. Information from the meeting was provided to the Commissioners and will continue to keep them updated. He feels it was a productive meeting with all five Mayors sharing their issues on economic recovery efforts. He stated municipalities are all facing the same issues except for the issue of the spent fuel rods. Senator Duckworth is aware of the \$15 million due to the City as part of the 1982 Nuclear Waste Act and is working to make sure the City gets compensated. State Representatives stand behind the City that if Com Ed receives a bail out, the same should stand for Zion in order to alleviate the tax burden on the citizens and businesses. Also discussed was increasing the local government distributor fund which was reduced from 10% to 5% and pension reform. He stated

things move slowly and it takes time for things to happen. He will share updates as information is received.

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**ANNOUNCEMENTS**

September 6		City Offices Closed for the Holiday
September 7	7:00 p.m.	Zion City Council Meeting
September 21	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

**CLOSED SESSION**

It was moved by Commissioner McDowell seconded by Commissioner Fischer that the Council recess to Closed Session at 7:47 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of filed, pending and/or probable or imminent litigation, collective bargaining, sale of real estate and personnel. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to reconvene the Regular Council meeting at 7:55 p.m. with all members present. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

**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 8:01 p.m. Motion carried.

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City Clerk

