

The City of Lake Forest  
CITY COUNCIL  
**Proceedings of the Monday, December 3, 2018**  
City Council Meeting - City Council Chambers

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

Present: Honorable Mayor Lansing, Alderman Beidler, Alderman Morris, Alderman Newman, Alderman Rummel, Alderman Reisenberg, Alderman Preschlack, Alderman Moreno and Alderman Buschmann.

Absent: None.

- 1. EXECUTIVE SESSION pursuant to 5 ILCS 120/2 (c), (1), The City Council will be discussing personnel.**

**Adjournment into Executive Session**

**Reconvene into Regular Session**

The City Council did not adjourn into executive session.

**CALL TO ORDER AND ROLL CALL**

PLEDGE OF ALLEGIANCE was recited by all those present in the Chamber.

**REPORTS OF CITY OFFICERS**

**COMMENTS BY MAYOR**

- A. Approval of the Mayor's Appointment of Jason Wicha as City Manager (start date January 28, 2019) and Approval of an Employment Agreement with Jason Wicha**

Mayor Lansing recapped the recruiting process for the City Manager.

**COUNCIL ACTION: Approval of the Mayor's Appointment of Jason Wicha as City Manager (start date January 28, 2019) and Approval of an Employment Agreement with Jason Wicha**

Alderman Reisenberg made a motion to approve the Mayor's Appointment of Jason Wicha as City Manager (start date January 28, 2019) and Approval of an Employment Agreement with Jason Wicha, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

Mr. Wicha thanked the City Council and stated that he is looking forward to the opportunity to serve The City of Lake Forest.

Mayor Lansing, Alderman Beidler and Alderman Morris gave an update on private fund raising efforts since the ravine slide affecting the North beach Access Road. Mayor Lansing reported that the Council would be asked to ratify a naming rights agreement related to a renovation project at Forest Park with Nancy Hughes at its January 22 meeting, for naming the North Beach Access Road the "Hughes Gateway".

Mayor Lansing reported that The City of Lake Forest has been awarded the Government Finance Officers Association Distinguished Budget Presentation Award for the fiscal year 2019 budget document. The award has been granted to the City for the third consecutive year and will also be presented at the January 22 Meeting.

<b>COMMENTS BY CITY MANAGER</b>
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**A. Update: Quadrennial Reassessment in 2019  
- Scott Helton, Shields Township Assessor**

City Manager Robert Kiely introduced Mr. Helton. Mr. Helton reported that there are 18 Townships in Lake County and he gave a review on what the quadrennial reassessment will mean to Lake Forest residents in Shields Township. Mr. Helton also reported on how residents can be proactive prior to receiving the “blue card” in the mail regarding their tax bill. Contact information: <https://shieldstownship.com/property-assessment>.

<b>COMMITTEE REPORTS</b>
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**FINANCE COMMITTEE**

**1. Gorton Community Center 2019 Budget Presentation**

Finance Committee Chairman James Morris introduced Timothy Hender, Gorton Board Chair. Mr. Hender reviewed Gorton Community Center’s Mission, its 2018 success factors and highlights and opportunity for growth in 2019. Amy Wagliardo, Executive Director, presented Gorton’s Budget. The City Council had discussion on the five-year forecast and insurance. Alderman Morris recused himself from voting on this matter.

Mayor Lansing 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 consider approval, approval with modifications, or rejection of the Gorton Community Center Annual Budget and Plan. If rejected, the Center would be authorized to operate and occupy the property in accordance with the Annual Budget and Plan last approved by the City Council subject to rate adjustments not exceeding the change in the Consumer Price Index.**

Alderman Rummel made a motion to approve the Gorton Community Center Annual Budget and Plan, seconded by Alderman Preschlack. The following voted “Aye”: Aldermen Beidler, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted “Nay”: None. The following recused himself: Alderman Morris. 7- Ayes, 0 Nays, 1- recusal, motion carried.

**2. Consideration of an Ordinance Establishing the 2018 Tax Levy (Second Reading and Final Approval)**

Elizabeth Holleb, Finance Director, reported that this is the sixth meeting since September that the tax levy had been discussed by Council. Ms. Holleb reviewed the tax levy limitations under the tax cap; the tax levy distributed by fund without new growth and allowances distributed; the tax levy by fund with new growth and allowances distributed; and explained the tax increase cost of an average homeowner. As requested by the City Council Finance Committee on November 26, \$915,000 has been moved from the General Fund levy

to the Capital Improvements levy, as the sanitation fee will be moved to the General Fund in Fiscal Year 2020 and increased to \$12 per month. The City Council had discussion about monies transferred to the General Fund.

Mayor Lansing 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: Grant final approval of an Ordinance Establishing the 2018 Tax Levy (page 41).**

Alderman Moreno made a motion to grant final approval of an Ordinance Establishing the 2018 Tax Levy, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

**3. Approval of Ordinances Abating 2018 Tax Levies for Various G.O. Alternate Revenue Bond Issues (Second Reading and Final Approval)**

Elizabeth Holleb, Finance Director, reported the abatement of these general obligation alternative revenue bonds is possible because the bond funds have an adequate revenue source from water sales, golf fees, sales tax or payments from the U.S. Treasury. Ms. Holleb stated that in order to reduce the bond tax levies, an abatement ordinance must be approved and filed with the County Clerk.

Mayor Lansing 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: Grant final approval of the Ordinances abating tax levies for various general obligation bond issues.**

Alderman Preschlack made a motion to grant final approval of the Ordinances abating tax levies for various general obligation bond issues, seconded by Alderman Buschmann. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

**4. Consideration of an Ordinance approving a Fee Schedule and Ordinance adopting new fees related to Public Works (Second Reading and Final Approval)**

Elizabeth Holleb, Finance Director, reported as part of the budget process, all departments review their user fees. A comprehensive fee schedule was provided as Exhibit A to the Ordinance approving a fee schedule, which clearly identifies the proposed fee increases highlighted in yellow and the proposed new fees highlighted in orange. Fees highlighted in green are not reflective of changes in existing fees; rather, they are clarifications due to a review of City Code and current practices or the addition of previously approved fees into the Fee Schedule. Ms. Holleb reported that the table has remained unchanged since November 19.

Departments have provided supplemental memos justifying their proposed fee adjustments and new fees, and a separate Ordinance is submitted by the department proposing the new fee and accompany the Ordinance approving the fee schedule.

Ms. Holleb reported that revenue for the new and increased fees is estimated in the General Fund, \$27,869 in the Parks and Recreation Fund, and \$47,736 in the Golf Course Fund.

Ms. Holleb reported that fees related to the Water Utility Fund were not yet incorporated into the proposed fee schedule pending the November 26 continued Finance Committee discussion. The City Council had a lengthy discussion on water rates, sanitation fees, property taxes, fees and policy.

Mayor Lansing asked if there was anyone from the public who would like to comment on this item.

**Dennis Muelemans offered his opinion to the Council on review of water rates and equability in billing based on household not by user.**

The City Council continued discussion on the fee schedule, noting that discussion and items highlighted in blue on the fee schedule are still pending and will be seen in January and February.

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

**COUNCIL ACTION: Grant final approval of the proposed ordinances.**

Alderman Morris made a motion to grant final approval of the proposed Ordinances, seconded by Alderman Preschlack. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

<b>OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS</b>
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**Paul Hamman offered his opinion to the City Council regarding pensions and the market risks.**

<b>ITEMS FOR OMNIBUS VOTE CONSIDERATION</b>
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- 1. Approval of the November 19, 2018 City Council Meeting Minutes**
- 2. Approval of the Check Register for Period of October 27 to November 21, 2018**
- 3. Approval of an Issuance of a Class C-2 Liquor License to MGC& Family LLC**
- 4. Approval of a Sub-Lease Agreement in substantially the form attached hereto between the City of Lake Forest and Hansa Coffee Roasters to occupy a portion of the Central Business District Train Station located at 714 N. McKinley and Authorization to the City Manager, City Attorney, and City Clerk to proceed in executing the Agreement subject to final approval by Union Pacific**
- 5. Approval of the Declaration of City Equipment as Surplus, allowing for its Disposition, and Use of the Disposal Proceeds to Purchase a Vehicle from The Chevy Exchange for use by the Lake Forest Police Department's Investigations Unit.**
- 6. Waive the City's bidding process and approve the purchase of a new Fire Engine to be built by Marion Inc. not to exceed \$525,000.**
- 7. Authorization to expend up to \$60,000, for repainting, lettering and repairs, to the two used fire apparatus that were recently acquired from the Rockland Fire Protection District.**
- 8. Consideration of Adoption of Updated Versions of the Previously Adopted State and National Life Safety and Building Codes Used by the City. (Final Approval)**

9. **Approval to Waive the Bid Process and Authorize John Keno & Company the Repair of Two Ravine Projects in the Total Amount of \$169,268**
10. **Approval to Waive the Bid Process and Authorize an Emergency Lining of a Water Main to Fer-Pal Construction in the Amount of \$59,880**
11. **Waiver of Bid and Approval to Enter into an Agreement with Baxter & Woodman for Design and Specifications of the Forest Hill Water Main in the Amount of \$30,000**
12. **Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)**

**COUNCIL ACTION: Approval of the twelve (12) Omnibus items as presented**

The City Council had a very lengthy discussion regarding the “waiving the bid” process on this and previous agendas, traditional bidding, ravine challenges, water main pricing, qualified contractors, budgeting, the funding gap in the Enterprise Fund, sales tax and future City Council planned discussions on funding sources.

The owners of Hansa Coffee Roasters that were approved to occupy a portion of the CBD Train Station were introduced to the City Council and community and reported that they would like to “promote community” in their new space.

Mayor Lansing asked members of the Council if they would like to remove any item or take it separately. Seeing none, Mayor Lansing asked for a motion to approve the twelve (12) Omnibus items as presented.

Alderman Beidler made a motion to approve the twelve (12) Omnibus items as presented, seconded by Alderman Buschmann. The following voted “Aye”: Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted “Nay”: None. 8- Ayes, 0 Nays, motion carried.

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

**ORDINANCES**

**NEW BUSINESS**

**ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS**

Mayor Lansing read the resolution and presented to City Manager Kiely.

- A. **Approval of a Resolution Naming the Patio at Deerpath Golf Club in Honor of Robert R. Kiely, Jr.**

**COUNCIL ACTION: Approval of a Resolution Naming the Patio at Deerpath Golf Club in Honor of Robert R. Kiely, Jr.**

Alderman Newman made a motion to approve a Resolution Naming the Patio at Deerpath Golf Club in Honor of Robert R. Kiely, Jr., seconded by Alderman Beidler. Motion carried unanimously by voice vote.

**ADJOURNMENT**

There being no further business Mayor Lansing asked for a motion. Alderman Rummel made a motion to adjourn, seconded by Alderman Morris. Motion carried unanimously by voice vote at 8:30 pm.

*Proceedings of the Monday, December 3, 2018  
Regular City Council Meeting*

Respectfully Submitted  
Margaret Boyer, City Clerk

*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](http://www.cityoflakeforest.com). Click on I Want To, then click on View, then choose Archived Meetings Videos.*