

CITY OF HIGHWOOD
COMMITTEE OF THE WHOLE MEETING
CITY COUNCIL CHAMBERS
Tuesday July 20, 2021 at 6:00 P.M.

MINUTES

CALL TO ORDER by Mayor Pecaro at 6:01 P.M.

1. Roll Call

Present: Aldermen Levi, Fiore, Peterson and Hospodarsky

Late Arrival: Alderman Slavin at 6:08 P.M.

Alderman Falberg at 6:22 P.M.

Also Present: City Manager Coren by phone, Assistant City Manager Martin, City Attorney Jablecki and Administrative Assistant Litjens

2. Public Hearing

2.1. Moved by Alderman Peterson and seconded by Alderman Fiore to open the Public Hearing for Annual Appropriation Ordinance for Fiscal Year 2021/2022. Council requested any public comments, there were none. Moved by Alderman Peterson and seconded by Alderman Fiore to close the public hearing. All present voting aye, by voice vote, motion carried.

2.2. Moved by Alderman Peterson and seconded by Alderman Fiore to open the public hearing for the Proposed First Amendment to Downtown Tax Increment Finance District. Phil McKenna of Kane, McKenna Capital Inc gave a presentation on the positive impact of extending the life of the TIF. Council requested any public comments, there were none. Moved by Alderman Slavin and seconded by Alderman Hospodarsky to close the public hearing. All present voting aye, by voice vote, motion carried.

3. Review of Minutes to be Approved

3.1. City Council: June 15, 2021
Minutes will be approved as presented at the Regular City Council Meeting.

3.2. Committee of the Whole: June 15, 2021
Minutes will be approved as presented at the Regular City Council Meeting.

4. Appointments (Mayor Pecaro)

5. Review of Bill Warrant List

5.1. 07/06/2021 AP Warrant List
The Warrant List will be approved as presented at the Regular City Council Meeting.

5.2. 07/20/2021 AP Warrant List
The Warrant List will be approved as presented at the Regular City Council Meeting.

6. Unfinished Business

7. New Business

7.1 Consideration of a Resolution Approving an ARC Application for Wall Signage at Noon O Kabab, Located at 242-244 Green Bay Road.
Council will approve the ARC's recommendation of one sign only. The applicant was expected at the meeting but was absent.

- 7.2 Consideration of a Resolution Approving an ARC Application for Fencing at Westover Townhomes, Located at 64-114 Westover Road.
This will be approved at the Regular City Council Meeting.
- 7.3 Consideration of a Resolution Approving an ARC Application for Wall, Window and Door Signage for Earth Renovations, Located at 51 Highwood Avenue.
This will be approved at the Regular City Council Meeting.
- 7.4 Consideration of a Resolution Approving an ARC Application for an Outdoor Seating Area at El Buren, Located at 331 Waukegan Avenue.
- 7.5 Notice of Issuance of Joint Review Board Written Recommendation to the Highwood City Council Relating to the Proposed First Amendment to the City of Highwood Downtown Tax Increment Financing District Redevelopment Plan and Project.
This will be approved at the Regular City Council Meeting.
- 7.6 Consideration of a Motion Authorizing the City Manager to Execute a Lease Extension with Sandy Pope and Hydra Electric Tattoo to Lease the Commercial Space in the Highwood Train Station.
This will be approved at the Regular City Council Meeting.
- 7.7 A Discussion on the April 2021 Treasurer's Report.
It was noted that the City has remained strong during the Covid 19 Pandemic.
- 7.8 Consideration of a Motion Authorizing the City Manager to Enter into an Agreement with HomeStar Restoration Group to Install a New Roof and Repair Mortar Filler in the Brick at the Highwood Water Plant in an Amount not to Exceed \$30,000.
This will be approved with the waiving of competitive bidding at the Regular City Council Meeting.
- 7.9 Consideration of a Motion Authorizing the City Manager to Sign an Engagement Letter with Bernardi Securities to Underwrite General Obligation Bonds in the amount of \$10,000,000.
This will be approved at the Regular City Council Meeting.
- 7.10 Consideration of a Motion Authorizing the City Manager to Enter into an Agreement with Ice Miller, LLC to Provide Bond and Disclosure Services to the City of Highwood for the 2021 Bond Issuance.
This will be approved at the Regular City Council Meeting.
- 7.11 Consideration of a Motion Authorizing the City Manager to Execute an Agreement with Kane, McKenna Capital Inc to Provide Financial Advisory Services to the City of Highwood Related to the Bond Issuance Related to the TIF Extension at an Amount not to Exceed \$25,000.
This will be approved at the Regular City Council Meeting.
- 7.12 Consideration of an Ordinance of the Annual Appropriation of the City of Highwood, Illinois, for the Fiscal Year Beginning May 1, 2021 and Ending April 30, 2022.
This will be approved at the Regular City Council Meeting.
- 7.13 Consideration of an Ordinance for Salary and Compensation for the City of Highwood for the FYE 2022 Budget Year.
This will be approved at the Regular City Council Meeting.
- 7.14 Consideration of a Motion Authorizing the City Manager to Enter into an Agreement with FGM Architects to Complete a Feasibility Study on Converting the Existing Public Works Facility for Use as a City Hall and Police Department, in an Amount not to Exceed \$25,000.
This will be approved at the Regular City Council Meeting.

- 7.15 A Review of a Map on Development within the TIF District in Highwood and a Discussion on the Inventory of Properties.
This item will be tabled to a future meeting.
- 7.16 Consideration of an Ordinance Authorizing the Mayor and Clerk to Execute a Real Estate Contract for the Purchase of 460 Green Bay Road, Highwood, Illinois.
This will be approved at the Regular City Council Meeting.
- 7.17 Consideration of a Motion Approving a Letter of Intent for the Properties at 420 and 424 Sheridan Road.
This will be approved at the Regular City Council Meeting.

8. Executive Session (If Necessary)

Moved by Alderman Falberg and seconded by Alderman Fiore to move into Executive Session per section 2-C-2. Mayor Pecaro called Executive Session to order at 6:47 P.M. and adjourned Executive Session at

9. Any Action Necessary Coming Out of Executive Session

Moved by Alderman Fiore and seconded by Alderman Hospodarsky to reconvene the Committee of the Whole meeting. All present voting aye, by voice vote, motion carried. Mayor Pecaro reconvened the meeting at 7:12 P.M.

10. Adjournment

Moved by Alderman Fiore and seconded by Alderman Hospodarsky to adjourn the meeting. All present voting aye, by voice vote, motion carried. Mayor Pecaro adjourned the meeting at 7:22 P.M.