

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, NOVEMBER 5, 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, McDowell, Frierson, Holmes 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, and City Attorney James Vasselli. City Administrator David Knabel was absent.

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

AGENDA CHANGES

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to accept the City Council meeting agenda as presented.

The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, 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 have a desire to make a difference to consider joining ESDA. One can apply on the City's website or by contacting the ESDA center at 847-875-5511. They may also contact the Fire Department for more information.

William Bremner, Zion, shared the history how the Marine Corps was formed on November 10, 1775 and requested the City Council honor the United States Corps by sending birthday greeting to the Commandant of the United States Marine Corps in honor of the Corps 249th birthday. Additionally, he recognized Commissioner Fischer and his wife for their service to the Country.

Kathy Champine, Zion, stated that last month she was collecting signatures on a petition and was informed by the District Attorney that she could not do this. This caught her by surprise because they have done it for years and she has signed petitions for other people, even those in the room. She asked why and was told it was a public area. She feels it is ludicrous, if it is not private it is public (parks, libraries, outdoor spaces). She checked with a specialist in Election Law and they indicated that people can be told that they can't collect signatures but people cannot be singled out. She stated if that is what they would like to do, they should pass a resolution or ordinance and post it so everyone knows.

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 October 15, 2024 at 7:00 p.m.; approval but not release of Closed Session minutes of a meeting held on October 15, 2024 at 7:43 p.m.

The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, 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 146986 through 147181 drawn on Huntington National Bank, N.A. Total: \$2,144,346.72.

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

ORDINANCE/LICENSE AGREEMENT/DREYER'S AUTO SERVICE, INC.

A memo (24-DOC-90) was received from Director Ianson requesting approval of a License Agreement for the use of City property from Dreyer's Auto Service, Inc. Director Ianson stated in 2003, Dreyer's Auto Service was granted a License Agreement for the use of City property for temporary parking. They are requesting to renew the License Agreement for an additional 20 years.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (24-O-84) be passed authorizing the execution of a License Agreement by and between Dreyer's Auto Service, Inc. and the City of Zion for the use of City-owned property for temporary parking. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AGREEMENT/BIO-TRON INC.

A memo (24-DOC-91) was received from Chief Stried requesting approval of the annual maintenance contract for cardiac monitors. Chief Stried stated the annual maintenance contract for the Zoll cardiac monitors has been very competently handled by Bio-Tron, Inc. for quite a few years. The cost for the service is \$1,900 and is budgeted in the EMS equipment line. The maintenance contract is effective 6/1/24 – 5/31/25.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that an Ordinance (24-O-85) be passed authorizing and approving a monitor/defibrillator agreement with Bio-Tron, Inc. and the City of Zion. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/REDEVELOPMENT AGREEMENT/GRAY ANIMAL HOSPITAL

Attorney Vasselli stated the proposed agreement with Gray's Animal Hospital is essentially the same as the one passed last year with one difference, the clawback provision protecting the City. If they go out of business, the City can clawback the incentive. Commissioner Frierson asked Attorney Vasselli to explain the reasoning for the clawback provision. He was under the assumption that a clawback provision was standard in most of the TIF Agreements. Attorney Vasselli stated it was, but they have enhanced it and spelled it out even further by going into greater detail as to the 10-year clawback provision noting it was not in the initial agreement. He stated when they have worked on them for the City they include a clawback that if they leave and close out their business, they don't get to recoup the money that they received from the City. Commissioner Frierson stated it was his assumption that a schedule was provided but didn't notice it in the other TIF Agreements that they signed last year. He asked if they would be adjusting any other of the previous agreements. Attorney Vasselli stated they would not be adjusting any other agreements. He stated that it is a discretionary thing relative to the amount that is in the agreement. He noted the amount requested for this one is substantial.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (24-O-86) be passed approving and authorizing a Redevelopment Agreement by and between the City of Zion and Gray Animal Hospital. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried. Ordinance passed.

DEPARTMENTAL COMMENTARY

Director Ianson gave an update on the demolition of the Nursing Home on 27th Street noting they will be taking down the walls in the next few days.

Director Roberts noted the following:

- Many may have noticed the electronic board signs out on Lewis Avenue and 25th Street. Lake County is planning on tearing down the walkover as it has been deemed unsafe. The future plan is still up in the air. They have been looking at different ideas on how to replace it and possibly adding a lighted crossing. On Tuesday, Lewis Avenue will be shut down the entire day and traffic will be re-routed. Mayor McKinney noted that it is his understanding that it is more economical to tear it down then repair it.
- They have received many calls regarding the leaf program. He noted the leaf vacuuming program went away a year ago. However, leaves can still be bagged or put in a container to be picked up with the regular garbage. Code Enforcement will be out looking for leaves put out on the curbs. He reminded residents that the City will not be picking them up. The last day they will be picked up is November 30th and will start up again on April 1st.

Fire Chief Stried spoke about the tragic house fire on Enoch that claimed the lives of three residents. It is always hard to deal with situations like this and hard to talk about. He hopes to have information for release available tomorrow. They are waiting on some reporting and some approvals from the office of the State Fire Marshall who was the lead on the investigation. He noted it is still questionable whether there were working smoke detectors in the home. He made a request to residents whether they rent or own, to check and make sure the smoke alarms are working. It can be the difference between life and death. Any questions regarding smoke alarms can be answered by calling the fire department. There is a program for residents called "Be Alarmed". Information is available on the website. They will come into the home and install the State supplied smoke alarms.

Mayor McKinney thanked the First Responders for their work in the community. Much like the military, they run into the face of danger and they don't run away from it. They may not have the amount of fires that the bigger Cities have, but when they do, they have a significant impact on the community.

Police Chief Barden noted the following

- He thanked Mary Lou Hiltibran and the ESDA crew as they were commended for their help in the fire incident as well as a few others that they have had in the last few weeks.
- He will be forwarding some letters of thanks and recognition for some of the officers that responded to the fire for running into some homes and helping people out.
- He has worked with Lake County Health Department to provide what they are calling Leave Behind Bags. It is for families that have family members that are suffering from an opioid addiction. It is a bag that is in English and Spanish that provide an overdose prevention rescue kit which includes a couple of individual uses of Narcan and CPR one-way valve masks. They are free and will be available at City Hall and the Police Department. Officers will have them with them when they respond and report to calls related to an overdose. This has been a very successful program out of Kane County and he has asked to bring it here. He has worked with Lake County to get Narcan in the schools. He noted that Fentanyl has been determined to be in almost every illicit drug out there including marijuana bought illegally on the street. He noted that anyone can come to the PD and they will help and assist them with no questions asked. He knows it is challenging for some people to recognize when they need help. Regardless of the criminal issues, they will help them address the addiction.

Director Conway thanked everyone at City Hall for working together during Early Voting the last 2 weeks to make sure City business continued as usual.

Commissioner McDowell stated on Friday, a debrief was organized for the tragic fire last week. He attended along with multiple departments. These are highly trained and skilled individuals. He noticed that there were excellent lines of communication. Different departments have different command responsibilities but everyone was on the same page. He noted no matter the training that they receive, having to do the real thing is much harder but Zion was ready. He commended both the police and fire.

Commissioner Frierson offered his condolences to the family of the victims.

Commissioner Holmes shared a story of one of her friends that suffered a heart attack while coming in to vote. She thanked the first responders for their assistance and asked everyone to keep him in their prayers. Mayor McKinney noted that outside agencies come to Zion for advice and help and he has pride in the job that Zion is doing.

Commissioner Fischer offered his condolences to those lost in the fire. Additionally, he thanked everyone who came out to the meeting. He noted that people often have misconceptions on how government runs. Zion has an open forum for those who have questions or concerns.

Mayor McKinney stated that he most proud about living in a community where they are available to answer questions and to direct residents to the proper department or proper resource to help them and to be able to clarify things and have an open line of communication to everyone in the City. They continue to try and make Zion a great place to live. Zion may have its issues but they are constantly working on them. He often gets calls from people in the community that see how things have changed, how the community is being cleaned up and how they are responding to things. They do not just receive calls about things that people are unhappy about, but also calls that help lift their spirits by people saying thank you. Additionally, he voiced his concern about the mental health of the First Responders with all they have to deal with each and every day. He asked that the Chiefs look out for their people to make sure they get the mental health they need to deal with the issues they see.

ANNOUNCEMENTS

November 19	6:00 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting
November 28, 29		City Offices Closed for the Holiday

CLOSED SESSION

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that the Council recess to Closed Session at 7:44 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of filed, pending, possible 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; McDowell, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:14 p.m. with all members present. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

RESOLUTION/SETTLEMENT AGREEMENT

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that a Resolution (24-R-22) be passed authorizing and approving a Settlement Agreement for the City of Zion. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried. Resolution passed.

ORDINANCE/ACQUISITION OF PROPERTY/NORTH SHORE WATER RECLAMATION DISTRICT

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (24-O-87) be passed authorizing and approving the acquisition of certain property from North Shore Water Reclamation District. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/PROMISSORY NOTE/PURCHASE OF PROPERTY

It was moved by Commissioner Fischer, seconded by Commissioner McDowell that an Ordinance (24-O-88) be passed authorizing and approving the making and executing a promissory note in connection with the purchase of real property located within the City of Zion. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Frierson, aye; Holmes, aye and Mayor McKinney, aye. Motion carried. Ordinance passed.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Frierson, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 8:17 p.m. Motion carried.

City Clerk