

**MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON MONDAY, OCTOBER 31, AT 4:00 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: City Administrator David Knabel and City Attorney James Vasselli.

Mayor McKinney 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 special 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.

**CITIZEN COMMENTS**

There were no citizen comments.

**ORDINANCE/SOLAR PANEL LEASE OPTION/SECOND AMENDMENT**

A memo (22-DOC-97) was received from Administrator Knabel stating that in 2019, the City Council approved a lease option with Zion CS, LLC for development of a community solar project in the old landfill property on 17<sup>th</sup> Street. This was in conjunction with a lottery system for funding and approval with the State of Illinois' Community Solar Program. Unfortunately, the lottery outcome resulted in Zion CS, LLC being towards the bottom of the project list, which does not in any way reflect the merit of the project. Zion CS, LLC still determined to get this project in Zion, is pursuing another avenue in through the Illinois Shines program. While more cumbersome for the developer, it is more beneficial to Zion and may result in a quicker project schedule. As this is a new program and new application, Zion CS, LLC needs the City of Zion to approve an amended lease option with some minor changes to the program which goes from a 2.5 megawatt to a 2.7 megawatt and the extension periods which changes from two (2) five year extensions to two (2) ten year extensions. This is still a beneficial program for the City and we should continue to support their efforts.

Commissioner Frierson asked if the price per acre cover the fees being paid to the EPA now. Administrator Knabel said that the taxes we will receive and the lease payments will cover a good portion of the EPA fees. Mayor McKinney asked about the type of projects would they do in town. Administrator Knabel said that will be based on their application.

It was moved by Commissioner Fischer and seconded by Commissioner McDowell that Ordinance (22-O-56) be passed approving the second amended and restated Solar Lease Option Agreement between the City of Zion and Zion CS LLC (Cenergy Power). The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, McDowell, aye and Mayor McKinney, aye. Motion carried.

**APPROVAL/INSURANCE RENEWAL/2022-2023**

A Memo (22-DOC-98) was received from Administrator Knabel stating that the attached quotes for our insurance coverage effective 12/1/22 through 11/30/23 covers our general liability, law enforcement, automobile, umbrella and equipment. The industry as a whole has been seeing premium increases of 15%. The proposed renewal is a 17.5% overall increase, which is slightly higher than average. This is largely due to having an appraisal done of all property and facilities, resulting in an 18% increase in coverage risk as well as an overall increase in budgetary expenses, which factors into rates as well.

Commissioner Frierson asked if we have any guarantees with this trust that they will continue to insure. Administrator Knabel said that there are no guarantees beyond the year that they are proposing. Commissioner Frierson asked for clarification between the building value and program aggregate. Administrator Knabel said that he would get clarification for him. Commissioner Frierson asked what the actual deductible is for vehicle damage.

It was moved by Commissioner Frierson and seconded by Commissioner Fischer to approve the general liability, law enforcement liability, auto and equipment insurance and excess umbrella insurance policy effective 12/1/22 to 11/30/23. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye, McDowell, aye and Mayor McKinney, aye. Motion carried.

**APPROVAL/SUPPLEMENTAL EMPLOYEE BENEFIT PLAN**

A Memo (22-DOC-99) was received from Administrator Knabel stating that we have provided AFLAC as an option for voluntary benefits for our employees for a few years. In an effort to make sure we do our due diligence in providing the best benefits possible for our employees, we worked with Assurance to get market quotes on alternative coverage options. As a result of the efforts of Assurance and staff, we were able to get more competitive pricing for our employees on group accident, critical illness coverage and hospital indemnity while providing comparable or expanded coverages. Administrator Knabel recommended that we move these benefits to Standard Insurance Company. As a reminder, these benefits are at no cost to the City, with the exception of some payroll administration time by staff.

It was moved by Commissioner Holmes and seconded by Commissioner McDowell to approve the proposal from Standard for Supplemental Employee Benefit Plan. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye, McDowell, aye and Mayor McKinney, aye. Motion carried.

**APPROVAL/EMPLOYEE ASSISTANCE PROGRAM SERVICE AGREEMENT**

A Memo (22-DOC-100) was received from Administrator Knabel stating as attention to the importance of mental health continues to grow, we want to make sure we are providing our employees with all resources possible to cope with any personal struggles, employment issues or societal pressures that they may have. We want to ensure that we are taking care of our employees whenever possible. The EAP services proposed provide a comprehensive plant to help address many of the primary factors that can erode at mental illness. This proposal provides services to beneficiaries and dependents to ensure that any family issues that the employee may be having are addressed as well.

It was moved by Commissioner Frierson and seconded by Commissioner McDowell to approve the Employee Assistance Program Services Agreement as presented for an annual cost of \$3,204. 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 Holmes and unanimously approved the meeting be adjourned at 4:29 p.m. Motion carried.

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Recording Secretary