

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 2, 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 Frierson, McDowell, Holmes, Fischer, 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 James Vasselli.

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

AGENDA CHANGES

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

Move item 9 (d) Consider appointment of City Attorney up to item 4 (b).

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

APPOINTMENT OF CITY ATTORNEY

It was moved by Commissioner Fischer, seconded by Commissioner Frierson to appoint James Vasselli as the City Attorney of Record. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, 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 help make the City better to join ESDA. One can apply on the City's website or get an application from an ESDA member. Mayor McKinney thanked Ms. Hiltibran and ESDA for all they continue to do for the City.

Chris Garner, ZBTHS Teacher, apologized to the Council for not attending more City Council meetings, but also thanked them for their support. He noted that he was currently an English Teacher as Zion Benton High School. He gave a brief history of his upbringing and the influential mentors in his life that have helped make him the person and teacher he is today. Additionally, he expressed the sadness and disappointment he, other staff members and students felt when they found out Zack Livingston would no longer be the Principal at ZBTHS. Mr. Livingston developed many relationships and it will be hard to fill his shoes. Mayor McKinney noted that teachers have such a vital role in the lives of young men and women and thanked Mr. Garner for sharing what he has done with his life.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on June 18, 2024 at 7:00 p.m.

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

- (b) **BILLS:** Vouchers 146295 through 146379 drawn on Huntington National Bank, N.A. Total: \$653,323.55.

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

IDOT RESOLUTION/2024 ROAD & ALLEY PROGRAM

A memo (24-DOC-69) was received from Director Roberts requesting approval of a required IDOT resolution. Director Roberts stated that the resolution is for the utilization of MFT Funds for the engineering and construction of the 2024 Road & Alley Program. Staff requests and recommends approving the IDOT resolution for the expenditure of \$724,850.00 from the MFT Fund. Funding for the project is a budgeted item in the FY-25 MFT Budget.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that a Resolution (24-R-15) be passed for the utilization of MFT funds for the engineering and construction of the 2024 Road & Alley Program. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

ORDINANCE/INTERGOVERNMENTAL AGREEMENT/LAKE COUNTY STORMWATER MANAGEMENT COMMISSION/20TH STREET IMPROVEMENT PROJECT

A memo (24-DOC-70) was received from Director Roberts requesting approval of an Intergovernmental Agreement (IGA) between Lake County Stormwater Management Commission (LCSMC) and the City of Zion. Director Roberts stated Staff is continuing to work with Burke Engineering and Lake County Stormwater Management Commission with the DCEO Grant for the proposed 20th Street Drainage Improvement Project. This is a pre-award IGA between the City of Zion and LCSMC. The agreement provides each entities role and responsibility. The proposed project is submitted in two (2) phases. The Grant funding maximum for each phase is \$2,750,000.00. Although the project is funded by a grant from DECO the City is responsible for all construction costs, which will be reimbursed by LCSMC with the exception of non-eligible water and sanitary improvements. The attached spreadsheet provides an estimation of the funding requirements for the City and eligible reimbursement amounts from LCSMC. Staff requests and recommends approval of the Intergovernmental Agreement between Lake County Stormwater Management Commission and The City of Zion.

It was moved by Commissioner Fischer, seconded by Commissioner Holmes, that an Ordinance (24-O-58) be passed authorizing an Intergovernmental Agreement between Lake County Stormwater Management Commission and the City of Zion for the 20th Street Stormwater Improvement Project, Phase 1. The vote on roll call was: Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney aye; Motion carried Ordinance passed.

ORDINANCE/PURCHASE/FINANCING/FIRE LADDER TRUCK

A memo (24-DOC-71) was received by Director Conway regarding the and financing of a ladder truck in the Fire Department. Director Conway stated the Fire Department needs a ladder truck to replace the current truck that is 25 years old. The quote from Fire Service Inc. as part of the cooperative purchasing program has a purchase amount of \$1,887,671. She and Administrator Knabel have discussed the purchase and recommend financing the truck through Municipal Funding Solutions with a ten-year term (option 1). By prepaying a \$500,000 deposit, the City would receive a \$52,602.74 discount on the purchase price. Fire Service Inc. estimates a delivery time of approximately 3 years. Staff recommends approval of the purchase and financing of the ladder truck as outlined in the quote from Fire Services Inc. with financing via Option 1 from Municipal funding Solutions, LLC. Commissioner McDowell asked for an explanation regarding the escrow. Director Conway stated the full amount is put in an escrow. Then the \$500,000 is given to Fire Service Inc. for the down payment. The remaining amount will stay in an escrow which Municipal Funding will collect interest on for the ten-year term. This is what allows the City to keep the interest rate down at 4.579%. Mayor McKinney noted that since the pandemic, the prices have increased. Chief Stried stated that trucks have doubled in price over the last 5 years but the truck is in definite need of replacement. Administrator Knabel stated that the current truck is very old and has had a significant number of repairs. They would have needed to purchase a new engine even if they did not purchase the ladder truck which he believes is more palatable. Rates will continue to go up with at least a 3-year wait. Mayor McKinney noted that Zion has a few senior buildings with multiple floors that makes owning a ladder truck a necessity. Commissioner McDowell also noted that with the nuclear fuel rods stored on the lakefront, this and other equipment and tools are needed as they will be the first to respond in any emergency. He believes Federal Funds should be applied to these items. Administrator Knabel stated that it is possible grants could be obtained in the 3 years while waiting for the truck. Commissioner Holmes stated she appreciates the due diligence done on the purchase.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer, that an Ordinance (24-O-59) be passed authorizing and approving the execution of a promissory note, the borrowing of funds and the purchase of equipment in the Fire Department. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/REPEALING RECAPTURE AGREEMENT/GREAT LAKES CROSSING, LLC

It was moved by Commissioner Fischer, seconded by Commissioner Frierson, that an Ordinance (24-O-60) be passed repealing the Recapture Agreement between the City of Zion and Great Lakes Crossing, LLC. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/PURCHASE OF PROPERTY/TRUMPET PARK

Attorney Vasselli stated the City previously entered into a purchase agreement with North Shore Water Reclamation District which allowed for the purchase of certain property in Trumpet Park. North Shore has asked that the City pass an ordinance to ratify the rights and obligations. They plan to close on the property as soon as possible which will allow the City to attract Developers to come in. They are currently waiting on a survey to be able to close on the property.

It was moved by Commissioner Fischer and seconded by Commissioner Holmes that an Ordinance (24-O-61) be passed authorizing the purchase of certain real property located within Trumpet Park from North Shore Water Reclamation District. The vote on the roll: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ENGINEERING SERVICES/2024 ROAD PROGRAM

A memo (24-DOC-72) was received from Director Roberts regarding the engineering services for the 2024 Road Program. Director Roberts stated that services will include the observation of the construction progress, quality of the executed work and determination if the work 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 \$82,980.00. The service is a budgeted item in the FY25 MFT Fund. Commissioner Fischer noted that the proposal refers to standard charges that are dated January 2022. He asked if they will be holding these prices. Director Roberts stated they will be holding the prices.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that an Ordinance (24-O-62) be passed authorizing and approving an agreement between Christopher Burke Engineering, Ltd. and the City of Zion to provide Engineering Services for the 2024 Road Improvement Project. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/2024 HMA PATCHING PROGRAM

A memo (24-DOC-73) was received from Director Roberts for the Tabulation of Bids for the 2024 HMA Patching Program. Director Roberts stated a bid opening was held on June 14, 2024 for the 2024 HMA Patching Program. He presented the bids to the Council. Staff request and recommends awarding the project to Peter Baker & Sons of Libertyville, IL in the amount of \$180,400.00. Funding for the project is a budgeted item in the approved FY25 MFT budget. Copies of the bid tabulations are posted on the City of Zion website. Mayor McKinney asked where the patching will be done. Director Roberts stated that they will be doing large patching throughout the City. This program will include the larger areas needed and they will maintain the smaller areas in-house. He noted that the ideal conditions for patching are hot & dry.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that a Resolution (24-R-16) be passed awarding the bid for the 2024 HMA Patching Program to the lowest responsible bidder, Peter Baker and Sons in the amount of \$180,400.00. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

APPROVAL/AUDIO/VIDEO RECORDING SYSTEM/POLICE DEPARTMENT

A memo (24-DOC-74) was received from Chief Barden requesting approval of a quote from Axon Enterprises. Chief Barden stated that the quote from Axon Enterprises is for 4 new fleet audio/video recording systems. The systems were a budgeted item in the FY24-25 budget. The squads were purchased and outfitted and are now ready for the camera system to be installed.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that an Ordinance (24-O-63) be passed authorizing and approving the purchase of audio/video recording systems for police vehicles from Axon Enterprise Inc. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Holmes, aye; Fischer, aye; and Mayor McKinney aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson reminded residents that Zion Clean-up Day is on August 3, 2024 from 8:00 a.m. to 12:00 noon at 28th & Galilee. They will be accepting tires and electronics.

Director Roberts gave an update on the lead line pipe inventory. He noted that they are 80-85% complete. He urged residents with a yellow card on their door to contact the Public Works Department to set up an appointment. He would like to have the inventory completed by September. If employees are invited in, they will be able to complete the testing right away which only takes a few minutes. City employees will have a City ID and be wearing City clothing and will be driving a City vehicle.

Chief Stried thanked the Council for their approval of the large City projects. Additionally, he shared details of the Blood Drive scheduled for July 13, 2024 at Fire Station #1 from 9:00 a.m. to 2:00 p.m.

Chief Barden reminded residents that fireworks are illegal in the City of Zion and the police will be responding to and siting people for fireworks. They wrote a number of citations last year and will continue to do so this year if warranted. He asked that those that will be attending the Fireworks Show be safe and mindful of the people that are walking. Additionally, he noted that with the road repairs starting they will be citing vehicles that park in the “No Parking” zones.

Director Conway stated in February the Council approved to outsource utility billing. They worked with the software company to have them printed and mailed through Third Millennium. A sample bill has been included in the bills to show what the new bills will look like. This will be a huge cost savings for the City. Commissioner Frierson asked if the information for the online payments will be the same. Director Conway stated everything is the same and will be included on the back of the bill. Also included will be a remittance envelope. Commissioner McDowell asked if autopay was still available. Director Conway stated in-house everything will remain the same. The only change will be the appearance of the bills. The City will get a PDF file of everything that is mailed.

Administrator Knabel stated that he will be bringing back his “Dollars and Sense” series. He will be discussing various topics throughout the year. It gives the public a chance to discuss issues and have questions. The first topic for the series will be “Understanding Tax Bills & Levies”. The event will be held at the Zion Leisure Center on July 11, 2024 from 6:00 p.m. to 7:00 p.m. with the Concert in the Park following it. He asked that the public share out the information regarding the event.

ANNOUNCEMENTS

July 4		City Offices Closed for the Holiday
July 11	6:00 p.m. to 7:00 p.m.	Dollars & Sense Series Zion Leisure Center
July 13	9:00 a.m. to 2:00 p.m.	Blood Drive Fire Station #1
July 16	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
August 3	8:00 a.m. to 12:00 noon	Zion Clean-Up Days 28 th Street & Galilee Ave.

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 7:52 p.m. Motion carried.

City Clerk