

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 7, 2025 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, Stackhouse, and Mayor McKinney. Commissioner Frierson was absent. A quorum was present.

Also present: Fire Chief Justin Stried, Police Chief Eric Barden, Building & Zoning Director Richard Ianson, Public Works Director Vic Ransom, City Administrator David Knabel and City Attorney James Vasselli. Finance Director Kris Conway and Economic Development Director Sonolito Bronson were absent.

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

AGENDA CHANGES

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

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

CITIZEN COMMENTS

Mary Lou Hiltibran, ESDA Director, gave a monthly report of the recent activities that ESDA performed in assistance to the City. She encouraged citizens to consider volunteering to make a difference. Those interested can go to the City's website for an application.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on September 16, 2025 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on September 16, 2025 at 7:50 p.m.

The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, 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 150014 through 150124 drawn on Huntington National Bank, N.A. Total: \$2,186,270.17

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

RESOLUTION/DCEO GRANT AGREEMENT

A memo (25-DOC-78) was received from Chief Barden requesting approval of a grant agreement between the State of Illinois, Department of Commerce and Economic Opportunity (DCEO) and the City of Zion. Chief Barden stated the agreement is for the 2024 CEJA grant disbursement of \$2,011,000. Administrator Knabel stated this is for the second round of funding which is still prior to the 75% abatement which will take place in the third round. He noted it is a slow process. The funds applied for will be for the construction of the new fire station.

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse, that a Resolution (25-R-15) be passed authorizing and approving a Grant Agreement between the State of Illinois, Department of Commerce and Economic Opportunity (DCEO) and the City of Zion. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

RESOLUTION/TAX EXEMPTION INTERVENTION

A memo (25-DOC-79) was received from Administrator Knabel requesting approval of a resolution that will allow the City to intervene in the City of Hope property tax exemption application. Administrator Knabel stated that they have received notice that the City of Hope has filed for property tax exemption status again. This will be their third time applying and the City has spent significant time and resources continuing to intervene in the application. They have been successful the first two times and will continue to intervene on behalf of the residents and businesses. Should the City of Hope be successful in their application, it would have the following impacts:

1. The \$4.6 million property tax burden would shift to residents and businesses to make up the shortfall. This would result in an estimated 10% increase in property tax bills.
2. Each of taxing bodies would have to significantly reduce their levy to account for this revenue so it would not impact property tax bills, but that would be an incredible strain on already difficult budgets.

They have met with the City of Hope and offered to assist in any way possible to help them with alternative ideas to address financial concerns. They are an incredible asset to the community in many ways and want them to succeed and be here for many years to come, but they must ask that they continue to pay their fair share towards infrastructure and public resources afforded to them as everyone else has to do. He noted that they will get the word out when the hearing will take place at the County so that residents and employees could attend to show their support. Commissioner Fischer asked if there was a deadline. Administrator Knabel stated the City has a timeline when they must submit their information to object. Attorney Vasselli stated this is the first chance to have a discussion on this since receiving the application.

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse, that a Resolution (25-R-16) be passed authorizing the City of Zion to intervene in a tax exemption/assessment matter concerning real property located within the City of Zion. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

RESOLUTION/SETTLEMENT/ILLINOIS DEPARTMENT OF TRANSPORTATION CONDEMNATION

It was moved by Commissioner Stackhouse, seconded by Commissioner McDowell, that a Resolution (25-R-17) be passed authorizing and approving a settlement (Illinois Department of Transportation Condemnation). The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

ORDINANCE/SURPLUS PROPERTY/ESDA

A memo (25-DOC-80) was received from Chief Stried requesting that an ESDA vehicle be declared as surplus property. Chief Stried stated that ESDA vehicle S2; a 2005 GMC Canyon Vin 1GTDT198258149493 has been replaced and reached its end of its useful life. Fleet Maintenance has recommended that the vehicle be declared as surplus and sent to auction.

It was moved by Commissioner McDowell, seconded by Commissioner Stackhouse that an Ordinance (25-O-74) be passed authorizing and approving the disposal of surplus property (ESDA Vehicle) and sent to auction. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

ORDINANCE/PURCHASE/AMMUNITION/POLICE DEPARTMENT

A memo (25-DOC-81) was received from Chief Barden requesting approval for the FY 2025-2026 firearms and ammunition budget. Chief Barden stated this will support mandatory training, duty requirements, and certification standards. Ammunition procurement is necessary to maintain compliance with state training mandates, departmental standards, and specialized training certifications. He is requesting approval of the FY 2025-2026 firearms and ammunition budget not to exceed the amount of \$51,604.02. Commissioner Fischer asked if there has been a cost increase. Chief Barden stated it is an increase but they must get the order in to get the state bid pricing. They will save \$10,000 by getting the order in before the State bid closes.

It was moved by Commissioner McDowell, seconded by Commissioner Stackhouse, that an Ordinance (25-O-75) be passed authorizing and approving the purchase of ammunition and related police equipment in the Police Department. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AGREEMENT/STANDARD AND ASSOCIATES

A memo (25-DOC-82) was received from Chief Barden requesting approval of a contract with Stanard & Associates, Inc. for promotional testing services. Chief Barden stated the police department is preparing to conduct the promotional process for the rank of Sergeant. To ensure a fair, valid, and professional process, the City requires the services of an experienced testing provider. Stanard and Associates, Inc. specializes in public safety promotional examinations and has successfully conducted similar processes for numerous agencies throughout Illinois. The scope of the services includes the development, validation, and administration of the written examination and assessment components necessary for the promotional process. He recommends approval in an amount not to exceed \$15,400.

It was moved by Commissioner McDowell, seconded by Commissioner Stackhouse, that an Ordinance (25-O-75) be passed authorizing and approving an agreement with Stanard and Associates, Inc. and the City of Zion for the administration of the Sergeant promotional testing process. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/CONVEYANCE OF PROPERTY/1225 27TH STREET

A memo (25-DOC-83) was received from Director Bronson requesting approval of a real estate contract with Martha's Daycare, Inc. Martha Salazar, owner of Martha's Daycare Center North, has leased the property located at 1225 27th Street since July 2010 at a rate of \$1,200 per year. The space has been utilized as a playground for the children attending Martha's Day Care Center North. The City held a bid opening for the sale of the property on June 18, 2025 and the only responsive bid received was from Martha's Nursery and Learning Center in the amount of \$6,500. The bid was accepted by the Council on July 1, 2025. Attorneys for both parties have reviewed and agreed to the terms of the real estate contract and are looking to proceed with scheduling the closing.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell, that an Ordinance (25-O-76) be passed authorizing the conveyance of certain real property, 1225 27th Street. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDMENT/AIA AGREEMENT/CONSTRUCTION/FIRE STATION NO. 2

A memo (25-DOC-84) was received from Chief Barden requesting approval of and amendment to an AIA agreement regarding the construction of Fire Station No. 2. Chief Barden stated the City of Zion has determined that Fire Station No. 2 is in the state of disrepair and no longer meets the operational needs of the Zion Fire/Rescue Department. To ensure the Department can continue to provide effective and efficient fire protection and emergency response services, the City Council previously authorized construction of a new Fire Station No. 2. In connection with the project, the City entered into an AIA Agreement with Camosy Inc. to serve as the construction manager. Due to the uncertainty of construction costs, it has become necessary to amend the agreement to establish a guaranteed maximum price for the project. Staff recommends approval of the amendment to ensure the Fire Station No. 2 project continues in a timely, economical and effective manner, allowing the Zion Fire/Rescue Department to meet the needs of the community. Staff will proceed with all the necessary actions to implement the project under the guaranteed maximum price framework. This is an amendment to the original agreement. If any change orders are necessary this will ensure they be approved by the owner. Chief Barden stated that there was heavy participation from the fire department staff and FGM worked diligently to keep the price down. Commissioner Fischer noted some concerns regarding the wetlands. Chief Barden indicated they are working with a Civil Engineer on this. Commissioner McDowell asked if there was a guaranteed finish date. Camosy representatives indicated it would be 12 months from when they start.

It was moved by Commissioner McDowell, seconded by Commissioner Stackhouse, that an Ordinance (25-O-77) be passed approving an amendment to an AIA Agreement regarding the construction for Fire Station No. 2. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

DEPARTMENTAL COMMENTARY

Director Ianson stated a few weeks ago SWALCO attended a City Council meeting to discuss a recycling program that would be starting in October. He noted that the program will start on October 8th for four weeks.

Director Ransom shared the following:

- The Galilee resurfacing project is now complete.
- He reminded residents that there is no curb vacuuming for leaves. They must be bagged or placed in a 30-gallon container. Information will be put out on the City's social media.

Chief Stried noted the following:

- It is National Fire Prevention Week with the theme being "Charge into Fire Safety", which runs through October 11th. They are bringing awareness on having smoke alarms and will provide assistance to the residents who need them installed.
- Zion Fire/Rescue Open House is on Saturday from 9:00 to 12:00 noon at Fire Station No. 1.

Chief Barden made a statement regarding immigration. He noted that Zion Police Department is committed to serving the community. Mayor McKinney noted there was some activity in Waukegan where a woman was detained and released and was a U.S. Citizen. He spoke with the Lake County State's Attorney and Chief Barden to get out information so that people know their rights.

Administrator Knabel noted that this was his first meetings since returning from his health scare. He has received a lot of prayers and outreach and appreciates all the support. He thanked everyone for keeping things running while he was out. Mayor McKinney stated that he was happy to have him back and noted that there is a team here to help him and to keep things running.

Commissioner McDowell shared that Christ Community Church recently had a Service Day. They went into the community picking up trash in the alleyways and roadways. He noted that the City really does look pretty good. Mayor McKinney stated they should all use the mentality of residents just spent 30 minutes a month helping out to keep the City clean.

Commissioner Stackhouse invited citizens to attend the fourth annual Octoberfest on October 18th from 5:00 p.m. to 8:00 p.m. across from West School. There will many activities available along with good food. She noted that it takes everyone to make the City beautiful.

Mayor McKinney shared that he saw the care of the people in Waukegan and Lake County at a meeting in Waukegan. The meeting was jam packed with residents in support of one another. All they want is for all people to be treated with respect. The City has been insulated from a lot over the years and they will continue to stand in solidarity to protect residents.

ANNOUNCEMENTS

October 21	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
October 26	2:00 p.m. to 5:00 p.m.	Zion Trick or Treating
October 31	4:00 p.m. to 6:00 p.m.	Zion Park District Trail of Treats at Shiloh Park

CLOSED SESSION

It was moved by Commissioner Stackhouse, seconded by Commissioner McDowell that the Council recess to Closed Session at 7:49 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, legal counsel and personnel. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, aye and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner McDowell seconded by Commissioner Stackhouse to reconvene the Regular Council meeting at 9:16 p.m. with all members present. The vote on roll call was: Commissioners Fischer, aye; McDowell, aye; Stackhouse, 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 McDowell, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 9:19 p.m. Motion carried.

City Clerk