

**VILLAGE OF RIVER FOREST
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES
February 26, 2018**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, February 26, 2018 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Henek, Vazquez, Gibbs, and Corsini,

Absent: Trustees Conti and Cargie

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Management Analyst Jon Pape, Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Finance Director Joan Rock, Assistant Finance Director Cheryl Scott, Public Works Director John Anderson, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

Susan Altier, 12 Ashland Avenue, stated the Village Board of Trustees approved Madison Street TIF which froze the 2015 equalized assessed value (EAV) which prevents the Village and other taxing bodies from assessing tax revenue on any improvement or growth of EAV for any properties within the TIF district for the life of the TIF. She noted that the plan for the North Avenue TIF which contains a larger number of properties is already underway. She stated that the only way to increase tax revenue is to increase the tax levy percentage for all River Forest property owners. Ms. Altier said she believes that the tax levy unanimously passed by the Board on December 11, 2017 is the maximum allowed without having to go to a referendum. She discussed the approval of a loan for the Madison Street TIF from surplus Village funds, closed session for the discussion of the purchase of property, lack of publicizing a public hearing, and the order of items for approval on the agenda. She indicated that she did not doubt that the letter of the law was followed but expressed concerns regarding transparency. She requested answers to the following questions: 1) Since the February 16th hearing date and time was set as of February 8th, why was it not included in the list of upcoming meetings in the Village Administrator Palm's memo in the meeting packet? 2) Based on the communications the bond funds are being used for street improvements over the next two years, why the rush to pull together a special meeting of the Board at 3:30 on a Friday afternoon rather than schedule it in a regular meeting? How is it that the ordinance for the amendment of the budget that is dependent upon these bond funds voted on as a part of the consent agenda prior to the vote on the ordinance to issue the bonds? She stated that it should have been pulled out of the consent agenda and voted on after the ordinance. 3) In the Village Administrator Palm's memo dated February 23, 2018 regarding the debt service extension base (DSEB) bond ordinance which is to be voted on at this meeting, it states "After some additional procedural items on Monday, bond counsel will

update the ordinance for your review and approval on Monday night.” What are those procedural items that will occur and what changes were made to the Ordinance that was in the packet and will those be clarified in tonight’s discussion? 4) Are there any restrictions placed on the usage of the \$500,000 in bonds, and specifically can they be loaned to the Madison Street TIF fund to buy property? Could the bond funds legally be used to purchase the single family home at 10 Lathrop where a “for sale” was posted around the time of the February 12th executive session regarding the potential purchase of real property or any other property?

President Adduci stated that the Village will respond in writing to ensure that a thorough and accurate response is provided to Ms. Altier. She explained that many of things she has seen are procedural in nature. She said that the Village elected officials run for office because they care for the community. She stated that they use their best judgement and best intentions to better the community.

4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

Trustee Corsini thanked everyone for coming. She reported that on February 17th she, President Adduci, Trustee Vazquez, Assistant Village Administrator Scheiner, and Village Administrator Palm attended the West Central Municipal Conference (WCMC) legislative breakfast. She said it was well attended and reported that the Legislative Agenda was reviewed and is available online at WCMC’s website. She explained that at the breakfast some local, state and federal officials meet to discuss the pressing issues that state and local governments are facing. She said she and Trustee Gibbs attended the February 18th meeting regarding the North Avenue TIF. Trustee Corsini complimented Village Administrator Palm on his presentation and discussed the business and resident TIF meetings. She said the meetings are great examples of what the Village does to get citizen involvement in the decision making process and noted that it provides an opportunity for people to comment and ask questions. Trustee Corsini said she got an email from the Sustainability Committee regarding different events that are coming up and requested that these events be listed on the Village calendar. Management Analyst Pape stated that the events will be included in Friday’s e-news. Trustee Corsini expressed condolences to former Village Clerk Sharon Halperin on the loss of her mother and mother-in-law.

Trustee Vazquez invited and reminded all to attend Oak Park River Forest High School’s (OPRFHS) Imagine community meeting in the school’s south cafeteria. He stated that it will be a more informal setting with four groups each in a corner of the cafeteria with information regarding the observations that have been gathered. He noted that there are no solutions yet and they are still in the observation stage. He announced that two other meetings will be held in the spring. Trustee Vazquez stated that he attended the North Ave TIF meeting on February 22, 2018 and reported that approximately 25 people attended. He said it was a very informative meeting and he received positive feedback about it. He encouraged the public to go to the web page dedicated to the North Avenue TIF.

Village Clerk Brand-White stated she attended the OPRFHS performance of *Hairspray*. She praised the performance and encouraged others to see it.

Trustee Henek stated she attended the February 22nd TIF meeting and complimented Village Administrator Palm on his presentation. She also encouraged the public to attend the meetings

and ask questions. She complimented President Adduci for her participation on a panel at the Leadership Lab.

Trustee Gibbs also complimented Village Administrator Palm on the TIF meeting presentations. He stated that some residents had concerns regarding the corridor study on North Avenue that was performed nine years ago. President Adduci stated that she believes the intent is to try to dovetail efforts with the Comprehensive Plan. Trustee Gibbs suggested that if the study update is moved forward more residents will be comfortable with the plan. He said the TIF meetings are a good idea and provide face time with the residents. He said that it's good to see the Boy Scouts of America represented at the Village Board meeting.

President Adduci said she attended Leadership Lab which was sponsored by the Community Foundation. She stated that she plans to attend the Green Gala and the showing of the film by a Roosevelt student. She also complimented Village Administrator Palm regarding the TIF meetings and noted that the Village is following through on its promise for more outreach.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – February 12, 2018
- b. Special Village Board Meeting Minutes – February 16, 2018
- c. Executive Session Meeting Minutes – February 12, 2018
- d. Budget Amendment for the Capital Equipment Replacement Fund (CERF), Madison Street TIF Fund and the Infrastructure Improvement Bond Fund – Ordinance
- e. Second Floor Village Hall Efficiency Improvements – Award Bid and Contract to Efraim Carlson & Son in the amount not to exceed \$137,800.00 for Construction Services
- f. Second Floor Village Hall Efficiency Improvements – Waive the Formal Bidding Process (due to government pricing) and Award Contract to Interiors for Business in the amount not to exceed \$224,693.24 for Work
- g. Village Administrator's Report

Trustee Gibbs made a motion, seconded by Trustee Henek, to approve the Consent Agenda in its entirety.

Roll call:

Ayes: Trustees Vazquez, Gibbs, Corsini, and Henek

Absent: Trustees Conti and Cargie

Nays: None

Motion Passes.

6. RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS

- a. Economic Development Commission – Appointment of Donna Fantetti-Slepicka (English-Dixon Vacancy)

President Adduci stated that she is asking the Village Board of Trustees to approve the appointment of Donna Fantetti-Slepicka to fill the vacancy created by Colette English-Dixon. She explained that Ms. English-Dixon has moved out of River Forest but hopes to return in the future.

In response to a question from Trustee Corsini, President Adduci stated that the appointment will be for the balance of Ms. English-Dixon's term.

Trustee Gibbs made a motion, seconded by Trustee Corsini, to appoint Donna Fantetti-Slepicka to the Economic Development Commission (English-Dixon vacancy) to serve the remainder of the term ending April 30, 2021.

Roll call:

Ayes: Trustees Vazquez, Gibbs, Corsini, and Henek

Absent: Trustees Cargie and Conti

Nays: None

Motion Passes.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

- a. An Ordinance providing for the issue of approximately \$500,000 General Obligation Limited Tax Bonds, Series 2018, of the Village, for the purpose of paying for public infrastructure projects within the Village, providing for the levy of a direct annual tax to pay the principal of and interest on the bonds, and authorizing the sale of said bonds to the purchaser thereof.

Trustee Corsini made a motion, seconded by Trustee Gibbs, to pass an ordinance providing for the issue of approximately \$500,000 General Obligation Limited Tax Bonds, Series 2018, of the Village, for the purpose of paying for public infrastructure projects within the Village, providing for the levy of a direct annual tax to pay the principal of and interest on the bonds, and authorizing the sale of said bonds to the purchaser thereof.

Village Administrator Palm noted that the steps taken leading into tonight have been handled correctly in regard to procedure and followed the letter of the law. He clarified that the budget amendment approved earlier is on the revenue side; therefore no expenditures have been authorized. He stated that the funds will be used for street improvement projects, not TIF-related expenses. He explained that in order to create a debt for TIF-related items, the Village would create a loan to itself or use alternative revenue bond and pledge TIF revenue to that. He noted that a general obligation debt would not be issued for TIF expenses. Village Administrator Palm indicated that the interest rates that have been set on the note are 2% and 2.15%. He stated he is happy to provide a copy of the Ordinance to the public once it has been completed.

Roll call:

Ayes: Trustees Vazquez, Gibbs, Corsini, and Henek

Absent: Trustees Cargie and Conti

Nays: None

Motion Passes.

9. EXECUTIVE SESSION

Trustee Gibbs made a motion, seconded by Trustee Henek, to adjourn into Executive Session for the purpose of discussing the price for lease of property owned by the Village.

Roll call:

Ayes: Trustees Gibbs, Vazquez, Corsini, and Henek

Absent: Trustee Cargie and Conti

Nays: None

Motion Passes.

Trustee Gibbs made a motion, seconded by Trustee Corsini, to return to the regular session of the Village Board of Trustees meeting.

Roll call:

Ayes: Trustees Vazquez, Corsini, Henek, and Gibbs

Absent: Trustee Cargie and Conti

Nays: None

Motion Passes.

President Adduci read a thank you note to the Village Board of Trustees from Monica Affleck for celebrating her 100th birthday and the proclamation that was passed in her honor.

In response to a question from Trustee Corsini, Village Administrator Palm stated that next Village Board of Trustees meeting will be held on March 12th and noted that it will be the only Village Board meeting held in March.

In response to a question from Trustee Corsini, Village Administrator Palm stated that the draft budget will be distributed in mid-March. In response to a question from Trustee Corsini, Village Administrator Palm stated that the public hearing will take place at the first meeting in April and the vote for approval will be at the second Village Board of Trustees meeting in April.

10. ADJOURNMENT

Trustee Corsini made a motion seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 7:51 p.m.


Roll call:

Ayes: Trustees Gibbs, Vazquez, Henek, and Corsini

Absent: Trustee Cargie and Conti

Nays: None

Motion Passes.


Kathleen Brand-White, Village Clerk