

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Tuesday, February 21, 2023
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL: Honorable Mayor Pandaleon called the meeting to order at 6:30p.m, and Deputy City Clerk Joyce Reda called the roll of Council members.

Present: Honorable Mayor Pandaleon, Alderman Morris, Alderman Novit, Alderman Rummel, Alderman Notz, Alderman Preschlack, Alderman Goshgarian, and Alderman Weber

Absent: Alderman Buschmann

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Pandaleon stated that the City's Triple AAA Bond rating was recently reaffirmed by Moody's Bond Ratings.

Mayor Pandaleon stated that the City is working with State Senator Julie Morrison and the City Attorney to correct a state statute that allows litigators to name those people who make comments during a public meeting to be called as defendants in that litigation. He is hopeful that the language will be changed in the next few weeks.

COMMENTS BY CITY MANAGER

A. Community Spotlight

- **Dr. Jill Baren, President Lake Forest College**

City Manager Jason Wicha introduced Dr. Jill Baren, President of Lake Forest College, noting that she is Lake Forest College's fourteenth (14th) President.

Dr. Baren explained that her presence at City Council is a chance for the college to show that it is an intellectual and cultural asset to the City, and she encourages the residents of Lake Forest to take a deeper look into the opportunities and services that Lake Forest College offers. She noted the rankings of the college, an in-depth strategic framework and events that are coming up at the college. According to Dr. Baren, Lake Forest College is in the top 100 best liberal arts colleges in the country and number two in the country for social mobility.

Dr. Baren shared the ways the college continues to invest in the residents of Lake Forest with public lectures, an art gallery, music concerts, theater productions, summer classes, adult, and community education.

The City Council thanked Dr. Baren for her work in continuing the excellence of Lake Forest College.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

Mayor Pandaleon then asked if there was anyone who would like to address the Council.

David Tanaka offered his opinion to Council , noting Metra’s plan to install crossover switches, north of the Telegraph Road Train Station.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of February 6, 2023, City Council Meeting Minutes**
- 2. Approval of an Illinois Department of Transportation Resolution Appropriating \$1,500,000 in Motor Fuel Tax (MFT) Funds to be used for the 2023 Annual Pavement Resurfacing Program**
- 3. Approval of a Public Works Committee Recommendation for an Award of Bid to Efraim Carlson & Son for the Police Department Break Room Renovation Project in the Amount of \$88,825 to Include a Project Contingency in the Amount of \$11,175, for a Grand Total Amount of \$100,000**
- 4. Approval to Award a Contract to ZENON Environmental Corporation to Purchase 432 Replacement Membrane Modules Included in the FY '24 Budget, in the amount of \$266,500 and \$15,500 for On-Site Technical Support, for a Total of \$282,000**
- 5. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)**
- 6. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit to Allow a Berm Exceeding Seven Feet in Height on a Residential Property at 934 Longwood Drive, Adjacent to the Railroad Tracks. (If desired by the Council, Waive First Reading and Grant Final Approval of the Ordinance.)**

COUNCIL ACTION: Approve the six (6) omnibus items as presented.

Mayor Pandaleon asked members of the Council if they would like to remove any item or take it separately. Seeing none, he asked for a motion.

Alderman Preschlack made a motion to approve the six (6) Omnibus items as presented, seconded by Alderman Weber. The following voted “Aye”: Alderman Morris, Novit, Rummel, Notz, Preschlack, Goshgarian, and Weber. The following voted “Nay”: none. 7-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.

OLD BUSINESS

- 1. Review of contracts, bids, and financing options for Deerpath Park Athletic Field Improvement Project. Consideration to approve contracts and bids for the Deerpath Park Athletic Field Improvement Project, If desired, City Council may consider a resolution expressing intent to issue bonds for the project.**

Mayor Pandaleon introduced Chuck Myers, Superintendent of Parks & Forestry, to give a presentation on the reviews of bids and financing options for the Deerpath Park Athletic Field Improvement Project.

Mr. Myers provided the City Council with an update on the Project that included a timeline that highlighted the start of the Parks and Recreation Master Plan in June of 2019. He stated that over fifteen city staff

members from multiple departments contributed to the project. Mr. Myers thanked the City Manager's Advisory Group and introduced Jim Lockfeer, Assistant to the Director of Public Works, to highlight construction management for the project. Mr. Lockfeer reported that the RFP process was very in-depth and competitive. He stated that Nicholas & Associates was selected due to their experience with over 50 large-scale turf projects.

Mr. Myers then gave a project overview of costs, highlighting a total base construction cost of \$12,891,483. Amenities, such as, a north restroom/concessions/pavilion building, a south restroom/pavilion building, a maintenance garage, playground/fitness stations, a boardwalk, crushed stone path, and additional landscaping, that will be \$3,104,460.

Elizabeth Holleb, Director of Finance explained the project financing recommendations. She stated that four million would come from the FY23 Operating Surplus, \$435,827 would come from the Parks and Public Land Fund and finally, the remaining amount of \$8.89-\$12 million would be financed through a General Obligation Bond Issue.

Mr. Myers then concluded his overall cost summary of the project and City Manager Jason Wicha asked City Council for any questions.

The City Council had discussion with staff on various topics related to the athletic field that included amenities, pension liabilities, board and commission recommendations, material durability, debt per household, performance bonds, the impact on bond ratings, and the financial and physical impact on outside entities.

Mayor Pandaleon asked if anyone from the public would like to address the Council.

Mary Matthews offered comments to City Council in opposition of the Deerpath Park Athletic Turf Improvement Project, noting PFA concerns.

Alexander LaCasse offered comments to City Council in favor of the Deerpath Park Athletic Turf Improvement Project, noting his personal experience playing Lacrosse on the fields.

Brian Dacy offered comments to City Council in favor of the Deerpath Park Athletic Turf Improvement Project, noting his appreciation for the proactive approach taken by the City.

Marc Silver provided comments to City Council in favor of the Deerpath Park Athletic Turf Improvement Project, noting the thorough process and clear benefits to the City.

Sebastian Carrillo provided comments to City Council in favor of the Deerpath Park Athletic Turf Improvement Project, noting his personal experience with the fields.

Graydon Rother offered comments to City Council in favor of the Deerpath Park Athletic Turf Improvement Project, noting his personal experience with the fields.

Lynne Hans asked the Council if the restrooms will be heated in the winter.

Kate Rother offered comments to City Council in favor of the Deerpath Park Athletic Turf Improvement Project, noting the importance of approving the base plan including all amenities.

Diane Casudo asked the Council about the sustainability of the turf field and the maintenance it will take in the future.

Mayor Pandaleon stated that the turf field will require maintenance in 10-15 years, only on the rug and the infill. He also added that revenue gained will be allocated for maintenance and future replacement.

Members of the City Council offered their opinions and had lengthy discussion regarding transparency from City staff during the project, efficiency of the citizen advisory group, borrowing costs, traffic concerns, environmental concerns, and maximizing playability.

Mayor Pandaleon asked for a motion to consider the eight separate action items relating to Deerpath Park Athletic Field Improvement Project as a single omnibus vote.

Alderman Preschlack made a motion to consider the eight separate action items relating to Deerpath Park Athletic Field Improvement Project as a single omnibus vote, seconded by Alderman Notz. Motion carried unanimously by voice vote.

Mayor Pandaleon read the following:

COUNCIL ACTIONS:

Consideration to approve contracts and bids for the Deerpath Park Athletic Field Improvement Project. The contracts and bids presented below represent the full cost for the base project plus all additional amenities to show the full scope of the project. Council will consider what (if any) additional amenities to include and the amounts will be adjusted to match that preference.

- 1. Award of contract with Nicholas & Associates for \$11,541,172**
 - 2. Award of contract with Hitchcock Design Group for \$115,500**
 - 3. Award of bid with Midwest Sports Turf (TIPS Co-op) for \$3,450,000**
 - 4. Award of bid with Keeper Goals (TIPS Co-op) for \$176,035**
 - 5. Award of bid with Musco (Sourcewell Co-op) for \$813,900**
 - 6. Award of bid with Poligon (Sourcewell Co-op) for \$113,000**
 - 7. Award of bid with Landscape Structures (Sourcewell Co-op) for \$222,263**
 - 8. Consider a Resolution expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of one or more obligations to be issued by the City of Lake Forest, Lake County, Illinois**
- Total: \$16,431,870 (Includes Tennis/Pickleball Courts)**

Alderman Goshgarian made a motion to approve the eight action items relating to the Deerpath Park Athletic Field Improvement Project as presented, seconded by Alderman Preschlack. The following voted "Aye": Alderman Notz, Preschlack, Goshgarian, Weber, and Morris. The following voted "Nay": Alderman Novit and Rummel. 5-Ayes, 2-Nays, motion carried.

Mayor Pandaleon announced the Deerpath Park Athletic Turf Improvement Project is an example of how the community works through challenging issues and comes to a resolution where all input made the project better.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

Alderman Weber noted her appreciation for the Water Plant after touring the facility recently.

ADJOURNMENT

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There being no further business Mayor Pandaleon asked for a motion. Alderman Novit made a motion to adjourn, seconded by Alderman Weber. Motion carried unanimously by voice vote at 9:19 p.m.

Respectfully Submitted,
Joyce Reda, Deputy 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. Click on I Want To, then click on View, then choose Archived Meetings Videos.