

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 16, 2024 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 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, Finance Director Kris Conway, City Administrator David Knabel and City Attorney Erin Kiernat.

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

**AGENDA CHANGES**

It was moved by Commissioner Frierson, seconded by Commissioner Holmes 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.

**CITIZEN COMMENTS**

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.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on December 19, 2023 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on December 19, 2023 at 8:10 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 Holmes that the Bills be approved as follows:

- (a) **BILLS:** Vouchers 144933 through 145136 drawn on Huntington National Bank, N.A. Total: \$482,882.77

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

**ORDINANCE/AMENDING ZION MUNICIPAL CODE/LOADING AND UNLOADING OF PASSENGERS WITHIN THE CITY OF ZION**

Attorney Kiernat stated that the proposed ordinance sets forth that intercity vehicles that are not engaged in regular business must get approval from the Chief of Police prior to dropping off a bunch of passengers at unwanted or unknown addresses. It is more to protect people who would be on those buses and to hold bus companies and other drivers accountable.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that an Ordinance (24-O-1) be passed amending the Zion Municipal Code regarding the Loading and Unloading of Passengers within 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. Ordinance passed.

**ORDINANCE/AMENDING ZION MUNICIPAL CODE/SECTION 102-58**

A memo (24-DOC-1) was received from Director Ianson requesting a Text Amendment to Section 102-58(a)(5) of the Zion Municipal Code to allow churches, if authorized by Ordinance, granting a Special Use Permit, Zoning Docket 24-Z-1. At the January 4, 2024 Planning & Zoning meeting, they recommended to approve the Text Amendment for the Central Business District.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, that an Ordinance (24-O-2) be passed amending Section 102-58 of the Zion Municipal Code, regarding Churches in the C-B Central Business District. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ORDINANCE/SPECIAL USE PERMIT/2621 ELISHA AVENUE**

A memo (24-DOC-2) was received from Director Ianson requesting a Special Use Permit to operate a Church/Buddhist Temple with a kitchen at the property at 2621 Elisha as petitioned by Hoai Nguyen, Zoning Docket 24-Z-2. They will hold their services on Saturdays and Sundays and use the parking in the lot north of the building. The current lot is permitted parking Monday thru Friday, but does not require permits for weekend parking. At the January 4, 2024 Planning & Zoning meeting, they recommended to approve the Special Use Permit. Commissioner Frierson wanted to confirm that they would not be taking over the entire building and that the parking has been evaluated. Commissioner Fischer asked why it is specific to kitchens. Director Ianson stated they do not particularly have kitchens in churches.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes, that an Ordinance (24-O-3) granting a Special Use Permit to operate a Church/Buddhist Temple with a kitchen for property located at 2621 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.

**RESOLUTION/PLAT OF SUBDIVISION/TRUMPET PARK**

A memo (24-DOC-3) was received from Director Ianson requesting approval of a Plat of Subdivision for parcels in Trumpet Park. Director Ianson stated Imperien, LLC is requesting a subdivision for parcels located in Trumpet Park, PIN #03-01-300-046 and #03-01-300-047 to combine and subdivide into 3 separate lots. They are proposing to build 3 spec buildings for future tenants (Zoning Docket 24-Z-3). At the January 4, 2024 Planning & Zoning meeting, they recommended to approve the subdivision with the condition that the subdivision will not be valid until they close on the property.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson, that a Resolution (24-R-1) be passed approving a Plat of Subdivision for property in Trumpet Park (PIN #03-01-300-046 and #03-01-300-047) in 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. Resolution passed.

**TABULATION OF BIDS/PURCHASE & INSTALLATION OF A SEWAGE GRINDER**

A Tabulation of Bids (24-DOC-4) was received from Director Roberts for the purchase and installation of a Sewage Grinder. A bid opening was held on December 12, 2023. Director Roberts presented the bid results with the recommendation of awarding the project to the lowest responsible bidder, Marc Kresmery Construction LLC, in the amount of \$169,630.00. Funding for the project is a budgeted item in the FY24 Water Fund. Copies of the bid tab will be posted on the City of Zion website.

It was moved by Commissioner Holmes, seconded by Commissioner Frierson, that bid be awarded to Marc Kresmery Construction LLC for the purchase and installation of a Sewage Grinder in the amount of \$169,630.00. 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/2023 WATER MAIN REPLACEMENT PROJECT**

A memo (24-DOC-5) was received from Director Roberts requesting approval of a proposal from Christopher Burke Engineering for the 2023 Water Main Replacement Project. Director Roberts stated services will include the observation of the progress and quality of the executed work and determination if the work is proceeding in accordance with the contract documents. Staff requests and recommends approving the proposal for Construction Observation and Engineering Services from Christopher Burke Engineering for a cost of \$135,100.00. This is a budgeted item in the FY24 Water Fund.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer, to accept the proposal of Christopher Burke Engineering for Construction Observation and Engineering Services for the 2023 Water Main Replacement Project in the amount of \$135,100.00. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

**AGREEMENT/ASSESSMENT AND CONSULTING SERVICES/ILLINOIS FIRE CHIEF'S ASSOCIATION**

A memo (24-DOC-6) was received from Chief Stried requesting approval of an agreement for services with the Illinois Chief's Association (IFCA). Chief Stried stated the proposed agreement is for services regarding the upcoming Battalion Chief and Lieutenant candidate testing process. The timeline and details of the testing process were approved by the Board of Fire & Police Commissioners at the 1/9/24 meeting. IFCA has always provided a good service for the department with regard to the promotional processes. He recommends approval of the agreement. The expense would be covered under the Board of Fire & Police Commission budget.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson, to approve the agreement between the City of Zion and the IFCA Assessment Consulting Services. 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 stated with the cold weather here, he recommends that residents check their pipes on outside walls. He suggested to let water trickle from the faucet and keep lower cabinets open.

Director Roberts stated that he has had a discussion with IDOT informing him that the Bull Creek Project on Sheridan Road will be starting on February 12<sup>th</sup>. Sheridan Road will be shut down from Beach Road to Wadsworth for 8-12 months. They are replacing the culvert pipe that is 55 ft deep in the ground and putting in a temporary water main and eventually a new water main for the City of Zion which the State is paying for. An alternate route will be Wadsworth Road to Lewis south to Beach Road then back east to Sheridan Road. Mayor McKinney asked if people will be able to go north on Beach Road to Sheridan Road. Director Roberts stated the road will be open to businesses and homes only, but will be closed to thru traffic.

Fire Chief Stried noted that the IDOT construction will affect hospital transportation times. He reminded residents to keep their walkways and stoops clear in the snowy weather as it is difficult to get EMS equipment into homes. Mayor McKinney also reminded residents to keep fire hydrants clear for the fire department. Chief Stried noted that they will not send crews out unless they know that they can be connected to a hydrant.

Police Chief Barden asked residents to increase their distance between the car in front of them and slow down during snow storms. He also reminded them of the 2:00 a.m. to 6:00 a.m. no parking especially during the snow. They have towed cars as they need to keep the roads clear. Additionally, he mentioned a note that was sent from a community member thanking Officer du Chemin for helping her get out of her yard. He encouraged residents to use the services they offer as the police are here to help them.

Director Conway noted that with the cold weather, they will be postponing shut-offs for one-week, additional shut-off notices will be sent out.

Administrator Knabel gave an update on the CEJA Grant. He stated it has been a slow process and they are having to go through a lot of red tape. The Township has received their final approval but the rest of the taxing bodies are still in the application process. They are hoping to get their funding before the next round. Once they are approved, they will consider an Intergovernmental Agreement which will come before Council in the future. Additionally, he reminded residents to check the websites and Facebook pages for information regarding warming centers throughout the City. He also suggested contacting 211 for additional information. Mayor McKinney noted that they are in touch with Com Ed on a regular basis regarding power outages.

Commissioner McDowell thanked all the Department Heads for their hard work in the midst of the very cold weather. He noted there have been many City employees that have been out in the City doing acts of kindness.

**ANNOUNCEMENTS**

February 20	6:00 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting
March 6	7:00 p.m.	Zion City Council Meeting

**CLOSED SESSION**

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that the Council recess to Closed Session at 7:29 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 Frierson, seconded by Commissioner McDowell to reconvene the Regular Council meeting at 7:44 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.

**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 7:45 p.m. Motion carried.

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City Clerk