

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MAY 3, 2022, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS

.....

Mayor McKinney called the meeting to order.

On call of the roll the following answered present: Commissioners Holmes, McDowell, Frierson, Fischer, 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, and City Attorney James Vasselli. City Administrator David Knabel was absent.

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

CITIZEN COMMENTS

Mary Lou Hiltibran, Zion ESDA Director, gave a monthly report of the recent activities that ESDA performs in assistance to the City. She invited those who wish to serve as a volunteer with ESDA to go to the City's website and fill out an application. She praised the men and women of the police and fire departments for work they do.

Ken Endris, Great Lakes Naval Base, wanted to send greetings to the staff, public officials & citizens from Commanding Officer Jason Williamson. He stated they have 37,000 recruits that will be graduating this year to support and defend the nation. Zion and surrounding communities provide support to personnel at the base. He stated if anyone had questions or comments they should feel free to reach out to him.

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 April 19, 2022 at 7:00 p.m. and approval but not release of Closed Session Minutes of a meeting held on April 19, 2021 at 7:58 p.m.

The vote on roll call was: Commissioners Holmes, abstain; McDowell, aye; Frierson, aye; Fischer, 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 140497 through 140574 drawn on Huntington National Bank, N.A. Total: \$842,438.22

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

QUOTES/WATER HEATER REPLACEMENT/FIRE STATION 1

A memo (22-DOC-40) was received from Chief Stried regarding quotes for the replacement of Station 1's water heater. Chief Stried stated the water heater at Station 1 has been leaking and is expected to fail soon, potentially without notice. In following the City's purchasing policy related to emergency purchases, Commissioner Frierson was contacted and received verbal approval from other commissioners to proceed with the project. Staff has attempted to receive three quotes for the project, but only two were submitted after lengthy and time-consuming attempts. Zion's CODE Plumbing has been identified as the best quote and will install a tankless water heater which will also improve efficiency and is more environmentally friendly. He requested formal approval of the CODE Plumbing quote of \$13,105.00 for the project. Commissioner Fischer asked what made them decide to go with a tankless system. Chief Stried stated the tankless system costs less, is more efficient and safer to the environment. Commissioner Fischer stated one concern he has is with the tankless system corrosion can build up and asked if that was discussed. Lt. Messick stated as long as they are consistent with the preventative maintenance the unit should last as long or longer as a regular water heater. When the station was built, not a lot of thought went into the placement of the equipment. The new way will provide a significant savings. In order to replace the old one with regular water heater a lot would have to be done just to get to the unit which would require significant labor costs.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to accept the quote of CODE Plumbing for the replacement of a water heater at Fire Station 1 in the amount of \$13,105.00. The vote on roll call was: Commissioners Holmes, aye; McDowell, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

PROPOSAL/ENVIRONMENTAL CONSULTING SERVICES

A memo (22-DOC-41) was received from Director Roberts regarding a quote for engineering services from the City's environmental consultant, Deigan and Associates, for the City's closed landfills. Director Roberts stated the services will include groundwater monitoring and reporting, landfill inspections and quarterly reporting to the IEPA which is required as part of city's post closure permit. IEPA has approved the requested permit modifications to reduce the analytical costs of groundwater sampling by conducting reporting on a semi-annual basis rather than quarterly. Staff requests and recommends approval of the proposal for the environmental services from Deigan and Associates of Libertyville, IL in the amount of \$26,073.50. The proposed contract is for the FY23 and will be a budgeted item within the Waste Fund. Commissioner Fischer asked how much longer they would have to monitor the landfills. Director Roberts stated it would probably be in the range of 15-20 years. When the landfills were capped they were not constructed with the necessary poly membrane. There would be a significant cost to reconstruct them to include the membrane. Commissioner Frierson asked if there was any advancement with the solar company interested in occupying the land. Director Roberts stated he spoke with Administrator Knabel and the company is still interested but is being held up by the IEPA.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to accept the quote of Deigan and Associates of Libertyville, Illinois for engineering services related to Zion's closed landfills in the amount of \$26,073.50. The vote on roll call was: Commissioners Holmes, aye; McDowell, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

TABULATION OF BIDS/2022 WATERMAIN REPLACEMENT PROJECT

A Tabulation of Bids (22-DOC-42) was received from Director Roberts for the 2022 Water Main Replacement Project. On April 9, 2022 the City held a bid opening for the 2022 Water Main Replacement Project. Attached were the bid results and Burke Engineering's recommendation. The lowest responsible bidder for the base bid and alternate bids 1, 2 was Campanella and Sons, Inc. of Wadsworth Illinois. Staff requests and recommends awarding the Base Bid only to Campanella and Sons, Inc. in the amount of \$1,198,078.97. Funding for the project will be included in the FY 23 Water Budget. Copies of the bid tabulations are on file in both the City Clerk's office and Public Works office are posted on the City of Zion website. Commissioner McDowell asked if the reason for not accepting the alternates was money? Director Roberts stated yes, and the costs were already 30% higher than anticipated. Commissioner McDowell asked if the funds are readily available if grant money is received. Director Roberts stated yes. Commissioner Fischer asked how much pipe will be replaced. Director Roberts stated they will

be upgrading the pipe to 8 inch and replacing the sanitary sewer lining and alley. He is hearing from other contractors that pipe will most likely go up 25%.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that the bid for the 2022 Water main Replacement Project be awarded to Campanella and Sons, for the base bid in the amount of \$1,198,078.97. The vote on roll call was: Commissioners Holmes, aye; McDowell, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

TABULATION OF BIDS/REPLACEMENT OF COUNCIL CHAMBERS FURNACE & A/C

A Tabulation of Bids (22-DOC-43) was received from Director Ianson for the replacement of the Council Chambers furnace and air conditioning. On April 25, 2022 the City held a bid opening for the replacement of the Council Chambers furnace and air conditioning. Two responsive bids were received:

Northern Weathermakers, Inc.	\$19,220.59
Bee Liner Lean Services	\$19,400.00

Staff recommended to accept the lowest responsible bidder, Northern Weathermakers, Inc. in the amount of \$19,220.59.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that the bid for Replacement of the Council Chambers Furnace and A/C be awarded to Northern Weathermakers, Inc. in the amount of \$19,220.59. The vote on roll call was: Commissioners Holmes, aye; McDowell, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson reminded residents that sump pumps may be discharged onto their own property only.

Director Roberts stated on Friday, IDOT held a bid opening for the FAU 27th Street Project. JA Johnson Paving came in with an estimate \$100,000 lower than estimated with a cost savings of \$30,000. The project will be an 80/20 split. It will include the resurfacing of Emmaus to Galilee. Commissioner Frierson asked for an update on Popeye's. Director Roberts stated they are looking at the middle to the end of May for groundbreaking. The permitting process has begun for both Building and Engineering.

Mayor McKinney stated Administrator Knabel is at a Nuclear Commission Forum telling Zion's story to different groups. He has a significant knowledge on the subject and is making sure it gets addressed financially. They continue to work with State and Federal resources to get compensated. They will be debriefed upon his return.

Chief Stried thanked Mary Lou Hiltibran for her kind comments but also feels that all Departments should be commended for their work at the City. Additionally, he congratulated Mary Hudson for her 30 years with the City of Zion.

Chief Barden stated they are hiring at the PD and invited those interested to go to ApplytoServe.com to apply. If an individual is applying as a Zion resident, there is no fee for the application. He also reminded residents if they have an issue within their neighborhood they can look at their district map and contact the Sergeant in their District.

Commissioner McDowell reminded residents of the National Day of Prayer that will take place this Thursday and invited all to pray. President Harry S. Truman proclaimed a National Day of Pray to be observed on July 4, 1952. Each year since that date, Americans have observed the day in their own way. This years' event will take place in the atrium at CTCA at 7:30 a.m. Additional information is available on the National Day of Prayer website nationaldayofprayer.org.

Mayor McKinney shared the many "National Days" for the month of May. Additionally, he commented on Commissioner McDowell's idea to involve ZBTHS in the design for the new Welcome signs throughout the City. He is excited for the opportunity to get the students involved and work together to get the project done.

ANNOUNCEMENTS

May 4	7:00 p.m.	Special Meeting – City of Zion Sign Selection at ZBTHS – South Commons
May 17	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
May 30		City Offices Closed for Memorial Day

CLOSED SESSION

It was moved by Commissioner Frierson, seconded by Commissioner Holmes that the Council recess to Closed Session at 7:40 p.m., Pursuant to 5 ILCS 120/2 “Open Meetings”, for the discussion of filed, pending and/or probable or imminent litigation, sale or purchase of real estate, collective bargaining, legal counsel and personnel. The vote on roll call was: Commissioners Holmes, aye; McDowell, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes to reconvene the Regular Council meeting at 8:01 p.m. with all members present. The vote on roll call was: Commissioners Holmes, aye; McDowell, aye; Frierson, aye; Fischer, 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 McDowell, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 8:02 p.m. Motion carried.

City Clerk