

The City of Lake Forest
CITY COUNCIL MEETING MINUTES
Proceedings of the Monday, December 2, 2024 6:30 pm
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL: Honorable Mayor Tack called the meeting to order at 6:30 p.m., and City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Tack, Alderman Novit, Alderman Notz, Alderman Powers, Alderman Goshgarina, Alderman LeVert, Alderman Weber and Alderman Walther.

Absent: none

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited by all.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Tack made opening comments extending thanks and appreciation to the Fire Department for its unwavering professionalism. He noted that the timing of tonight’s appointment is a bit out of the norm, he will ask the Council to approve the appointment and swear Andrew Rick in at the Fire Station on Monday, January 6, 2025. The Mayor stated that Chief Siebert will retire from the City on January 6, his resolution of appreciation will be heard when Council resumes on January 21, 2025. He thanked the Chief for his dedicated years of service.

A. Approve the Mayor’s Appointment of Andrew Rick as Fire Chief Effective January 4, 2025

Mayor Tack asked for a motion.

COUNCIL ACTION: Approve the Mayor’s appointment

Alderman Weber made a motion to approve the Mayor’s appointment, seconded by Alderman Powers. The following voted “Aye”: Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted “Nay”: none. 8-Ayes, 0-Nays, motion carried.

Mayor Tack reported on the Think Local Pop-Up Shop that will be opening on Market Square that supports not-for-profits along with the Holiday Market at the west side train Station that supports local artisans.

COMMENTS BY CITY MANAGER

**A. Fire Department Ambulance Replacement
- Pete Siebert, Fire Chief**

Deputy Chief Andrew Rick thanked Chief Siebert and Finance Director Elizabeth Holleb for developing a reliable schedule to replace apparatus. He gave an overview of the item that will be on the omnibus portion of the agenda. He noted that there is a three-year lead time on the chassis. The City will take delivery of its second piece in June 2025. Seeking approval of this ambulance and Stryker cot.

The City Council had discussion on the quantity of ambulances in service for the City, 30 month lead time, and keeping up with technology.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

COMMITTEE REPORTS

FINANCE COMMITTEE

1. Gorton Community Center 2025 Budget Presentation

Board Chair Andrew Trees stated that representatives of Gorton met with Finance Committee Chair Eileen Looby Weber, City Manager Jason Wicha and Finance Director Holleb on November 12 to review Gorton's 2025 budget, and that the Gorton Board approved the 2025 Budget on November 11.

Executive Director Amy Wagliardo gave an overview of the Mission & Vision statement along with 50th Anniversary events.

Bob Scales, Finance & Operations Chair/City Director gave an overview of his role at Gorton and the success of the FY24 budget vs. actuals and how reliable the results were.

Mayor Tack asked if there was anyone from the public who would like to comment on this item. Seeing none, he asked for a motion.

COUNCIL ACTION: It is recommended that the City Council approve the Gorton Community Center 2025 Budget.

Alderman Novit made a motion to approve the Gorton Community Center 2025 Budget, seconded by Alderman Weber. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

2. Consideration of an Ordinance Restating and Reaffirming Ordinance No. 2013-070 (Self Limiting Ordinance - Final Reading)

Elizabeth Holleb, Finance Director summarized the current recommended changes; that included amending the self-limiting ordinance, capital improvements levy moved to aggregate levy cap, ongoing, annual expense similar to operating levies, pensions, consistent with truth in taxation statute and debt cap retained – applicable to debt service levy, as abated.

By removing the capitol improvement levy funding pay as you go.

Additionally, Ms. Holleb noted the proposed Ordinance would allow for the financing associated with the new police facility project. The proposed 2024 tax levy includes the addition of \$500,000 to begin phasing in the debt service of an anticipated bond issue to finance improvements to the City-owned property at 1925 Field Court.

COUNCIL ACTION: Grant final approval of an Ordinance Restating and Reaffirming Ordinance No. 2013-070 (Self Limiting Ordinance)

Alderman Powers made a motion to grant final approval of an Ordinance Restating and Reaffirming Ordinance No. 2013-070, seconded by Alderman Notz. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

Mayor Tack asked for a motion to open the public hearing at 7:05pm

***** OPEN PUBLIC HEARING ON THE CITY’S 2024 PROPERTY TAX LEVY ORDINANCE *****

Alderman LeVert made a motion to open the public hearing on the City’s 2024 property tax levy ordinance, seconded by Alderman Walther. The following voted “Aye”: Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted “Nay”: none. 8-Ayes, 0-Nays, motion carried.

3. Consideration of an Ordinance Establishing the 2024 Tax Levy (Final Reading – Public Hearing Required)

Elizabeth Holleb, Finance Director reported that this will be the fifth meeting discussing the tax levy. This will begin the 1st Phase in year on facility debt. Ms. Holleb reviewed spreadsheets related to the proposed tax levy for 2024. These include: 1) the tax levy limitations under the tax cap; 2) the tax levy distributed by fund without new growth and allowances distributed; 3) the tax levy by fund with new growth and allowances distributed; and 4) an explanation of the tax increase to an average homeowner.

The tax levy to be approved includes the needs of all City departments, as well as for pensions and debt service requirements. A summary of the proposed levy is as follows:

FUND	Proposed 2024 LEVY	2023 Extension	\$ CHANGE	% CHANGE
City General	\$ 16,710,325	\$ 15,905,865	\$ 804,460	5.06%
Pension Funds	7,241,472	7,076,505	164,967	2.33%
Parks and Recreation	6,455,563	6,518,608	(63,045)	-0.97%
Recreation & Parks/Specific Purpose	125,000	125,000	0	0.00%
Special Recreation	572,234	553,418	18,816	3.40%
Capital Improvements	2,100,000	1,542,169	557,831	36.17%
Library	4,684,908	4,502,965	181,943	4.04%
Library sites	495,961	479,653	16,308	3.40%
PTAB/CE Recapture	0	144,688	(144,688)	-100.00%
Bond Funds	3,106,050	2,790,191	315,859	11.32%
TOTAL TAX LEVY - CITY	\$ 41,491,513	\$ 39,639,062	\$ 1,852,451	4.67%
School District 67- ESTIMATED	\$ 41,648,963	40,048,649	\$ 1,600,314	4.00%
GRAND TOTAL	83,140,476	79,687,711	\$ 3,452,765	4.33%
Ordinance (exclude Bond Funds)	<u>\$80,034,426</u>			

School District #67 levy amounts are estimates and subject to final approval by the School District Board.

The levy for bond funds increases by more than 5.0% over the extended levy of the prior year. Therefore, in compliance with the Truth in Taxation Statute, a public notice was published in the November 21 edition of the Lake Forester for this public hearing on the proposed tax levy.

The proposed tax levy for 2024 reflects a 4.67% increase over the 2023 tax levy extensions for the City and Library operating funds and City pension and debt service funds. This increase is comprised of the 3.40% property tax cap increase on Parks/Recreation and Library levies; debt service bond levies as previously

approved by City Council bond Ordinances, subject to abatement for debt paid by alternate revenue sources; an increase in the Capital Improvements levy of \$500,000 to begin phase in of debt service related to the police facility project; increases attributable to new construction; and increases in General Fund and IMRF pension levy of 2.00%. Police and Fire pension costs are determined by an independent actuarial valuation and recommendation by the Pension Subcommittee. The average increase to existing residents (\$894,400 home) is projected to be \$171 or 4.03%.

The City Council had lengthy discussion on feedback from the community, the value of the process of decision making at the Council level, and previous City Council decisions. The Levy increase without the Deerpath Park and the New Police Facility, concerns for future related to unfunded liabilities, cost of living in Illinois and the utmost importance of mindfulness.

Mayor Tack asked if there was anyone from the public who would like to address the Council. Seeing none he asked for a motion to close the public hearing at 7:17pm

***** CLOSE PUBLIC HEARING ON THE CITY'S 2024 PROPERTY TAX LEVY ORDINANCE *****

Alderman Walther made a motion to close the public hearing on the City's 2024 property tax levy ordinance, seconded by Alderman Notz. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

COUNCIL ACTION: Conduct a public hearing on the proposed 2024 Tax Levy Ordinance. Upon closing the public hearing, it is recommended that the City Council consider final approval of an Ordinance Establishing the 2024 Tax Levy.

Alderman Walther made a motion for final approval of an Ordinance Establishing the 2024 Tax Levy, seconded by Alderman Clemens. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

PUBLIC WORKS COMMITTEE

- 1. Award the Low Bid for the Deerpath Watermain Replacement Project to Campanella & Sons, Inc., and Authorize the City Manager to Execute an Agreement in the Amount of \$1,154,179 and a 10% Contingency in the Amount of \$115,418 for a Total Project Cost of \$1,269,597**

Byron Kutz, Superintendent of Engineering reviewed the project that includes upsizing the existing 8" main on Deerpath to a larger 12" main. Staff recommends replacing this main on Deerpath Road (Green Bay to Western) prior to the upcoming streetscape project (Oakwood to Western). Replacement of this project was included in the 2021 Water Masterplan study. Replacing this main prior to the streetscape investments is highly recommended as portions of the existing main are as old as 1929.

In early 2025, the City plans to begin construction of the Deerpath Streetscape Project. The first phase of the project will be this locally-funded watermain replacement project under Deerpath Road, east of Green Bay Road to Western Avenue. The anticipated construction date is from mid-January to the end of March 2025, or early April as necessary. Following the completion of the water main construction, the second phase of streetscape improvements (federally funded thus requiring an IDOT agreement approved by City Council on 11/18/24) will begin. These streetscape improvements will occur on Deerpath Road from Oakwood Avenue to Western Avenue. The separate streetscape project originally was anticipated to begin in April 2025 and has recently been adjusted to a May start date due to a change in the IDOT bidding date. In order to complete all the work for both projects in a single 2025 construction season, it is necessary to commence the watermain work in January, prior to knowing the streetscape bid results which is scheduled for March 7, 2025.

Over the last few months, City Staff including the Communications Department have been developing and implementing a comprehensive communications plan for both projects. This project is funded by the FY2025 Water Fund in the amount of \$1,350,000. Originally this project was anticipated to occur in FY2026 for the amount of \$950,000 but was adjusted to FY2025 in the amount of \$1,350,000 during the October Estimated-Actuals Budget process.

The City Council had discussion on detour maps, communications and monitoring traffic.

Mayor Tack asked if there was anyone from the public who would like to address the Council. Seeing none he asked for a motion.

COUNCIL ACTION: Award the Low Bid for the Deerpath Watermain Replacement Project to Campanella & Sons, Inc., and Authorize the City Manager to Execute an Agreement in the Amount of \$1,154,179 and a 10% Contingency in the Amount of \$115,418 for a Total Project Cost of \$1,269,597

Alderman Powers made a motion to award the Low Bid for the Deerpath Watermain Replacement Project to Campanella & Sons, Inc., and Authorize the City Manager to Execute an Agreement in the Amount of \$1,154,179 and a 10% Contingency in the Amount of \$115,418 for a Total Project Cost of \$1,269,597, seconded by Alderman Clemens. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of the Check Register for the Period of October 26th – November 22, 2024**
- 2. Approval of Ordinances Abating 2024 Tax Levies for Various General Obligation Bond Issues (Final Reading)**
- 3. Consideration of an Ordinance approving a Fee Schedule and Ordinance Adopting a New Fee Related to Liquor Licenses (Final Reading)**
- 4. Approval of an Amended and Restated Intergovernmental Service Agreement between the City of Lake Forest and the Village of Lake Bluff**
- 5. Approval to Extend the City's Grant Services Agreement with The Ferguson Group for Grant Research/Writing Services for 2025**
- 6. Award of the contract for 2025 GIS Services to MGP, Inc. in the not-to-exceed amount of \$126,998 and 2025 Plotting Costs in the not-to-exceed amount of \$2,299 for a Total Cost of \$129,297**
- 7. Approval for annual renewal of Adobe Acrobat Licensing with Hypertec in the amount of \$27,446.**
- 8. Request to Approve the Purchase of a Replacement Ambulance by ARV Inc. in the amount of \$360,883.00 equipped with a Stryker Power Load and Cot in the amount of \$77,919.53. The combined requested sum for ambulance and Stryker equipment of \$438,802.53 plus a contingency of 5% for a total not to exceed \$460,742.66.**
- 9. Approval of a Resolution for a Joint Funding Agreement for Federally Funded Construction with the State of Illinois Department of Transportation for Construction of the Lake Forest / Cherokee School Sidewalk Connection Project, Section Number 23-00099-00-SW, for a Local**

Match of at least \$100,000 and Authorize the City Manager to Execute Required Agreements and Additional Paperwork as Required by IDOT Related to Work on This Project

10. **Approval of Two Items Related to the Ringwood Bridge- First: Approval of an Illinois Department of Transportation Resolution Appropriating \$150,000 in Motor Fuel Tax (MFT) Funds to be used for Phase I Design Engineering Services of the Ringwood Bridge Project. Second: Approval of Phase I Design Engineering Services for the Ringwood Bridge Project to Ciorba Group, and Authorize the City Manager to Execute an Agreement in the Amount of \$237,470 to Include a 5% Contingency in the Amount of \$11,874 for a Total Cost of \$249,344**
11. **Consideration of Ordinances Approving Recommendations from the Building Review Board for 744 Northmoor Road, 250 Butler Drive, 1200 Lawrence Avenue and 1124 Fairview Avenue. (First Reading and if Desired by the City Council, Final Approval)**
12. **Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals for 744 Northmoor, 854 Highview Terrace and 40 N. Sheridan Road. (First Reading, and if Desired by the City Council, Final Approval)**
13. **Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission Granting a Building Scale Variance and Approving an Addition and Alterations at 121 N. Green Bay Road. (First Reading and if Desired by the City Council, Final Approval)**
14. **Consideration of a Recommendation from Staff to Approve a Resolution Accepting Certain Public Improvements in the Oak Knoll Woodlands Subdivision. (Approval by Motion)**

COUNCIL ACTION: Approve the fourteen (14) omnibus items as presented

The City Council had discussion on item #4.

Mayor Tack asked the Council if there were any items to be removed or taken separately. Seeing none, he asked for a motion.

Alderman Weber made a motion to approve the fourteen (14) Omnibus items as presented, seconded by Alderman Clemens. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, Weber and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Council Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

OLD BUSINESS

NEW BUSINESS

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

ADJOURNMENT

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Goshgarian made a motion to adjourn, seconded by Alderman Notz. The motion was carried unanimously by voice vote at 7:42 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

*Proceedings of the Monday, December 2, 2024
City Council Meeting*

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.