

The City of Lake Forest
CITY COUNCIL
Proceedings of the Monday, July 15, 2019
City Council Meeting - City Council Chambers

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

Present: Mayor Pandaleon, Alderman Beidler, Alderman Morris, Alderman Newman, Alderman Rummel, Alderman Preschlack, Alderman Goshgarian, Alderman Moreno and Alderman Buschmann.

Absent: None

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. Friends of Parks and Recreation Fourth of July Celebration Recap
-Rick Amos, Fireworks and Festival Chair and Sally Swarthout, Director of Parks & Recreation

Mayor Pandaleon introduced Rick Amos who gave an overview of the 14th successful Annual celebration. He reported that the Fall Festival will be held on Saturday, September 21.

Mayor Pandaleon congratulated Fire Chief Pete Siebert on his completions of the U.S. Fire Administration/ National Fire Academy- Executive Fire Officer Program.

Mayor Pandaleon congratulated Matt Barba, Inn Keeper for the Deer Path Inn for its recent success named the No. 1 Resort Hotel for the Midwest and No. 5 the United States.

Mayor Pandaleon encouraged all citizens to participate in Lake Forest Day, Tuesday, August 6 and Wednesday, August 7. For more information visit lakeforestdfay.com. Lastly, he stated that the Lake Forest Car Show will be held in Market Square on Thursday, July 25 with proceeds going to Melanoma research.

COMMENTS BY CITY MANAGER

A. Community Spotlight
- Lake Forest Open Lands
-John Sentell, President

City Manager Jason Wicha introduced John Sentell, President of Lake Forest Open Lands. He gave an overview on current and planned programing, the status of the infrastructure of the ravine work that has been done and the success of the marketing campaign that has been launched, calling for a call to action- asking all to "Think Outside". He noted that Open Lands will host its Bagpipes and Bonfire on, Sunday, September 29.

B. Update on Hughes Gateway/North Beach Access Road
- Sally Swarthout, Director of Parks & Recreation and
- Michael Thomas, Director of Public Works

Michael Thomas, Director of Public Works, gave an overview of the ravine landscape work to date, noting the challenges in planting and the road restoration to date.

The City Council had discussion on the stand of trees that remained due to the public private partnership and replacement of a sanitary sewer line under the road.

Sally Swarthout, Director of Parks & Recreation, reported that the City will offer additional lot permits at a prorated price and reported on continued programming at the beach.

The City Council complimented the Recreation Staff on its professionalism, and discussed the use of the shuttle service.

City Manager Jason Wicha reported based on the awareness of stormwater, the Illinois State Waterway has released data on rainfall. The Lake County Storm Water Management has scheduled three workshops to discuss the increased rainfall data on Tuesday, July 16 at City of Highland Park, Wednesday, July 24 in Barrington and Thursday, August 8 in Round Lake at the High School.

Michael Thomas, Director of Public Works, also gave a brief update on the Old Elm Storm Sewer project.

COMMITTEE REPORTS

HOUSING TRUST FUND BOARD

A. Consideration of Recommendations from the Housing Trust Fund Board. (Consideration of Motions)

Donald P. Schoenheider, Chairman, Housing Trust Fund Board, reported that The City of Lake Forest is a true example of what an *exclusionary housing program* should look like for a community this size. He stated that the HTF Board voted unanimously to forward recommendations to the City Council in support of two affordable housing initiatives. 1) Continuation of the acquisition, rehabilitation and sale of existing single-family homes to income qualified families through a partnership with Community Partners for Affordable Housing (CPAH) and 2) Construction of Senior Cottages at Grove Campus in partnership with the Lake Forest/Lake Bluff Senior Resources Commission, the Lake Forest-Lake Bluff Senior Citizens' Foundation, CPAH and potentially, other partners.

Summary of discussion: In May, 2011, the City of Lake Forest, in collaboration with CPAH, a non-profit land trust, established a program to use existing homes as one way to help meet the housing needs of Lake Forest residents; seniors, families in transition and employees of local institutions and businesses. Once homes are purchased, CPAH manages the rehabilitation process, and because CPAH is a land trust, the ownership of the land underneath the homes remains with the land trust and as a result, a permanent inventory of affordable housing is established.

To date, through this program, eight single family homes have been acquired, seven have been rehabilitated, and work on the eighth house is currently underway. Six of the homes have been sold to income qualified families and the sale of the two homes most recently acquired is pending. The acquisition and rehabilitation occur in accordance with the City's agreement with CPAH.

The Housing Trust Fund Board voted unanimously to recommend continuation of the partnership with CPAH and funding in the amount of \$330,000 to support the acquisition of two additional homes over the next 24

months. Contributions of \$150,000 per house to support the purchase of two additional houses which will remain as affordable homes in perpetuity with the ground leases held by CPAH. A service fee will be paid to CPAH for work related to the acquisition, rehabilitation, marketing, sale and oversight of the homes in the amount of \$15,000 per home.

In September, 2018, representatives of the Senior Resources Commission presented a concept to the Housing Trust Fund Board for construction of "Senior Cottages" on the City owned Grove Campus, in the area just north of Dickinson Hall. The cottages would be generally modeled on the five senior cottages located on Conway Road which were constructed on land owned by the City in the early 2000's through the efforts of a foundation formed by local residents. Today, the existing cottages are in the ownership of CPAH and are a successful model for senior rental housing.

Grove Campus has long been discussed as a potential location for senior housing and under the recent leadership of the Senior Resources Commission. The time appears right to pursue this initiative through a partnership with various parties. From the start of the discussions, the Housing Trust Fund Board emphasized that having CPAH play a key role in a new senior cottages development would be essential.

Importantly, commitments from the City and others need to be in place in order for CPAH to apply for significant grants and tax credits. Without those funds, the project would not move forward. So, although the expenditure of funds would likely be minimal this fiscal year, Council authorization is needed at this time. In support of Senior Cottages at Grove Campus, the Housing Trust Fund Board unanimously recommended the following: Authorize the expenditure of up to \$350,000 from the Housing Trust Fund to support Senior Cottages at Grove Campus contingent upon financial participation by other partners and the securing of grants and/or tax credits. And, indicate support for exploration of a transfer of a small parcel of land at Grove Campus to support the cottages and authorize due diligence including, but not limited to a Phase 1 Environmental Assessment and an appraisal once the limits of the parcel are specifically defined. (Further Council review and action would be required prior to any actual transfer of land and a subdivision would need to be considered through the normal subdivision process by the Plan Commission.)

The City Council had discussion on the City's reauthorization to CPAH and the successes of Public Private Partnerships.

Mayor Pandaleon asked if there was anyone from the public who would like to comment.

Steve Potsic, former Chair of the Senior Resource Commission spoke in favor of the process and project.

Mayor Pandaleon again asked if there was anyone from the public who would like to comment. Seeing none, he asked for a motion.

COUNCIL ACTION: If desired by the City Council:

Approve a motion 1) directing the City Manager to update and extend the agreement with Community Partners for Affordable Housing and 2) authorize expenditures in an amount not to exceed \$330,000 for the purchase and rehabilitation of two additional single family homes over a period of 24 months from the date of the agreement.

Alderman Beidler made a motion directing the City Manager to update and extend the agreement with Community Partners for Affordable Housing and 2) authorize expenditures in an amount not to exceed \$330,000 for the purchase and rehabilitation of two additional single family homes over a period of 24 months from the date of the agreement, seconded by Alderman Buschmann. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

AND

Approve a motion in support of the construction of five to twelve Senior Cottages at Grove Campus and 1) authorize a contribution of up to \$350,000 from the Housing Trust Fund contingent on the participation of other partners, grants and project support from other sources and 2) indicate general support for transferring a parcel of land at Grove Campus for the Senior Cottages and authorize appropriate due diligence to be completed in preparation for future Council action on the land transfer.

Alderman Preschlack made a motion in support of the construction of five to twelve Senior Cottages at Grove Campus and 1) authorize a contribution of up to \$350,000 from the Housing Trust Fund contingent on the participation of other partners, grants and project support from other sources and 2) indicate general support for transferring a parcel of land at Grove Campus for the Senior Cottages and authorize appropriate due diligence to be completed in preparation for future Council action on the land transfer, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

FINANCE COMMITTEE

***** PUBLIC HEARING ON THE CITY'S ANNUAL APPROPRIATION ORDINANCE *****

Open Public Hearing

Mayor Pandaleon opened the Public Hearing at 8:55 pm

He asked if there was anyone from the public who would like to comment. Seeing none, he closed the Public Hearing at 8:59 pm

Mayor Pandaleon

Close Public Hearing

1. Consideration of the Annual Appropriation Ordinance for FY2020 and Approval of Rollovers (Final Reading – Public Hearing Required)

Diane Hall, Assistant Finance Director, reported that Staff requests approving the final reading of the ordinance and rollovers. The rollover list has been updated and was included in the packet and the Ordinance provides for a 10% "contingency" above the budgeted expenditures. State statutes require the passage of the Appropriation Ordinance by the end of July, which must be filed with the County Clerk within 30 days of approval.

Mayor Pandaleon asked if there was anyone from the public who would like to comment. Seeing none, he closed the Public Hearing at 8:59 pm and asked for a motion.

COUNCIL ACTION: Conduct a public hearing on the City's FY2020 Annual Appropriation Ordinance. Upon closing the public hearing, it is recommended that the City Council consider approval of the final reading of the Ordinance and the rollovers. A copy of the ordinance is available for review by the public in the City Clerk's office.

Alderman Newman made a motion to approve of the final reading of the Ordinance and the rollovers, seconded by Alderman Preschlack. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

2. Approval of an additional \$3 million transfer in FY2019 from the General Fund to the Capital Improvements Fund

James Morris, City Council Finance Committee Chair gave a brief overview of the policy for the General Fund. He reported that staff requests City Council approval of an additional transfer of \$3,000,000 from the General Fund to the Capital Improvements Fund in FY2019. This transfer is recommended due to one-time revenues exceeding budget projections and expense savings for the recently completed fiscal year. Allocation of these monies to specific purposes would be considered at a future meeting of the City Council Finance Committee.

The City Council had discussion on closing the fiscal year in surplus, unfunded capital projects, November CIP workshop, permit revenues and careful financial planning to make the transfers. The City Council asked staff for benchmarking on other communities; policy vs. reserves. Mayor Pandaleon reported that not all the money will be going into the ground, that there are a number of other items where resources are needed.

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

COUNCIL ACTION: Approval of an additional \$3 million transfer in FY2019 from the General Fund to the Capital Improvements Fund.

Alderman Rummel made a motion of approval of an additional \$3 million transfer in FY2019 from the General Fund to the Capital Improvements Fund, seconded by Alderman Moreno. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of the June 3, 2019 City Council Meeting Minutes**
- 2. Approval of the June 17, 2019 City Council Meeting Minutes**
- 3. Approval of the July 1, 2019 City Council Workshop Meeting Minutes**
- 4. Approval of the Check Register for May 25 – June 21, 2019**
- 5. Approval of a Three-Year Contract Extension with Lake Forest Bank and Trust for Banking Services**
- 6. Award of Contract with TKB Associates to Purchase Software and Services for an Electronic Content Management System as Budgeted in FY20 Capital Plan**
- 7. Approve Use of the Remaining \$170,460 Water Plant Project Contingency for a Three-Year Extended Performance Warranty with GE/Suez (Year 1 & 2 Paid from Project Contingency of \$64,000), Analysis & Oversight of Said Warranty with Design Engineer Strand Associates**

(\$16,750), Extension of a Driveway Concrete Wall with Shroeder Concrete (\$32,000), and Driveway Resurfacing with Schroeder Asphalt (\$65,000)

- 8. Approval of a Contract with Baxter & Woodman Consulting Engineers to Provide Phase I Engineering Design Services for the Waukegan Road and Westleigh Intersection Improvements Project in an Amount not to Exceed \$75,000**
- 9. Request City Council Approval for a Five-Year Extension of the Current Landfill Disposal Fee Agreement with Advanced Disposal**
- 10. Ratification of a Purchase of a Police Marked Vehicle Previously Approved by Both the Finance and Public Works Committee Chairmen, to Morrow Brothers Ford in the Amount of \$35,985**
- ~~11. Waiver of Procedures and Approval of All City Expenditures and New Asphalt Contractor Recommendation for the Waukegan Road Sidewalk Replacement Project to Peter Baker & Sons in the Amount of \$429,308.~~**
- 12. Consideration of an Ordinance Approving a Recommendation from the Building Review Board. (First Reading and if Desired by the City Council, Final Approval)**
- 13. Consideration of an Ordinance Approving a Recommendation from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)**
- 14. Approval of the City of Lake Forest member contribution funding for the closing, design and renovation costs associated with the purchase of the North Suburban Special Recreation Association facility**

COUNCIL ACTION: Approval of the thirteen (13) Omnibus items as presented

Mayor Pandaleon stated that item #11 will be removed and heard at the August 5 City Council meeting. He asked members of the Council if they would like to remove any item or take it separately. Seeing none, he asked for a motion to approve the thirteen (13) Omnibus items as presented.

Alderman Buschmann made a motion to approve the thirteen (13) Omnibus items as presented, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Preschlack, Goshgarian, 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

- 1. Authorization for the City to Participate in a Pilot Community Solar Program and Engage MC Squared Energy Services, LLC, in a Community Solar Subscription Agreement.**

Mike Strong, Assistant to the City Manager, reported that City Staff is requesting approval of a Pilot Community Solar Project Subscription Agreement with MC Squared Energy Solutions, to authorize the enrollment of a municipal Commonwealth Edison account in Community Solar.

During a recent meeting of the North Shore Electricity Aggregation Consortium (“NSEAC”), the City learned of an opportunity to participate in the ***first and only*** constructed and available Community Solar facility in Illinois. MC², a local energy broker for WCP Solar – the first and only current operational Community Solar facility in Illinois – solicited the NSEAC to participate in a Pilot Community Solar Subscription Program for member municipalities. MC² has worked with the City of Lake Forest in the past, managing the City’s first municipal electric aggregation program back in 2012.

Mark Pruitt gave a brief overview of current subscription/terms. While the exact volume of subscription credits available to the City will depend on how many other communities participate, the City anticipates that an annual allocation of about 130,000 kilowatt-hours (kWh) per year will be available

Mr. Strong reported Council is asked to consider City Hall’s ComEd account for a subscription in this program, which would result in a net savings of between \$17,140 and \$20,660 through credit-incentives over the life of the twenty year subscription

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

COUNCIL ACTION :If the City Council is supportive of participating in the pilot program, City staff requests the following two actions:

- 1. Approval of an Agreement, subject to final review by the City Attorney and City Manager, with MC Squared Energy Services, LLC, in an amount estimated at \$9,297 per year to participate in a Pilot Community Solar Subscription Program; and**

Alderman Beidler made a motion to approve of an Agreement, subject to final review by the City Attorney and City Manager, with MC Squared Energy Services, LLC, in an amount estimated at \$9,297 per year to participate in a Pilot Community Solar Subscription Program, seconded by Alderman Goshgarian. The following voted “Aye”: Aldermen Beidler, Morris, Newman, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted “Nay”: None. 8- Ayes, 0 Nays, motion carried.

AND

- 2. Approval to enroll the City Hall ComEd Account in the Pilot Community Solar Subscription Program (Approve by Motion)**

Alderman Preschlack made a motion to approving to enroll the City Hall ComEd Account in the Pilot Community Solar Subscription Program, seconded by Alderman Buschmann. The following voted “Aye”: Aldermen Beidler, Morris, Newman, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted “Nay”: None. 8- Ayes, 0 Nays, motion carried.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Moreno made a motion to adjourn, seconded by Alderman Beidler. Motion carried unanimously by voice vote at 9:35 pm.

Respectfully Submitted
Margaret Boyer, City Clerk

*Proceedings of the Monday, July 15, 2019
Regular 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.