

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 15, 2025 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 Frierson, Stackhouse, Fischer, McDowell, and Mayor McKinney. A quorum was present.

Also present: Fire Chief Justin Stried, Police Chief Eric Barden, Building & Zoning Director Richard Ianson, Public Works Director Vic Ransom, Finance Director Kris Conway and City Attorney Erich Stach. City Administrator David Knabel was absent.

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

Mayor McKinney asked for a moment of silence for former business leader, Tom Fortner, owner of Fortner's Jewelers who passed away in early July. He noted that Mr. Fortner was an important part of the community for many years.

**AGENDA CHANGES**

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

The vote on the roll: Commissioners Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney aye. Motion carried.

**CITIZEN COMMENTS**

There were no Citizen Comments

**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 July 1, 2025 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on July 1, 2025 at 7:51 p.m.

The vote on the roll: Commissioners Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse that the Bills be approved as follows:

- (b) **BILLS:** Vouchers 149399 through 149658 drawn on Huntington National Bank, N.A. Total: \$1,176,248.67.

The vote on the roll: Commissioners Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried.

- (c) **PROCLAMATION:** Honoring Amos Monk

It was moved by Commissioner Fischer, seconded by Commissioner Frierson to approve the proclamation as presented. The vote on the roll: Commissioners Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried.

**ORDINANCE/LICENSE AGREEMENT/DREYER'S AUTO SERVICE**

Attorney Stach noted the agreement is for City-owned property to be used by Dreyer's Auto Service for temporary parking. This agreement had been approved by the City in 2024 and was never signed. The agreement is being re-executed with two changes:

1. The license can be transferred or assigned to successor owners of Dreyer's Auto Service or if Dreyer's Auto Service changes, if they wish to sell the property, can only be done with written consent from the City.
2. It acknowledges a 0.25 foot encroachment of the Licensees property onto the City for title purpose.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, that an Ordinance (25-O-45) 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 the roll: Commissioners Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

#### **TABULATION OF BIDS/2025 HMA PATCHING PROGRAM**

A memo (25-DOC-48) was received from Director Ransom regarding bid results for the 2025 HMA Patching Program. Director Ransom stated a bid opening was held on June 24, 2025 for the 2025 HMA Patching Program. Staff requests and recommends awarding the project to the lowest responsible bidder, Chicagoland Paving Inc. from Lake Zurich, IL in the amount of \$196,800.00. Funding for this project is a budgeted item in the FY26 MFT Fund. Copies of the bid tabulations will be posted on the City of Zion website.

It was moved by Commissioner Stackhouse, seconded by Commissioner Fischer, that a Resolution (25-R-7) be passed awarding the bid to the lowest responsible bidder (Chicagoland Paving, Inc.) for the 2025 HMA Patching Program as presented. The vote on the roll: Commissioners Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

#### **TABULATION OF BIDS/POLICE DEPARTMENT PARKING LOT IMPROVEMENTS**

A memo (25-DOC-49) was received from Chief Barden regarding bid results for the Police Department Parking Lot Improvements. Chief Barden stated a bid opening was held on June 30, 2025 for the Police Department Parking Lot Improvements. He noted there were several responsive bids, but the lowest responsible bidder was Chicagoland Paving, Inc. in the amount of \$87,500.00. This will be a budgeted item in the FY26 Capital Project line item. Copies of the bid tabulations will be posted on the City of Zion website. Commissioner Frierson asked if there was any grant funding available for this project. Chief Barden stated the State Representative have allocated some funds to the City of Zion. When they get notice that funds will be released, they will do a reimbursement request against the allocated funds of about \$640,000.00.

It was moved by Commissioner McDowell, seconded by Commissioner Stackhouse, that a Resolution (25-R-8) be passed awarding the bid to the lowest responsible bidder (Chicagoland Paving, Inc.) for the Police Department as presented. The vote on the roll: Commissioners Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

#### **PLAT OF SUBDIVISION/TRUMPET PARK**

A memo (25-DOC-50) was received from Director Ianson requesting a Plat of Subdivision in Trumpet Park. Director Ianson stated Orion Asset Management, LLC is requesting a subdivision in Trumpet Park approximately 21.4 acres for lot 1 for the development of a pharmaceutical manufacturer, Zoning Docket 25-Z-10. The remaining subdivided lots are owned by the City and are for future developments. At the July 3, 2025 Planning & Zoning Commission meeting, they recommended to approve the Subdivision. Commissioner Fischer asked if this will separate the acreage out into a separate pin from the rest of Trumpet Park. Director Ianson confirmed it would. Commissioner Fischer noted that it will allow them to start pre-construction work.

It was moved by Commissioner Frierson and seconded by Commissioner Fischer that an Ordinance (25-O-46) be passed approving a Plat of Subdivision for property in the City of Zion (0 Russell Road). The vote on the roll: Frierson, aye; Stackhouse, aye; Fischer, aye; McDowell, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

#### **DEPARTMENTAL COMMENTARY**

Director Ianson reminded resident of the City Clean-up that will take place on August 2, 2025 from 8:00 a.m. to 12:00 p.m. at 28<sup>th</sup> Street and Galilee Avenue. Residents can dispose of bulk items such as tires and electronics. It has been a very successful project and he is looking forward to getting it done again this year.

Director Ransom noted that the resurfacing of Galilee Avenue from 21<sup>st</sup> Street to 33<sup>rd</sup> Street will begin on August 4<sup>th</sup>. It is slated to last 35 working days to be ended right around October 1st. During that time, there will be no parking on Galilee between 21<sup>st</sup> Street and 33<sup>rd</sup> Street. There will be a construction letter mailed out and posted on the City website before the beginning of construction.

Fire Chief Stried gave an update on the Lake Michigan preparedness. The watercraft that they jointly purchased with Winthrop Harbor and Beach Park are in and in use. The rescue swimmer program is successful and in use and has already been called out a couple of times already this season. Additionally, they have put out some updates on Facebook of the joint training exercise that they have done with their neighbors that has gone very well.

Chief Barden noted that it is construction season in many surrounding areas and asked that drivers be cautious, drive defensively and slow down.

Director Conway noted that on Thursday, July 17<sup>th</sup> the Accounts and Finance Department will be closed from 10:00 a.m. to 1:00 p.m. for training. They have posted signs at City Hall and on the website. Additionally, she noted they have a new Admin in the department; Jennifer Elisio. She will be an asset to the City as she speaks fluent Spanish.

Commissioner McDowell noted there was a re-dedication ceremony at Ester's Well on July 12<sup>th</sup>. It was a community project sponsored by the Zion Historical Society. Many members of the community attended.

Mayor McKinney urged residents to go to [Ziontogetherdays.com](http://Ziontogetherdays.com) to see what is happening in the City.

### **ANNOUNCEMENTS**

August 2	8:00 a.m. to 12:00 p.m.	City of Zion Electronics, Tire & Bulk Item Drop-Off – 28 <sup>th</sup> Street & Galilee Avenue
August 5	7:00 p.m.	Zion City Council Meeting
August 16 & 17		Zinnia & Monarch Festival
August 19	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting 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 McDowell and unanimously approved the meeting be adjourned at 7:19 p.m. Motion carried.

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City Clerk