

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 16, AT 7:05 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 and Mayor McKinney. Commissioner McDowell was absent. A quorum was present.

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

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

AGENDA CHANGES

It was motioned by Commissioner Frierson, seconded by Commissioner Holmes to accept the City Council meeting agenda as presented. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

SPECIAL PRESENTATION – DAN SHOMAN

Dan Shoman gave a City Government Relations Activity update which included the implementation of the Clean Energy Job Act and State’s Rebuild Illinois Capital Bill to make infrastructure repairs.

CITIZEN COMMENTS

Eric Johnson, IOV Associates, gave an overview of the 225K Trumpet Park development that is on the agenda for consideration. He said that he was available to answer any questions.

Joan Anderson, Zion, stated that she does not think that project at 200 Green Bay Road is the best use for the property.

Clyde McElmore, Zion, invited everyone to the 2nd annual Black Expo on August 22nd at Bertrand Bowling Alley. He also expressed his concerns regarding the violence in the city and his disappointment in the Mayor.

A written comment submitted by LaShaundra Barnes was read into the record.

CONSENT AGENDA

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on August 2, 2022 at 7:00 p.m., approval but not release of Closed Session Minutes of a meeting held on August 2, 2022 at 7:50.p.m. It was motioned by Commissioner Frierson, seconded by Commissioner Holmes to approve as presented. The vote on roll call was: The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.
- (b) **BILLS:** Vouchers 141186 through 141274 drawn on Huntington National Bank, N.A. Total: \$1,093,422.07. It was moved by Commissioner Fischer seconded by Commissioner Frierson to approve as presented. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.
- (c) **PROCLAMATION:** Buddy Poppy Days – September 9, 10 & 11, 2022. It was moved by Commissioner Frierson seconded by Commissioner Holmes to approve as presented. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

RESOLUTION OF COMMENDATION/RAZZLE DAZZLES

It was moved by Commissioner Fischer and seconded by Commissioner Holmes that a Resolution (22-R-7) be passed commending the Razzle Dazzles on their outstanding performances and great achievements, winning the WFNBT World Baton Twirling Championships. Razzle Dazzles area a baton-twirling corps, sponsored by the Zion Park District and under the direction of Laura Spaeth. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

RESOLUTION OF COMMENDATIONS

It was moved by Commissioner Frierson and seconded by Commissioner Holmes that Resolutions of Commendations for the dedication to the preservation of the public health and safety of the citizens of the City of Zion were passed commending:

| | | |
|--------------|---------------|-------------------|
| Scott Evans | Jamie Fischer | Meghan Hafeman |
| Jordan Jones | Brent Kuffell | Manuel Rivera |
| Bonn Busch | Kevin Hagerty | Matthew de Chemin |
| JayJay Yu | | |

The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried. After the vote Commissioners Frierson and Holmes thanked the recipients for their hard work and dedication.

ORDINANCE/EXTENSION/ SPECIAL USE PERMIT/ZION CS LLC

A Memo (22-DOC-74) was received by Director Ianson stating that Zion CS, LLC is requesting a 180 day extension for the Special Use Permit for a 2.5 megawatt direct current/2 megawatt alternate current fixed tilt ground mounted community solar project to be located at 2700-2966 17th Street.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes that an Ordinance (22-O-38) be passed approving the extension of a Special Use Permit for a 2.5 megawatt direct current/2 megawatt alternate current fixed tilt ground mounted community solar project to be located at 2700-2966 17th Street in Zion, Illinois from August 18, 2022 to February 14, 2023. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

APPROVAL/IPRF SAFETY GRANT

A Memo (22-DOC-75) was received by Administrator Knabel stating that as part of the annual renewal with IRPF, our workers compensation insurance carrier, we receive a grant for purchase and equipment that can help reduce future claims or injuries. The 2022 Safety Grant is \$84,986 and we would like to move forward with the purchasing process on various items covered by this grant due to supply delays and timing of the grant. Staff requests that the following items be approved for department heads to start the process and for inclusion in the FY23 budget:

- LUCAS CPS Device (1) \$16,572.40
 - GH Armor Ballistic Vests (40) \$27,878.00
 - Electric Chain Hoists (2) \$12,000.00
 - Shelving & ladder for Evidence Room \$10,000.00
 - Air Cleaners for Police Department (4) \$10,000.00
 - Treadmill for Workout Room \$ 2,000.00
 - Ballistic Blanket for Rescue \$ 5,000.00
 - Miscellaneous PPE \$ 1,535.60
- \$84,986.00**

It was moved by Commissioner Frierson, seconded by Commissioner Fischer to approve the IPRF Safety Grant purchases in the amount of \$84,986.00. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/PURCHASE & INSTALLATION SEWAGE GRINDER

A tabulation of bids (22-DOC-76) was received from Director Roberts regarding the Purchase and Installation of a Sewage Grinder. On July 5, 2022, the City held a bid opening for the Purchase and Installation of a sewage grinder. The City received one (1) bid from Boller Constriction Company. The bid amount received was \$182,400.00. The estimated cost was \$100,000. Staff is currently investigating alternative solutions. Staff requests and recommends rejecting the bid from Boller Construction Company Inc and re-advertise for bids at a later date.

It was motioned by Commissioner Fischer and seconded by Commissioner Frierson to reject the bid from Boller Construction Company Inc and re-advertise for bids at a later date. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

TABULATION OF BIDS/ENVIRONMENTAL CONSULTING SERVICES

A tabulation of bids (22-DOC-77) was received from Director Ianson for Environmental Consulting Services for 2771 Galilee Avenue. On July 6, 2022, the City held a bid opening for Environmental Consulting Services for 2771 Galilee Avenue. The City received two (2) responsive bids:

- 1. V3 Companies \$29,350.00
- 2. Deigan Group \$35,735.00

Staff is recommending the lowest responsible bidder, V3 Companies for \$29,350.00. This is a requirement of the Illinois EPA and is going to be funded through a Lake County Grant. The end result is to hopefully receive a “No Further Remediation Letter”.

It was motioned by Commissioner Holmes and seconded by Commissioner Frierson that the bid for Environmental Consulting Services be awarded to V3 Companies in the amount of \$29,350.00. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

TABULATION OF BIDS/CLEANING & MAINTENANCE SERVICES/CITY HALL & POLICE ADMIN

A tabulation of bids (22-DOC-78) was received from Director Ianson for Cleaning and Maintenance Service for City hall, Police Administration & Public Works. On August 1, 2022, the City held a bid opening for Cleaning and Maintenance Service for City hall, Police Administration & Public Works. The City received five (5) responsive bids:

- 1. VMG Quality Services \$38,400.00
- 2. Chi-Town Cleaning Service Co. \$46,800.00
- 3. Multi-System Management \$49,440.00
- 4. Bravo Services \$55,000.00
- 5. Total Facility Maintenance \$63,684.96

Staff is recommending the lowest responsible bidder, V3 Companies for \$38,400.00. It was motioned by Commissioner Fischer and seconded by Commissioner Holmes that the bid for Cleaning & Maintenance Service for City Hall/Police Administration and Public Works be awarded to VMG Quality Services in the amount of \$38,400.00. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

TABULATION OF BIDS/SALE OF SURPLUS REAL ESTATE/2819 & 0 31ST STREET

A tabulation of bids (22-DOC-79) was received from Director Ianson for Sale of Surplus Real Estate. On July 25, 2022, the City held a bid opening for the sale of Surplus Real Estate located at 2819 31st Street and 0 31st Street. The City received two (2) responsive bids:

- 1. Alfonso Patlan 2819 31st Street \$1,500.00
- 2. Alfonso Patlan 0 31st Street \$1,500.00

Staff is recommending that we accept both bids for \$1,500.00 each for the above properties. It was motioned by Commissioner Holmes and seconded by Commissioner Fischer that the bids for Surplus Real Estate located at 2819 31st Street and 0 31st Street be awarded to Alfonso Patlan in the amount of \$1,500.00 for each property. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

TEXT AMENDMENT/SECTION 102-92/TRUCK PARKING FACILITY

A memo (22-DOC-80) was received from Director Ianson requesting a Text amendment to Section 102-92(d) of the Zion Municipal Code to allow a truck, commercial vehicle and commercial equipment parking facility with the issuance of a Special Use Permit. The Planning & Zoning Commission recommended approval at the June 2, 2022 hearing.

It was motioned by Commissioner Holmes and seconded by Commissioner Fischer that an Ordinance (22-O-39) be passed amending Section 102-92(d) of the Zion Municipal Code to allow a truck, commercial vehicle and commercial equipment parking facility with the issuance of a Special Use Permit. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

SPECIAL USE PERMIT/TRUCK PARKING & MAINTENANCE FACILITY/IOV ASSOCIATES

A memo (22-DOC-81) was received from Director Ianson stating that IOV Associates is requesting a Special Use Permit to operate a truck parking and maintenance facility at 200 Green Bay Road. The traffic coming into this site will only be off Russell Road & Trumpet Park Drive to the north and 9th Street & Trumpet Park Drive to the south. This will be a fully secured site with staff and cameras. The Planning & Zoning Commission recommended approval at the August 4, 2022 hearing.

It was motioned by Commissioner Fischer and seconded by Commissioner Holmes that an Ordinance (22-O-40) be passed granting a Special Use Permit to IOV Associates to operate a truck parking and maintenance facility at 200 Green Bay Road. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

VARIANCE/SECTION 102-32/2717 EMMAUS AVENUE

A memo (22-DOC-82) was received from Director Ianson stating that Denise Weil is seeking a Variance from Section 102-32(a)(6) of the Zion Municipal Code for the minimum setback for a new garage for the property at 2717 Emmaus Avenue. Due to the angle of the property line, she was unable to meet the 18ft setback requirement on the northeast corner of the driveway. The Variance will be approximately 8 feet once the garage is laid out. The Planning & Zoning Commission recommended approval at the August 4, 2022 hearing.

It was motioned by Commissioner Holmes and seconded by Commissioner Fischer that an Ordinance (22-O-41) be passed granting a Variance from Section 102-36(a)(6) of the Zion Municipal Code for the minimum setback for a new garage for the property at 2717 Emmaus Avenue. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

VARIANCE/SECTION 102-32/2715 EMMAUS AVENUE

A memo (22-DOC-83) was received from Director Ianson stating that Danny Myers is seeking a Variance from Section 102-32(b) of the Zion Municipal Code for the minimum setback for a new addition for the property at 2715 Emmaus Avenue. Due to the angle of the property line, he was unable to meet the 3ft setback requirement on the southeast side of the lot. The addition setback will be approximately 1ft from the property line. The Planning & Zoning Commission recommended approval at the August 4, 2022 hearing.

It was motioned by Commissioner Holmes and seconded by Commissioner Fischer that an Ordinance (22-O-42) be passed granting a Variance from Section 102-36(b) of the Zion Municipal Code for the minimum setback for a new

addition for the property at 2715 Emmaus Avenue. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

VARIANCE/SECTION 102-91/2415 23rd AVENUE

A memo (22-DOC-84) was received from Director Ianson stating that Juan Garcia is seeking a Variance from Section 102-91(b) of the Zion Municipal Code to continue the existing setback for the principal building and accessory buildings located at 2415 23rd Avenue in Light Manufacturing District. The Planning & Zoning Commission recommended approval at the August 4, 2022 hearing.

It was motioned by Commissioner Holmes and seconded by Commissioner Frierson that an Ordinance (22-O-43) be passed granting a Variance from Section 102-91(b) of the Zion Municipal to continue the existing setback for the principal building and accessory buildings located at 2415 23rd Avenue in the Light Manufacturing District. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson thanked everyone for participating in Zion Clean Up Day.

Director Roberts shared the following:

- 21st Street /Green Bay Road will be closed until mid-September.
- The 2022 Alley Street & Alley Program is in punch list now
- New water main project is fully online
- Joppa Alley construction is still pending.

Administrator Knabel said that the City is still pursuing the Federal Stranded Act. He also expressed his thanks to the entire City staff for their dedication and commitment to serving the community. He encouraged people to thank the city staff when they are interacting with them.

Police Chief Barden also thanked the dispatchers, police officers, ESDA and Building Department staff for their assistance. He also thanked the Board for commendations given to the men and women today.

Fire Chief Stried thanked the dispatchers and police officers who went beyond their call of duty as well as ESDA and the Building Department staff for assisting with incident scenes. He thanked Exelon for the donation that will help with some training items that we do not have budgeted.

Commissioner Frierson expressed his thanks to the Police Department of their handling of the July 4 celebration. He also shared a variety of events that have happened in the community.

Commissioner Fischer encouraged everyone to support local businesses.

Mayor McKinney reminded the community that we would not have a Labor Day Parade this year. He also said the 52nd Annual Mayor’s Prayer Breakfast would be on Monday September 5 at Zion Benton Township High School.

ANNOUNCEMENTS

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| September 5 | | City Offices Closed for the Holiday |
| September 6 | 7:00 p.m. | Zion City Council Meeting |
| September 20 | 6:00 p.m. 7:00 p.m. | Zion Township Board Meeting Zion City Council Meeting |

CLOSED SESSION

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that the Council recess to Closed Session at 8:41p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of filed, pending and/or probable or imminent litigation, personnel, collective bargaining and sale of real estate. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson to reconvene the Regular Council meeting at 9:25 p.m. with all members present. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; Frierson, aye and Mayor McKinney, aye. Motion carried.

ORDINANCE/ACQUISITION OF REAL ESTATE

It was motioned by Commissioner Fischer and seconded by Commissioner Holmes that an Ordinance (22-O-44) be passed authorizing the acquisition of certain real property located within a redevelopment project area. The vote on the roll: Commissioners Fischer, aye; Frierson, aye; Holmes, 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 Fischer and unanimously approved the meeting be adjourned at 9:27 p.m. Motion carried.

Recording Secretary