

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 15, 2023, 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 Holmes, Frierson, Fischer, McDowell, and Mayor McKinney. A quorum was present.

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

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

Mayor McKinney asked for a moment of silence for the residents of Maui and all others who experience dangerous weather events.

AGENDA CHANGES

It was moved by Commissioner Holmes, seconded by Commissioner Frierson to accept the City Council meeting agenda with the following changes:

- Table Items:
- 8 (a) – Tabulation of Bids – 2023 Water Main Replacement Project
 - 8 (b) – Consider proposal from Christopher Burke Engineering for the Construction Observation and Engineering Services for the 2023 Water Main Replacement Project

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

CITIZEN COMMENTS

Mayor McKinney reminded citizens of the Citizen Comments guidelines.

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. Mayor McKinney thanked Ms. Hiltibran and ESDA for all they continue to do for the City.

Bill Hartmann, Zion Park District President, thanked the City Council for the support that they offer to the Park District. He noted that the working relationship between the Park District and the City is second to none. He appreciates those who come out to the Park District events. Additionally, he noted his appreciation for the overwhelming support given by both Chiefs at the most recent concert/firework event. People should be proud to live in Zion.

Karen Crutchfield asked the City Council if there were any liquor licenses available in Zion. Mayor McKinney suggested Ms. Crutchfield contact the City Clerk for information regarding liquor licenses.

Brian Diggs, stated he just moved to Zion. He is a retired Military Police K-9 Specialist and a real-life deterrence. He would like to bring in a dog training facility to Zion and would like to set up a meeting with the Mayor. Mayor McKinney suggested he contact the City Clerk for an appointment.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held August 1, 2023 at 7:00 p.m.

The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, 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 143914 through 144007 drawn on Huntington National Bank, N.A. Total: \$1,714,391.67

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

ORDINANCE/LAKE COUNTY WATERSHED DEVELOPMENT

A memo (23-DOC-77) was received from Director Roberts requesting approval of the updated Lake County Watershed Development Ordinance. Director Roberts stated the Lake County Board has adopted thirty-five (35) amendments (including new FEMA Maps) to the Watershed Development Ordinance (WDO). All Communities within Lake County are required to adopt the updated WDO. Adoption of the updated ordinance will ensure the City remains in good standing in the FEMA National Flood Insurance Program and maintain the City's certification status in Lake County. The amended WDO is now effective and includes the minimum County-wide standards for regulated development. The amendments pertain to coastal high hazard areas, wetland, administrative, floodplain, floodway storage, rainfall table and new floodplain maps. Staff recommends approval of the updated ordinance. A full copy of the WDO is available on the Lake County website. Commissioner Frierson asked if there were any operational updates. Director Roberts stated there were none for Zion. The County is the permitting agency. The updates were largely due to the updated FEMA maps which impacts flood insurance. Additionally, it provides for opportunities for grants. Mayor McKinney asked if the City could apply for a grant for the 173-viaduct flooding. Director Roberts stated that they have already been approved for Phase 1 and are looking for approval for funding for Phase 2 through a \$5 million grant through FEMA.

It was moved by Commissioner Holmes, seconded by Commissioner Frierson, that an Ordinance (23-O-51) be passed Adopting by Reference of the Lake County Watershed Development Ordinance. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDING PROVISIONS OF CHAPTER 82 OF THE ZION MUNICIPAL CODE

A memo (23-DOC-78) was received from Director Ianson requesting an amendment to Chapter 82 of the Zion Municipal Code. Director Ianson stated the during the height of the building boom in the late 90's and early 2000's and with multiple subdivisions being built at the time, the City passed an ordinance that imposed impact fees for each home. These fees were collected and distributed to the local taxing bodies. Now that building has declined, these fees are posing a hardship for single lot builders and discouraging them from building within the City. Staff is requesting and recommending that the Chapter 82 of the Zion Municipal Code be amended so that all subdivisions of less than 5 acres shall be exempt from the payment of all donations, capital contributions and dedications. Commissioner Frierson asked why this language was chosen for the ordinance as the impact fees language is different. Administrator Knabel stated the addition covers all language used within the Code.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, that an Ordinance (23-O-52) be passed Amending Provisions of Chapter 82 of the Zion Municipal Code, Regarding Subdivisions. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/EXTENSION/SPECIAL USE PERMIT/ZION CS LLC

Administrator Knabel stated 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. This project has been in the works for 3-4 years. The original project was for a solar project on the landfill but they were waiting for a permit from the State but had little chance of receiving one due to the lottery system. They then decided to go a different route with a program involving more community projects. They received notice that they were approved for the permit but are still going through the process. Their

current Special Use Permit is set to expire and they would like to extend it for another 180-days while going through the process.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (23-O-53) 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, 2023 to February 18, 2024. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

HOTEL/MOTEL TAX GRANT APPLICATION/GPT ENTERPRISES

A memo (23-DOC-79) was received from Administrator Knabel requesting the Council's consideration of hotel/motel tax grant application for GPT Enterprises. Administrator Knabel stated years ago the City established a hotel/motel tax grant program to encourage private entities to hold events in Zion that would encourage tourism in the area. This would result in additional patronage at local businesses, more stays in local hotels and a general positive experience for those outside of Zion. There are statutory limitations on what the City's hotel/motel taxes can be used for, but the City restricted those a little further since funds were being awarded to private entities. As a result, an application and scoring process was developed for those interested in receiving funds to supplement their event's budgets. These funds are restricted to be used solely on marketing and promotional expenses. GPT Enterprises, LLC (Dungeon of Doom and Edge of Escape Rooms) has been an applicant and community partner for many years and has applied for \$10,000 of funds as detailed in the application. The scoring of the application supports staff's recommendation to award a grant in an amount of \$10,000.

It was moved by Commissioner Fischer, seconded by Commissioner Holmes to approve a hotel/motel tax grant for GPT Enterprises, LLC in the amount of \$10,000. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried.

REQUEST FOR WAIVER/RAFFLE MANAGER'S FIDELITY BOND

Administrator Knabel stated that a request was made for a waiver of the raffle manager's fidelity bond requirement from Zion Township. The Township submitted a raffle application requesting permission to conduct a raffle at the Zinnia and Monarch Festival on Saturday, August 19th and Sunday, August 20th. Per the Zion Municipal Code, only the City Council can waive the bond requirement. Staff recommends and requests waiving the bond requirement.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to waive the raffle manager's fidelity bond requirement, as requested by the Zion Township, per their application to conduct a raffle at the Zinnia/Monarch Festival. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Roberts stated at the last meeting the Council approved the Sidewalk and HMA projects and the contracts have been signed. They will be working on scheduling the projects and hope to start the 2nd week of September.

Chief Stried noted that September is Fall Prevention Month. He stated that they have been on a large amount of fall calls being their most common type of injury call.

Chief Barden commented on the following:

- He congratulated the Razzle Dazzles on their competition success.
- He highlighted the fact that residents will see officers in more of an enforcement role. They recently took an assault rifle and multiple handguns off the street. A citizen called the PD with a tip and they responded and arrested an individual. He appreciates the hard work the officers are doing. Mayor McKinney stated that crime had decreased from last year by 10%. Chief Barden stated they have changed so much over the last year and credits it to technology and working with other agencies. Additionally, they have bolstered their staffing with 5 officers through the COPS grant and have started seeing the return on hiring those officers. With the help of the Street Crimes Unit, they have been able to do an all-out blitz on crime in multiple

facets. There has been a lot of push to hear what the community is saying. Mayor McKinney stated it is crucial that they continue to receive help from the residents, which they can do anonymously. He also noted that there has been a lot more interaction between residents and officers.

Director Conway noted that they are trying to match up resident's water bills with City stickers. If residents have not purchased a City sticker they will receive a letter in the mail asking them to do so. Mayor McKinney stated the revenue from City stickers helps with infrastructure and aiding first responders.

Administrator Knabel gave an update on the CIJA grant funding. Zion will receive \$14.2 million a year for 23 years for the City being a nuclear storage site. It has been 11 years of effort to get the bill passed through DECO who put together the application requirements. There will be a joint effort with the taxing bodies on how use the money moving forward. It is currently at the Director level within DECO and they hope to receive award notification in the next couple of weeks. All the taxing bodies have made the money part of their budgets They will be fine tuning the uses based on the needs of the community. Mayor McKinney thanked Administrator Knabel for all his work on this. State Reps were also instrumental in getting the funding from the State and they are still working on trying to get money from the Federal Government.

Commissioner McDowell stated that Chief Barden's administration and the organization has made a huge difference on crime. They have put strategic people in key positions. Additionally, he invited the public to the 55th year of the "Mayor's Prayer Breakfast" on Labor Day at 8:00 a.m. at ZBTHS. All surrounding Mayor's attend the Breakfast.

Commissioner Frierson expanded on Commissioner McDowell's comment and stated the at role of the Deputy Chief is helping by getting information out on social media showing the public that the police department is on their side. Additionally, he thanked Mayor McKinney for the golf outing for the Coalition for Healthy Communities and all those who attended. It was noted that the proceeds will go to the High School students to help them experience things outside the community.

Commissioner Holmes stated as Commissioner over Public Works she is amazed at what they can get done with all the challenges they face. She thanked Director Roberts for his leadership in the department.

Commissioner Fischer asked if there was any additional communication regarding the change in trash pick-up that will be coming up. Administrator Knabel stated they have a meeting with Waste Management coming up on Thursday. They have developed a Frequently Asked Questions list and will share the information this coming week. They will also send reminders on social media and Blackboard. Additionally, Waste Management will be putting cart hangers on the garbage carts the week before. He realizes this will be a learning curve for everyone but hopes it will be a quick transition. Information will be provided in both English and Spanish. Mayor McKinney encouraged residents to sign up for Blackboard for both emergency and informational purposes. He reminded residents if they are signed up on Blackboard, they should be sure all their information is correct.

Mayor McKinney commented on the following.

- He noted that Clean-up Day filled 10 containers and they are looking at adding a second day in the fall.
- He had people comment on nice the City looks. Property values are up and people are taking care of their properties.
- He thanked everyone that came out for the 4th of July celebration to watch the concert, fireworks and enjoy the food vendors. He was happy to see people talking with each other and enjoying themselves.
- He gave the teachers from District 6 a City tour and they commented on how nice the City is. He noted the importance of keeping a connection between taxing bodies.
- He congratulated the Razzle Dazzles on their 2nd World Championship. They are considered the best in the world. He stated he is proud to be Mayor of Zion and thanked the City Council and City Staff for all they do.

ANNOUNCEMENTS

September 4	8:00 a.m. 1:00 p.m.	City Offices Closed for the Holiday Mayor's Prayer Breakfast Zion-Benton Labor Day Parade
September 5	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 Holmes and unanimously approved the meeting be adjourned at 7:53 p.m. Motion carried.

City Clerk