

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 5, 2022, 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 McDowell, Fischer, Frierson, and Mayor McKinney. Commissioner Holmes was absent. A quorum was present.

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

AGENDA CHANGES

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

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

CITIZEN COMMENTS

Mayor McKinney asked for a moment of silence for Highland Park and those who have suffered from the tragedy. He stated he is thankful for the First Responders and all they do to make the residents feel safe.

Antonette Lewis, Zion, stated the area where she lives has tall grass growing along Route 173. She spoke with the Building Department and was told the State owns the property and the City does not cut State property. She is concerned about the about the area. Mayor McKinney stated the City often cuts properties on 173 but currently they only have 2 grass cutters and they will get to it as soon as they can. He noted that the alleys behind homes are the responsibility of the homeowner and residents.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Special Meeting held on June 2, 2022 at 4:00 p.m. and approval but not release of Closed Session Minutes of a meeting held on June 2, 2022 at 4:03 p.m., a Regular Meeting held on June 7, 2022 at 7:00 p.m. and a Special Meeting held on June 13, 2022 at 5:30 p.m.

The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, 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 140841 through 140998 drawn on Huntington National Bank, N.A.
Total: \$1,383,714.50

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

**RESOLUTION/SURFACE TRANSPORTATION GRANT/27th STREET/GALILEE AVE/
EMMAUS AVE**

A memo (22-DOC-58) was received from Director Roberts requesting that the City Council consider passing a Resolution to participate in a Surface Transportation Grant for Improvements to 27th Street from Galilee Avenue to Emmaus Avenue. Director Roberts stated that the program provides Federal Funding for 80% of the construction observation and construction costs. On April 29, 2022 IDOT held a bid opening for the project. Prior to awarding the project to the lowest responsible bidder, IDOT requires the City to approve a Resolution to participate in the Federal Grant and to authorize the match of Federal Funds. Federal Funding is estimated at \$855,600.00 and the City's estimated shared cost is \$213,900.00. Staff recommends approval of the Resolution for Local Public Agency Agreement for Federal Participation and Federal match. Funding for the project is included in the FY23 Motor Fuel Tax Budget.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that a Resolution (22-R-5) be passed authorizing the participation in a Surface Transportation Grant for Improvements to 27th Street from Galilee Avenue to Emmaus Avenue. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

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

Administrator Knabel stated the ordinance relates to extending a Special Use Permit for a Medical Cannabis Cultivation Center. The City continues to keep the site viable in order to be able to move forward if given the go ahead. There are currently no potential projects or interested developers for the site. The applicants are pursuing other options within the State.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell that an Ordinance (22-O-25) be passed extending a Special Use Permit for a Medical Cannabis Cultivation Center in the G1 (General Industrial) Zoning District for property located east of Deborah Avenue at 2809 Damascus Avenue, in Zion, Illinois from June 30, 2022 to December 30, 2022. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/EXTENSION/GROUND LEASE AGREEMENT/2809 DAMASCUS AVENUE

It was moved by Commissioner Fischer, seconded by Commissioner McDowell that an Ordinance (22-O-26) 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 from June 30, 2022 to December 30, 2022. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ORDINANCE/EXTENSION/ADULT USE CANNABIS INFUSER & PROCESSOR
VARIANCE/3101-3199 16TH STREET**

A memo (22-DOC-59) was received by Director Ianson stating that Elevated Organics, LLC is requesting a 180-day extension for the Variance for an Adult Cannabis Infuser and an Adult Use Processor at the property located at 3101-3199 16th Street. Commissioner Fischer asked if there has been an update on approvals for licenses from the State. Director Ianson stated Elevated Organics is hoping they will be awarded a license.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell that an Ordinance (22-O-27) be passed approving the extension of a Variance for an Adult Use Cannabis Infuser and an Adult Use Processor for the property located at 3101-3199 16th Street in Zion, Illinois from June 16, 2022 to December 16, 2022.

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

ORDINANCE/EXTENSION/ADULT USE TRANSPORTATION VARIANCE/3101-3199 16TH STREET

A memo (22-DOC-60) was received by Director Ianson stating that Elevated Organics, LLC is requesting a 180-day extension for the Variance for an Adult Use Cannabis Transportation Organization at the property located at 3101-3199 16th Street.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that an Ordinance (22-O-28) be passed approving the extension of a Variance for an Adult Use Cannabis Transportation Organization for the property located at 3101-3199 16th Street in Zion, Illinois from June 16, 2022 to December 16, 2022. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/EXTENTION/SPECIAL USE PERMIT/ADULT USE CRAFTGROW/3101-3199 16TH STREET

A memo (22-DOC-61) was received by Director Ianson stating that Elevated Organics, LLC is requesting a 180-day extension for a Special Use to operate an Adult Cannabis Craft Grow at the property located at 3101-3199 16th Street.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (22-O-29) be passed extending a Special Use Permit for an Adult Cannabis Craft Grow in the HB (Highway Business) Zoning District for property the located at 3101-3199 16th Street in Zion, Illinois from June 16, 2022 to December 16, 2022. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/BRIGHTON PONDS/SPECIAL SERVICE AREA NO. 1

Attorney Vasselli stated this is the final step in the Special Service Area (SSA) process. A public hearing was held with no objectors. This will provide for preventative road maintenance for the Brighton Ponds Subdivision. It will not be a physical obligation for the City. Commissioner McDowell stated that he asked for a slight revision to the original ordinance and noted that the primary benefit for the SSA will be for snow removal. There will be a collection of \$10,000 and this will allow for a very limited amount for road maintenance after the snow removal has been paid for.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell that an Ordinance (22-O-30) be passed Establishing the Brighton Ponds Special Service Area No. 1 in the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/INTERGOVERNMENTAL AGREEMENT/ZION ELEMENTARY DISTRICT 6

A memo (22-DOC-62) was received from Chief Barden requesting approval of an Intergovernmental Agreement between the City of Zion and Zion Elementary District 6. Chief Barden stated Zion Elementary School District 6 recently adopted and approved a plan to hire 2 Zion Police Officers to act as School Resource Officers (SROs) for the District's two middle schools. The proposed agreement outlines the details of the specific terms and conditions of the services to be performed and provided by the SROs in the School District. Mayor McKinney asked how long it has been since the District last used an SRO. Chief Barden stated he

believes it was in 2008. He stated they worked with the Security Officer to come up with the best practices. They will provide training for the staff and administration on what to expect from them.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (22-O-31) be passed Authorizing the Entering into and the Execution of a School Resource Officer Agreement between the City of Zion and Zion Elementary District 6. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/SURPLUS PROPERTY/EQUIPMENT CLEANING STATION/POLICE DEPARTMENT

A memo (21-DOC-63) was received from Chief Barden requesting that a gun and equipment cleaning station be declared as surplus property as it has become too expensive to maintain. He also requested that the Bio-Circle cleaning station be donated to an appropriate party or be disposed of if no party is willing to receive it.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (22-O-32) be passed declaring a Bio-Circle gun and equipment cleaning station as surplus property. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/CLEANING & MAINTENANCE SERVICES

A memo (22-DOC-64) was received from Director Ianson regarding the Tabulation of Bids for Cleaning & Maintenance Services for City Hall, Police Administration and Public Works. Director Ianson stated on June 6, 2022, a bid opening was held for the cleaning & maintenance services for City Hall, Police Administration and Public Works. The lowest bidder, Eco Clean Maintenance, Inc. was contracted with the City in the past and we did not renew their contract due to Staff complaints and performance issues. The second lowest bidder, VMG Quality Services, the City's current cleaning service, was non-responsive by submitting an expired insurance certificate, which has since been corrected. The remaining bids are excessively high and Staff is recommending that all bids be rejected and extend the contract with VMG Quality Services for 60 days during the new bidding process.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer, to reject all bids for the Cleaning & Maintenance Services for City Hall, Police Administration and Public Works and extend the current contract with VMG Quality Services for 60 days. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

FEE CHANGE/FORENSIC LAB MEMBERSHIP/LAKE COUNTY STATE'S ATTORNEY

A memo (22-DOC-65) was received from Chief Barden regarding the membership with the Lake County State's Attorney's Office Forensic Lab Membership fee change. Chief Barden stated the City of Zion Police Department uses the State's Attorney's Office Forensic Lab for a wide range of services pertinent to the investigation and charging of criminal cases brought to the Zion Police Department. Staff requests and recommends the continued membership with the States Attorney's Office for Forensic Services. Effective July 1, 2022, the membership rate for the City of Zion will now be \$4,995.00 annually.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to approve the fee change of \$4,995.00 for the Lake County State's Attorney's Forensic Lab Membership effective July 1, 2022. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

AGREEMENT/CURRENT TECHNOLOGIES

A memo (22-DOC-66) was received from Chief Barden requesting approval of an agreement with Current Technologies. Chief Barden stated the renewal agreement with Current Technologies is for the City's Milestone Camera Service. The cost for fiscal year 2022/2023 is \$2,138.84.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to approve the agreement with Current Technologies (Milestone Camera Service) in the amount of \$2,138.84. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

LAKE COUNTY MAJOR CRIMES TASK FORCE MEMBERSHIP

A memo (22-DOC-67) was received from Chief Barden regarding the membership with the Lake County Major Crime Task Force. Chief Barden stated the City of Zion Police Department uses the Lake County Major Crime Task Force for violent crime offenses including homicide and aggravated battery where serious bodily harm or death is likely and is pertinent to the investigation and charging of criminal cases brought to or investigated by the Zion Police Department. Staff requests and recommends to continue the membership with the Lake County Major Crime Task Force for investigative services. Effective January 1, 2022 through December 31, 2022, the annual membership rate for the City of is \$1,992.00.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer, to approve the annual membership with the Lake County Major Crime Task Force in the amount of \$1,992.00. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

PATROL OFFICER HIRES/SCHOOL RESOURCE OFFICERS

A memo (22-DOC-68) was received from Chief Barden requesting approval to hire two (2) police officers to act as School Resource Officers for Zion Elementary School District 6. Chief Barden stated on Monday, May 16, 2022, District 6 adopted and approved a plan to hire two Zion Police Officers to act as School Resource Officers for the District. In light of the troubling incidents occurring in the nation's schools, combined with the opportunity to partner with the schools to cultivate positive relations between the Zion Police Department and young people from the community, he requests to hire two (2) additional officers to fill the need for the School Resource Officers.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve the hiring of two (2) police officers in order to accommodate the addition of two (2) School Resource Officers. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson reminded residents of the annual Zion Clean Up Day on August 6, 2022 from 8:00 a.m. to 12:00 p.m. Dumpsters will be set up at 2771 Galilee Avenue for electronics and tires. Mayor McKinney added that the drop off is for Zion residents only and they must show a valid driver's license or have a Zion City sticker. Additionally, he asked about the possibility of a shredding event sponsored by Representative Joyce Mason. Administrator Knabel stated Representative Mason contacted him about the idea of offering shredding services for residents. He is currently waiting on information and marketing materials from her office.

Director Roberts commented on the following:

He recently attended a Lake County Council of Mayors meeting and part of the discussion was about toll credits, a program for impoverished communities. The City applied for federal assistance for the project on Galilee. This is a \$1.2 million project with an 80/20 split. With the new CMAP program, it would cover the City's 20% match, getting the project 100% funded. CMAP makes the final decision on if a municipality is eligible and may utilize toll credits. He hopes to see the approval by the end of the year. Mayor McKinney asked how the scoring works to receive funding. He asked if the City gets a scoring advantage because of their demographics. Director Roberts stated the criteria is heavily weighted on demographics driven by low to mediate block groups (lower income areas get more points). The new program is also based on demographics. Mayor McKinney noted that CMAP outlines all roads and bridges in the County. Additionally, he stated that as the Chair of the Great Lakes and St. Lawrence Cities Initiative, they are looking at ways to help communities with matching grants as well as other possible angles. Director Roberts stated most grants are matching grants and this often takes Zion out of the running because it is hard for Zion to come up with the matching part of the grant. Mayor McKinney thanked the Public Works Department crew for all the work they are doing while being short-staffed.

Lake County Department of Transportation (DOT) is asking residents to visit their website: lakecountyiil.gov to do a survey for opinions and guidance on how to best utilize a portion of the American Rescue Plan Act (ARPA) funds. They currently have \$135 million to spend and Zion is trying to submit for funding for several projects.

The 2022 Watermain project has begun. They will be replacing 1500 linear feet of 1930 watermains to 8-inch piping. He hopes to have that completed by the end of September.

Chief Barden stated their hearts go out to the families, residents and officers of the Highland Park tragedy. Zion officers were sent down to help out. He is tired of seeing the violent acts happening everywhere. He encouraged people if they see something out of the ordinary or suspicious to say something. It can be done anonymously by calling Crime Stoppers at 1-800-222-8477. They are hoping to stop events before they happen. Mayor McKinney stated people need to get involved. They can contact the Sergeant in their area with any issues. He stated they do not have the police staff they need and must use Lake County Major Crime Task Force. Chief Barden stated the task force has a very experienced group of officers and they share information with other communities. It helps reduce costs for an investigation by having Zion officers on the task force. Mayor McKinney stated all Mayors and Chiefs are talking in the surrounding communities as they work together to try and keep communities safe.

Administrator Knabel noted that he has been absent for the last few Council meetings to attend Nuclear Conferences. The most recent conference pertained to Nuclear Decommissioning. He was asked to share his story about the closure of the Zion Nuclear Plant. The Department of Energy also attended the conference and was surprised that there was a lot they did not know about the aftermath of decommissioning; the long-term impact and the storage of the fuel rods. Legislators are talking to each other about passing bills and the possible reuse of the site. He is trying to carve out a separate license for the pad as the license is tied to the entire site. He learned that the site is not fully decommissioned until the entire group of rods are gone. He was able to make good connections and networking contacts. Also discussed was the lessons learned in moving forward with the decommission of other communities.

Commissioner Fischer noted that the Illinois State Beach Hotel has been renovated and has re-opened. He encouraged citizens to go see the amenities.

ANNOUNCEMENTS

July 19	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
August 2	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 Frierson, seconded by Commissioner McDowell, and unanimously approved the meeting be adjourned at 7:54 p.m. Motion carried.

City Clerk