

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 19, 2023, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS

.....

Mayor McKinney called the meeting to order.

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

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

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

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 Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

SPECIAL PRESENTATION/ZION-BENTON TOWNSHIP HIGH SCHOOL 126

Principal Zackary Livingston and Dean Omar Orozco from ZBTHS District 126 shared a program that they are implementing to help decrease chronic absenteeism at the high school. They noted that the ZBTHS Chronic Absentee rate is at 38.2%. Not only does this become a school problem but it eventually becomes a community problem. They have looked to become both creative and innovative in the approach to the problem with a focus on home visits and tiered supports. This involves the collaboration of the parents and community organizations to raise awareness and share resources. They extended gratitude to the City of Zion for their assistance. Commissioner Frierson suggested that they speak with the Zion Township as they are a good contact for assistance. Mayor McKinney stated that this is the first time he has heard of this type of initiative and feels it is a great idea. He noted that the money that the school receives is based on attendance. Administrator Knabel stated he has had meetings with both Chiefs and staff and they are developing a list from employees interested in being part of the home visits.

CITIZEN COMMENTS

There were no Citizen Comments.

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 on December 5, 2023 at 7:00 p.m.

The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, 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:

- (a) **BILLS:** Vouchers 144830 through 144932 drawn on Huntington National Bank, N.A. Total: \$2,708,264.02

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

ORDINANCE/TAX LEVY 2023

It was moved by Commissioner Fischer and seconded by Commissioner McDowell that an Ordinance (23-O-70) be passed providing for the levy and taxes for the City of Zion, Lake County Illinois, for tax levy year 2023 to be collected in the year beginning January 1, 2024 and ending December 31, 2024 in the amount of \$8,732,371.00. The vote on roll call was: Commissioners aye; Fischer, aye; Holmes, aye; McDowell, Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/TAX LEVY 2023/BRIGHTON PONDS SUBDIVISION SSA #1

It was moved by Commissioner Fischer and seconded by Commissioner Holmes that an Ordinance (23-O-71) be passed providing for the levy and taxes for the City of Zion, Lake County Illinois, for tax levy year 2023 to be collected in the year beginning January 1, 2024 and ending December 31, 2024 in and for the Brighton Ponds Subdivision Special Service Area No. 1 in the amount of \$10,080.00. The vote on roll call was: Commissioners aye; Fischer, aye; Holmes, aye; McDowell, Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ORDINANCE/TERMINATION OF THE SOUTH SHERIDAN ROAD
REDEVELOPMENT PROJECT AREA**

Administrator Knabel stated that TIF #3 will be closed after a term of 23 years. The ordinance is a statutory requirement per the TIF Act. They are currently waiting for any outstanding invoices and once closed, the remaining funds will go to the County and then get disbursed to the taxing bodies.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that an Ordinance (23-O-72) be passed Providing for the Termination of the South Sheridan Road Redevelopment Project Area and the dissolution of the Special Tax Allocation Fund for the South Sheridan Road Redevelopment Project Area for the City of Zion, Lake County Illinois on December 20, 2023. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

ORDINANCE/PURCHASE/IN CAR PRINTERS

A memo (23-DOC-104) was received from Chief Barden requesting approval of a quote for the purchase of in-car printers. Chief Barden stated the quote is for a purchase of 20 in car printers and is related to the upcoming and pending County-wide dispatch and Records Management System (RMS) consolidation. As the police department moves toward the consolidation of both dispatch and RMS the quote covers the hardware purchase that Zion will utilize which is only part of the overall combined County-wide purchase. He requested waiving the bid process as it is already a discounted purchase price. This is a non-budgeted purchase and is expected to be invoiced after the start of the next fiscal year. Commissioner McDowell asked if they will save money not having to purchase ticket books. Chief Barden stated it would as they spend about \$4,000 every 9 months or so. The hold up on this has actually been the court system who has been slow to adopt the system. The purpose of adopting a universal RMS is so that everyone will be on the same system.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson, that an Ordinance (23-O-73) be passed authorizing and approving the purchase of in-car printers for the police department. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/MEMORANDUM OF UNDERSTANDING/LAKE COUNTY DOT

A memo (23-DOC-105) was received from Chief Barden requesting approval of a Memorandum of Understanding (MOU) between the Lake County Division of Transportation (DOT) and the City of Zion. Chief Barden stated the MOU will provide access to Lake County Right-of-Way DOT cameras. The MOU provides the City of Zion Police Department access at no cost to the DOT Advanced Traffic Management System (ATMS). Access to this system can provide an extra layer of investigative tools for the Zion Police Department. Mayor McKinney asked if this will help with the Flock system. Chief Barden stated there are a lot of restrictions with County Right-of-Ways but it will give an extra layer with the Flock cameras. They will not be full recordings and will not be tracking people.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson, that an Ordinance (23-O-74) be passed authorizing a Memorandum of Understanding between the Lake County Division of Transportation and the City of Zion to access Lake County ROW DOT Cameras. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AGREEMENT/FLOCK LPR CAMERAS

A memo (23-DOC-106) was received from Chief Barden requesting approval of an agreement between Flock Group Inc. and the City of Zion. Chief Barden stated staff has researched and acquired grant funding specific to deterring retail theft and related crime. Subsequently, Zion Police Department received an award to fund an additional 10 Flock LPR cameras in specific retail corridors for one year. Although the proposed agreement is for 12-months, if additional grant funding is not released in future years, the City can choose to exercise its right to early termination. The goal is to highlight the effectiveness of the program focusing on retailers such as Jewel and Walmart with their retail theft. Commissioner Fischer asked how many Flock cameras the City has. Chief Barden noted there are 20.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson, that an Ordinance (23-O-75) be passed authorizing and approving the purchase of products and services from Flock Group Inc. for police cameras, software and related services. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/LEASE/22ND STREET RIGHT OF WAY (NEAR 2175 SHERIDAN ROAD)

A memo (23-DOC-107) was received from Director Ianson requesting a lease agreement with Rubullah Mahdee of Rampro Service Corp. Director Ianson stated Rubullah Mahdee of Rampro Service Corp is requesting a lease agreement with the City for the use of the 22nd Street right-of-way containing approximately 2070 square feet for access for parking. Staff is recommending approval of the lease for the standard yearly fee of \$250.00.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes, that an Ordinance (23-O-76) be passed authorizing a lease for the 22nd Street Right-of-Way, which is near 2175 Sheridan Road with RamPro Realty Group LLC/Rubullah Mahdee for access to parking. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/LICENSE AGREEMENT/CARMEL HOUSE/URBAN ZION LIMITED PARTNERSHIP

A memo (23-DOC-108) was received from Attorney Vasselli regarding a license agreement with Carmel House/Urban Zion Limited Partnership. Carmel House has been using certain property that is owned by the City of Zion as a parking lot pursuant to a License Agreement. The License Agreement is set to expire on December 31, 2023. The proposed ordinance merely extends the term of the License Agreement on the same terms upon which the parties have been operating. The parties are in discussions for the Carmel House to purchase the property from the City of Zion, which would make the License Agreement of no effect.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, that an Ordinance (23-O-77) be passed authorizing the execution of a License Agreement by and between the City of Zion and Carmel House/Urban Zion Limited Partnership for use of a City-owned parking lot adjacent to the property located at or about 2815 Elisha Avenue. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/ILLINOIS PAID LEAVE FOR ALL WORKERS ACT

A memo (23-DOC-109) was received from Attorney Vasselli regarding the Illinois Paid Leave for All Workers Act. In March of 2023, Governor JB Pritzker signed SB0208 into law making Illinois the third state in the nation, and the first state in the Midwest, to require paid time off for employees for any reason. The previous legislation provided employees with up to 40 hours of paid leave during a 12-month period. The Paid Leave for All Workers Act (820 ILCS 192/1, *et seq.*) (the “Act”) will become effective January 1, 2024. This means that approximately 1.5 million workers will begin earning paid time off starting in 2024. The Act allows municipalities to pass ordinances permitting them to continue operating under existing leave programs, provided certain requirements are met. The ordinance allows the City of Zion to continue to operate under its existing leave program rather than defaulting to the State of Illinois’ paid leave policy. Administrator Knabel noted that he would like to amend the current policy for Vacation under “Years of Completed Continuous Service” from 1-4 year to 0-4 years.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, that an Ordinance (23-O-78) be passed regarding the Illinois Paid Leave for All Workers Act. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

HVAC RENEWAL CONTRACT

A memo (23-DOC-110) was received from Director Ianson requesting approval of the HVAC Maintenance Contract for the City. Director Ianson stated Northern Weathermakers has had the maintenance contract for City facilities for the past 12 years. During this time, they were able to maintain the City's aging equipment. He recommends renewal of the annual contract in the amount of \$17,302.00.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to approve the renewal contract with Northern Weathermakers for HVAC Maintenance for City facilities. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

VEHICLE PURCHASE/BUILDING DEPARTMENT

A memo (23-DOC-111) was received from Director Ianson requesting approval to purchase a vehicle in the Building Department. Director Ianson stated with the recent hiring of a new Inspector in the Building Department, it is necessary to purchase another vehicle. Staff is requesting a new vehicle not to exceed the purchase price of \$42,000. This will require a budget amendment to the FY24 Capital Expenditures Fund, line item 54-00-1-05-600. Mayor McKinney asked where the new Inspector will be placed. Director Ianson stated they will continue to split the City into 3 sections with each of the 3 Inspectors taking an area and still retaining a Lead Inspector.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to approve 1) the purchase of a new vehicle in the Building Department not to exceed a purchase price of \$42,000 and 2) a budget amendment to the FY24 Capital Expenditures Fund. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

ORDINANCE/SPECIAL USE PERMIT/2101 GABRIEL AVENUE

A memo (23-DOC-1112) was received from Director Ianson requesting a Special Use Permit to operate a Church/Community Center. Director Ianson stated Abraham Scott is seeking a Special Use Permit to operate a Church/Community Center at the property located at 2101 Gabriel Avenue, Zoning Docket 23-Z-22. The Community Center will be for middle to upper aged school children. They will assist the children with their school assignments and once they obtain funding, will also provide music lessons. At the December 7, 2023 Planning & Zoning meeting, they recommended to approve the Special Use Permit with the condition that Building & Fire inspections meets all the requirements.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, that an Ordinance (23-O-79) be passed granting a Special Use Permit to operate a Church/Community Center for the property located at 2101 Gabriel Avenue with the condition that Building & Fire inspections meets all the requirements. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/2023 WATERMAIN REPLACEMENT PROJECT

A Tabulation of Bids (23-DOC-113) was received from Director Roberts for the 2023 Water Main Replacement Project. A bid opening for the 2023 Water Main Replacement Project was held on December 5, 2023. Director Roberts presented the bid results and the recommendation from Burke Engineering. The lowest responsible bidder for the base bid and alternate bids 1, 2 and 3 was Mauro Sewer Construction Inc. of Des Plaines, Illinois. Staff requests and recommends awarding the Base Bid and Alternates 1 and 2 to Mauro Sewer Construction Inc. in the amount of \$1,811,945. Funding for the project is a budgeted item in the FY24 Water Fund and will be a budgeted item in the FY25 Water Fund. Copies of the bid tabulations are on file in both the City Clerk's office and Public Works office are posted on the City of Zion website. Commissioner Fischer asked how much will be replaced. Director Roberts stated 3,600 linear feet.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer, that the Base Bid and Alternates 1 and 2 be awarded to Mauro Sewer Construction Inc. for the 2023 Water Main Replacement Project in the amount of \$1,811,945. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

**PROPOSAL/PROFESSIONAL ENGINEERING SERVICES/BURKE ENGINEERING/2024 WATER MAIN
EXTENSION PROJECT**

A memo (23-DOC-114) was received from Director Roberts requesting approval of the proposal from Christopher Burke Engineering for Construction Observation and Engineering Services for the proposed 2024 Water Main Extension Project. Director Roberts stated the proposal is providing the engineering design and preparation of bidding documents for the extension of approximately 650 linear feet of 12" water main along Sheridan Road connecting an existing water to the north and south of Wadsworth Road. Connection of this water main will enable the disconnection of 6,000 linear feet of a 1960 existing water distribution main that it is located within the Illinois Beach State Park property. Staff requests and recommends approval of the proposal for Engineering Services from Christopher Burke Engineering in the amount of \$42,790 and to advertise for bids. Funding for these services are a budgeted item in the FY23 Water Fund.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell, to accept the proposal of Christopher Burke Engineering for Engineering Services for the proposed 2024 Water Main Extension Project in the amount of \$42,790. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

PROPOSAL/GENESISONE/CITYWIDE COPIERS

Administrator Knabel stated five years ago the City switched to Canon for City-wide copiers and printers in an effort to save money. The savings was initially about \$500 a month but has not held up over time. After discussions with Jim Keith from Computer Help Key, he recommended going with GenesisOne. Clerk Spooner met with GenesisOne who is offering government contracting pricing through Omnia. They will be providing both large copiers for each department along with individual desktop printers for a \$97 increase over the current contract. Staff requests and recommends accepting the proposal from GenesisOne for the lease of equipment (copiers and related hardware and software) for the City.

It was moved by Commissioner McDowell, seconded by Commissioner McDowell, that an ordinance (23-O-80) be passed authorizing and approving the lease of equipment (copiers and related hardware and software) for the City of Zion. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

APPROVAL/2024 CITY OF ZION ANNUAL HOLIDAYS AND MEETING CALENDAR

It was moved by Commissioner Frierson, seconded by Commissioner Holmes, to approve the City of Zion Annual Holidays and Meetings Calendar for 2024. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson wished everyone a Merry Christmas and Happy New Year. Commissioner Frierson noted there is a new business at 2175 Sheridan Road. The business services duct system and is moving their operation to Zion.

Director Roberts stated he spoke with Waste Management regarding Christmas Tree Collection. Real trees will be picked up January 8-11 and January 15-18. Residents should place their natural trees in the parkway and not in the streets. The information will be posted on the website.

Fire Chief Stried wished everyone a Merry Christmas and Happy New Year. Additionally, he reminded residents to be sure they are correctly signed up for BlackBoard Connect. An announcement recently went out regarding a controlled burn. The City receives notification how successful the notification was and of the 10,000 notifications sent out, only 2,400 were successful. There were 2,000 bad numbers and many that did not answer. He asked that residents make sure their information is current. He offered help in making sure the information is correct. He also reminded those using a real tree to be sure it receives a gallon of water per day and to be careful with extension cords as not to cover them up.

Police Chief Barden reminded residents not to park on the street during a snow storm and to keep a good distance between themselves and the trucks that are plowing or salting. Additionally, he wished everyone a Merry Christmas and Happy New Year.

Administrator Knabel thanked the residents who regularly attend the Council meetings to learn what is going on in the City. He stated it is a good time to be able to interact with City Officials.

Commissioner McDowell wished everyone a Merry Christmas and Happy New Year.

Commissioner Frierson also thanked those who attend the meetings and wished everyone Happy Holidays.

Commissioner Holmes also thanked the residents for attending the meetings and invited others to come and bring a friend.

Commissioner Fischer thanked City staff for their efforts over the past year. Additionally, he wished everyone Happy Holidays.

Mayor McKinney thanked the Department Heads and employees for all they have done over the past 4 ½ years. Crime is down, there are more businesses coming to Zion and homeownership has changed to 60%. He reminded citizens that although slow, things continue to happen behind the scenes. Additionally, he reminded citizens that however Holidays are celebrated to be appreciative of family, friends and co-workers.

ANNOUNCEMENTS

December 25, 26		City Offices Closed for the Holiday
January 1, 2		
January 2		City Council meeting cancelled for the Holiday
January 16	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 Holmes that the Council recess to Closed Session at 8:10 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 Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to reconvene the Regular Council meeting at 8:43 p.m. with all members present. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

COLLECTIVE BARGAINING AGREEMENT/LOCAL 150/ PUBLIC WORKS

It was moved by Commissioner McDowell, seconded by Commissioner Holmes that an Ordinance (23-O-81) be passed authorizing a collective bargaining agreement between the International Union of Operating Engineers, Local 150 (Public Works) and the City of Zion. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, 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 McDowell and unanimously approved the meeting be adjourned at 8:46 p.m. Motion carried.