

The City of Lake Forest
CITY COUNCIL WORKSHOP
Proceedings of the Monday, September 17, 2018
City Council Workshop Meeting –
Municipal Services Center, 800 N. Field Ct, Lake Forest, IL

CALL TO ORDER AND ROLL CALL: Honorable Mayor Lansing called the meeting to order at 6:30pm, and 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.

There were 15 people in the audience.

CALL TO ORDER AND ROLL CALL

6:30 p.m.

Mayor Lansing welcomed the Council, Members of the Community, and City Staff to the Workshop meeting. He reported that the challenge that this City Council is facing today is the same struggle that previous Councils faced and that this meeting is for information and no decisions will be made tonight.

City Manager Bob Kiely echoed the Mayors comments and asked the Council how do we optimize our available resources to achieve the greatest return on investment (ROI) in the long-term best interest of the community and the Council will need to give Staff direction on these policy area's- Aaa rating, tax rate/ levy, reserve levels and Bluff project. Additionally, regarding revenues, pay as you go vs. pay as you use and the balance in future discussions as we use reserves, take on debt or add new revenues (pay as you go).

City Manager Bob Kiely reviewed and enduring City. Showing a Sustainable Business Model, Strong Management and Solid Financials with a focus on the Financials that help the City answer questions when faced with decision such as the bridge on Mayflower and the Bluff in an aging Community.

1. DISCUSSION ON LONG-TERM CAPITAL FUNDING OPTIONS AND PENDING CAPITAL PROJECTS

- a.** Financial Policies, limitations, and "Rules of the Game"
 - i. Capital Budget
 - ii. Reserve Policies
 - iii. Debt Policies
- b.** Financing Options
- c.** Forest Park Bluff Restoration Options
- d.** Other Capital Projects and Funding Pressures

Finance Director Elizabeth Holleb gave a presentation beginning with the five-year CIP Capital improvement fund forecast that included fiscal year targets through FY 24, along with other Five year CIP Funds that include MFT, Park and Public Land Fund, Cemetery Fund, Emergency Fund, Golf Course and Water Capital Fund. These have no targets and are limited by five-year forecasts. Ms. Holleb also reviewed the advantages and disadvantages of Capital Funding via Property Tax Levy, Debt, and Reserves.

Debt Capacity or Reserves Other Funds via, Water Capital Fund (pay as you go) and Home Rule Sales Tax (Storm sewer improvement Bonds). Ms. Holleb also reviewed Bond rating considerations and the impact of additional debt on the City Bond rating along with the impact of additional debt as it relates to the Tax Levy.

Ms. Holleb also reviewed the advantages and disadvantages of Capital Funding via new or increased fees, TIF note, along with the advantages and disadvantages of deferring other Capital improvements. Ms. Holleb reviewed a tax and fee comparison slide with other communities similar to The City of Lake Forest.

Public Works Director Michael Thomas reported on the options for Forest Park Bluff Improvements.

City Manager Bob Kiely reviewed other Capital and funding needs that included ten pending major Capital projects and seventeen identified Storm Sewer projects.

The City Council had considerable discussion on fund balance reserves, grant revenues, equipment, police and fire equipment replacement and building improvements. The current scoring sheets and the priority of the items in the sheet, 1NF projects and scoring. PTELL Tax cap, Home Rule communities in Illinois, pension funding and its impacts. Storm water user fees, bond rating, property tax freeze, current infrastructure and financial stewardship. The choice of using reserves or issuing debt, and impacts of both, stability in user fees vs. property taxes and ROI along with Fund balance reserves, continuation of bidding all projects.

2. UPDATE ON SMOKE-TESTING PROGRAM

Public Works Director Michael Thomas reported that the goal of the testing is to keep storm water out of the sanitary sewer. Defects to date total 413, some major others as minor as smoke coming up man hole cover.

3. UPDATE ON GASLIGHT CONVERSION PROGRAM

Public Works Director Michael Thomas reported on the status and next steps.

4. UPDATE ON METRA UNIVERSAL CROSSOVER AND SCHEDULE CHANGES – PILOT PROGRAM

City Manager Bob Kiely reported on the deficit/gap in passenger service on the Milwaukee District North Line. The City of Lake Forest, Lake County, and Lake County Partners are pursuing a new private / public partnership for mass transportation mobility and sustainability enhancements by accelerating the installation of a universal crossover switch north of the Telegraph Road Train Station to facilitate increased commuter rail service to Lake Forest and Lake County. This will be part of the Council's agenda at a regular City Council meeting in October.

5. OPPORTUNITY FOR PUBLIC COMMENT

Dennis Muelmanns- offered his opinion to tell the Council to borrow as much money as the City could.
Bob Crawford- remarked that the discussion on the Bluff issue was interesting and he would like the Council to choose option #3 (Creating a safer road)
Suzanna Bunta- addressed the Council on continuing flooding on Forest Hill Road and remarked that significant engineering is necessary
Joanne Desmond- stated the conversation at the meeting was appropriate and asked if Metra has looked into alternatives.

6. ADJOURNMENT

There being no further discussion. Alderman Reisenberg made a motion to adjourn, seconded by Alderman Newman. Motion carried unanimously by voice vote at 9:40p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk