

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 21, 2023, AT 7:08 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

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Little Miss Journey Pearson rapped the gavel.

Junior Miss Rachel Harvey called the meeting to order

Teen Miss Avery Shogren asked for call of the roll.

On call of the roll the following answered present: Commissioners Holmes, Frierson, McDowell, Fischer and Mayor McKinney. A quorum was present.

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

Miss Lake County of Zion Sidney Pederson 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; McDowell, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

**CITIZEN COMMENTS**

Ken Endress, resident of Zion and community liaison for the Great Lakes Naval Base, shared that he will be leaving his post in March. He noted that he will continue to offer his services to the City until the end of March. He thanked the City for supporting his time as liaison. Mayor McKinney thanked Mr. Endress for his commitment to the City of Zion and sent prayers for good health from the City and religious community

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on February 7, 2023 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on February 7, 2023 at 8:03 p.m.

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

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

- (a) **BILLS:** Vouchers 142514 through 142595 drawn on Huntington National Bank, N.A. Total: \$1,125,723.40.

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

**ORDINANCE/EXTENSION/ SPECIAL USE PERMIT/ZION CS LLC**

A memo (23-DOC-12) 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 17<sup>th</sup> Street.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that an Ordinance (23-O-7) 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 17<sup>th</sup> Street in Zion, Illinois from February 18, 2023 to August 18, 2023. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

**ORDINANCE/FIRST AMENDMENT/REDEVELOPMENT AGREEMENT/IMPERIEN LLC**

Attorney Vasselli stated that the proposed amendment extends the deadline of the Redevelopment Agreement between the City of Zion and an Imperien LLC for one year.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (23-O-8) be passed approving and authorizing a First Amendment to a Redevelopment Agreement between the City of Zion and Imperien LLC. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

**APPROVAL/STREET & BRIDGE/MOTOR FUEL TAX BUDGETS**

A memo (23-DOC-13) was received by Director Conway requesting approval of the Street & Bridge and Motor Fuel Tax Budgets. Director Conway stated that in the interest of moving forward with necessary IDOT paperwork and the bid process, she is presenting both the Street & Bridge budget and the Motor Fuel Tax budget for FY2024 for consideration in advance of the remainder of the City funds. As these funds are standalone funds and have no impact on the General Fund or other fund budgets they can isolate and approve accordingly. She recommends approval of the budgets as presented, for the year ending April 30, 2024.

It was moved by Commissioner Fischer and seconded by Commissioner Holmes to approve the Street & Bridge and Motor Fuel Tax Budgets for FY2024. The vote on the roll: Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried.

**TABULATION OF BIDS/CLEANING & MAINTENANCE SERVICES/CITY HALL/POLICE ADMINISTRATION/PUBLIC WORKS**

A Tabulation of Bids (23-DOC-14) was received from Director Ianson for Cleaning and Maintenance Service for City Hall, Police Administration & Public Works. A bid opening was held on February 14<sup>th</sup> for Cleaning and Maintenance Services for City Hall, Police Administration & Public Works. The City received three (3) responsive bids:

- 1. Chi-Town Cleaning Service Co. \$45,360.00
- 2. Multi-System Management \$47,260.00
- 3. Emeric Facility Services \$55,000.00

Staff is recommending the lowest responsible bidder, Chi-Town Cleaning Service Co. for \$45,360.00.

It was moved by Commissioner Holmes and seconded by Commissioner McDowell that the bid for Cleaning & Maintenance Services for City Hall/Police Administration and Public Works be awarded to Chi-Town Cleaning Service Co. in the amount of \$45,360.00. The vote on the roll: Commissioners Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried

**TABULATION OF BIDS/2811 ELISHA AVENUE/2813 ELISHA AVENUE**

Attorney Vasselli stated that legal notice was put out by the City for bids for the sale of property commonly known as 2811 and 2813 Elisha Avenue. Bids were to be opened at today’s meeting but it was confirmed that no bids were received. Attorney Vasselli asked the Council that due to the fact there were not bids, with a 2/3 vote, an amount may be negotiated with an interested party for the purchase of the property.

It was moved by Commissioner McDowell and seconded by Commissioner Fischer to give the City Attorney authority to negotiate an amount with an interested party for the purchase of the property commonly known as 2811 and 2813 Elisha Avenue. The vote on the roll: Commissioners Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried.

**APPOINTMENT/FOIA OFFICERS**

Mayor McKinney stated due to the demand of the many FOIA requests in the police and fire departments, he is requesting the appointment of the following FOIA officers for those departments.

- Christopher Sweeting – Police
- Paul Kehrli – Alternate Police
- Derek Zaloudek – Alternate Police
- Tasha Obregon – Fire/Rescue

It was moved by Commissioner Frierson and seconded by Commissioner that the FOIA officers be appointed as presented. The vote on the roll: Commissioners Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried.

**DEPARTMENTAL COMMENTARY**

Director Ianson noted that he had a walk thru with Starbucks and they are making good progress and should be ready to open in the next 2-3 weeks.

Police Chief Barden reminded residents to use Crime Stoppers (847-662-2222) for giving tips to the police. He noted that this has proven to be successful in the past. Additionally, a snow/ice storm is predicted for tomorrow from 6:00 a.m. to 6:00 p.m. He asked that citizens be cautious driving allowing enough distance between vehicles.

Fire Chief Stried stated that there have been four structure fires in the last two weeks, thankfully with no injuries. He noted that it is an abnormally large amount and reminded residents to make sure they have working smoke alarms in their homes. A few of the most recent fires were caused by electrical problems. If resident believe they may have electrical issues, they should contact a licensed professional. Mayor McKinney also reminded residents that when snowing they should make sure the fire hydrants are clear for fire personnel in case of a fire. It was also noted that the fire department has a program that provides free smoke detectors to residents as well as have department personnel come out and install them. Details are available on the City’s website

Director Conway noted that the have hired an Administrative Assistant in Accounts & Finance and will start in the next 2-3 weeks.

Administrator Knabel noted that Mayor McKinney was recently honored by Northwestern University for his accomplishments as a Northwestern Wildcat basketball player and the intent to retire his jersey. He will be the first alumnus in Wildcat history to have their jersey retired. He continued by reading a press release outlining all of Mayor McKinney’s accomplishments since graduating from Northwestern University and entering the NBA as both a player and a front office executive.

Mayor McKinney reflected on his career as a basketball player at Zion Benton High School, Northwestern University, the NBA and an NBA executive to becoming Mayor of Zion.

**ANNOUNCEMENTS**

March 7	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
March 21	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting <b>Cancelled due to Early Voting</b> Zion City Council Meeting <b>Cancelled due to Early Voting</b>

**CLOSED SESSION**

It was moved by Commissioner Fischer, 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, personnel, purchase or sale of real estate, collective bargaining and legal counsel. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:10 p.m. with all members present. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; McDowell, 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 Fischer, seconded by Commissioner McDowell and unanimously approved the meeting be adjourned at 8:11 p.m. Motion carried.

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City Clerk