

**REPORT OF PROCEEDINGS  
OF THE  
REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF NORTHFIELD  
TUESDAY, March 21, 2023**

As provided by public notice, the Village Board of the Village of Northfield met in the Council Chambers of the Village Hall immediately following the Public Hearing on Tuesday, March 21, 2023, for the Regular Board meeting. The meeting was called to order by President Greg Lungmus at 8:30 PM. The Village Clerk took the roll call.

PRESENT:   President       Greg Lungmus  
  
                  Trustees       Barnaby Dinges  
                                  Tom Whittaker  
                                  Matt Galin  
                                  Tracey Mendrek  
                                  Charles Orth

ABSENT:                   Todd Fowler

ALSO PRESENT:           Attorney Buzz Hill

**CONSENT AGENDA ITEMS**

Village President asked the Clerk to read the Consent Agenda items into the record. Those were reported as follows:

1.     Approve the Report of Proceedings from the February 21, 2023 Village Board meeting
2.     Bills and Disbursements from February 1, 2023 to February 28, 2023, in the amount of \$601,749.42

Trustee Whittaker made a motion, seconded by Trustee Mendrek to approve Consent Agenda items 1 through 2.

President Lungmus asked if there were any Board members who wanted to comment on this matter.

President Lungmus asked if any member of the public wanted to comment on this matter. There was none.

President Lungmus requested a roll call vote to approve the consent agenda.

AYES: Whittaker      NAYS: 0      ABSTAIN: Dinges      ABSENT: Fowler  
Galín  
Mendrek  
Orth  
Lungmus

**CONSIDERATION OF AN ORDINANCE AMENDING APPENDIX D, TO REFLECT A 2.5% CHANGE TO THE WATER AND SEWER RATES, EFFECTIVE MAY 1, 2023**

Trustee Orth made a motion, seconded by Trustee Mendrek, for the consideration of an ordinance amending Appendix D, to reflect a 2.5% change to the water and sewer rates, effective May 1, 2023.

Finance Director Morley stated the proposed FY2023/24 budget calls for the implementation of a 2.5% increase in the water/sewer rate. The proposed increase is necessary due to increases in operational, equipment, and water procurement from the Village of Winnetka.

If approved, the new rate would take effect May 1, 2023, as follows:

- Water/sewer rate from \$11.03/100 cubic feet to \$11.30/100 cubic feet
- Water-only rate from \$7.90/100 cubic feet to \$8.10/100 cubic feet
- Sanitary sewer rate for commercial properties outside the Village from \$9.38/100 cubic feet to \$9.61/100 cubic feet
- Minimum water and sanitary sewer rate from \$40.42 to \$41.43/month
- Minimum water-only rate from \$28.98 to \$29.70/month
- Sanitary sewer only rate from \$45.57 to \$46.71/month.

President Lungmus asked if there were any Board members who wanted to comment on this matter.

Trustee Galin stated that there is a feeling among residents that the water/sewer rates are increasing all the time. He asked that the Board be sensitive to this and honor the commitment that next year an analysis of the cost savings of the water meter replacement project be reviewed before any rate changes are proposed. He noted that he understood that the data did not exist for this type of analysis this year.

Trustee Orth commented that he agreed with Trustee Galin.

President Lungmus asked if any member of the public wanted to comment on this matter. There was none.

President Lungmus requested a roll call vote to approve an ordinance amending Appendix D, to reflect a 2.5% change to the water and sewer rates, effective May 1, 2023.

AYES: Dinges      NAYS: 0      ABSTAIN:      ABSENT: Fowler  
Whittaker  
Galín

Mendrek  
Orth

**CONSIDERATION OF A \$162,864 SUPPLEMENTAL AGREEMENT FOR LAND ACQUISITION SERVICES, FROM PATRICK ENGINEERING, FOR THE HAPP ROAD PHASE II PROJECT**

Trustee Mendrek made a motion, seconded by Trustee Whittaker, to consider a \$162,864 supplemental agreement for land acquisition services, from Patrick Engineering, for the Happ Road Phase II project.

Village Manager Sigman stated that over the past several years, the Village has been working with Cook County, under an Intergovernmental Agreement (IGA), to complete the Phase II engineering associated with the Happ Road project. On August 17, 2021, the Village Board awarded the Phase II Engineering and Land Acquisition Services contract to Patrick Engineering in the amount of \$963,607. Under this (IGA), the Village serves as the lead agency and is responsible for overseeing all aspects of the Phase II work with Patrick Engineering – except land acquisition. Since all parcels are being acquired in the County’s name, the County has been acting as the lead on that work and they will pay landowners directly for the easement or land. As stated in the IGA, the County is responsible for reimbursing the Village for an “estimated” \$495,000 in project costs and covering 100% of the land acquisition settlement costs. The balance of \$455,000 is covered by the Village’s STP (Federal Highway Administration - FHWA) grant.

As part of the Phase II work, it was determined that numerous additional parcels need to be acquired for both temporary and permanent easements. The proposed supplemental contract includes additional highway plats for the proposed ROW and easements for eight (8) additional parcels, which are needed for the following reasons:

1. Differences discovered in the existing ROW from Phase I along Happ Road,
2. Additional area needed to provide for proper separation of the bike path so that a physical barrier would not be needed between the bike path and the roadway, and
3. The conversion of some areas of Village-owned to County-owned property.

The supplemental contract work includes geometric revisions to the roadway between Orchard Lane and Willow Road to accommodate the proper bike path offsets; revisions to the intersection design study (IDS) at Willow Road; preparation of a Phase I Addendum to process the above changes with IDOT; revisions to the maintenance of traffic plans to revise the detour timeframes and durations to address local concerns; and updates to the lighting plans to address local needs.

The proposed supplemental contract adds \$162,864 to the total project cost. All of these additional costs will be covered by Cook County under the existing IGA. As written, the IGA does not need to be amended to cover this expanded scope. Cook County has reviewed the agreement and concurs with the proposed work scope and costs.

President Lungmus asked if there were any Board members who wanted to comment on this matter.

Trustee Mendrek asked if there was a certain area that was missed or more like little slivers of land in multiple locations. Village Manager Sigman replied that it was little slivers in multiple locations but also some weird platting. She noted that for example Orchard Lane is not a platted roadway but never dedicated as a right of way.

Trustee Galin inquired if any of the land acquisition was residential. Village Manager Sigman replied that there were residential parcels but did not believe any of them required a permanent taking. Some will require temporary construction easements and most will be due to the elevation of the road changing the driveway pitch so an easement will be needed in order for the driveway to connect smoothly to the roadway.

President Lungmus asked if any member of the public wanted to comment on this matter. There was none.

President Lungmus requested a roll call vote to approve a \$162,864 supplemental agreement for land acquisition services, from Patrick Engineering, for the Happ Road Phase II project.

AYES: Dinges            NAYS: 0            ABSTAIN:            ABSENT: Fowler  
Whittaker  
Galín  
Mendrek  
Orth

**CONSIDERATION OF THE APPROVAL OF PURCHASING TWO (2) 2023 FORD UTILITY INTERCEPTOR POLICE PURSUIT VEHICLES FOR \$84,875, INCLUDING OPTIONS, FROM MORROW BROTHERS OF GREENFIELD, IL**

Trustee Orth made a motion, seconded by Trustee Galin, to consider the purchase of two (2) 2023 Ford Utility Interceptor Police Pursuit Vehicles for \$84,875, including options, from Morrow Brothers of Greenfield, IL.

Police Chief Lustig remarked that the Police Department has seven (7) marked vehicles for patrol activities and three (3) unmarked cars assigned to the Chief, Deputy Chief, and Detective. The Village's Equipment Replacement Plan (ERP) Budget includes these vehicles as they become eligible for replacement. As part of the budget process, the ERP is reviewed annually to make fiscally responsible recommendations for replacing vehicles and equipment. Many factors are considered including age, mileage, hours of operation, vehicle condition, maintenance record, special needs, and function. Replacement decisions are never based solely on age or schedule. For FY2022/23 and FY2023/24, three vehicles in the Police Department are scheduled to be replaced. Over the past several years, the Village has continued to struggle with supply chain issues and the procurement of police cars. With only a few weeks left in the fiscal

year, and while there is availability, staff is recommending that the Village proceed with purchasing the two cars budgeted for this fiscal year and the one car planned in next year's budget. Staff recommends that the Village Board approve the purchases of these three vehicles for \$125,547.00 and the amount budgeted for these replacements in the FY2022/23 and FY23/24 Budgets is \$150,000.

Squad #3 - Is a 2019 Ford Police Interceptor SUV with 67,373 actual miles and 14,586 hours of run-time for a total engine mileage equivalency (TEME) of 291,720 miles. Car #24 is a 2016 Chevy Impala with a TEME of 243,325 miles. Based on the TEME and the only "fair" condition rating of the engine and transmission, staff recommends removing this vehicle from police patrol service and reassigning it to the Building Department to replace Staff Car #24. Staff car #24 would then be sold or used for trade-in.

Squad #5 - Is a 2020 Ford Police Interceptor SUV with 29,781 actual miles and 8,622 hours of run-time for a total engine mileage equivalency (TEME) of 202,221 miles. Car #26 is a 2016 Chevy Impala with a TEME of 295,125 miles. Based on the TEME and the only "fair" condition rating of the engine and transmission, staff recommends removing this vehicle from police patrol service and reassigning it to replace Staff Car #26. Staff Car #26 would then be sold or used for trade-in.

Squad #6 - Is a 2019 Ford Police Interceptor SUV with 64,115 actual miles and 16,494 hours of run-time for a total engine mileage equivalency (TEME) of 393,995 miles. Detective Car #8 is a 2014 Chevy Impala with a TEME of 366,700 miles. Based on the TEME and the only "fair" condition rating of the engine and transmission, staff recommends removing this vehicle from police patrol service and reassigning it to replace Detective Car #8. Detective Car #8 would then be sold or used for trade-in.

Squads #3 and #6 are proposed to be replaced with 2023 Ford Utility Interceptor AWD Police Pursuit Vehicles (PPV). Suitable replacements for the two vehicles are available from Morrow Brothers, of Greenfield, IL, at a total cost of \$84,875.00. Staff has reviewed these vehicles' specifications and determined that the available cars meet or exceed our specific requirements/specifications.

President Lungmus asked if there were any Board members who wanted to comment on this matter.

President Lungmus asked if any member of the public wanted to comment on this matter. There was none.

President Lungmus requested a roll call vote to approve the purchase of two (2) 2023 Ford Utility Interceptor Police Pursuit Vehicles for \$84,875, including options, from Morrow Brothers of Greenfield, IL.

AYES: Dinges  
Whittaker  
Galín

NAYS: 0

ABSTAIN:

ABSENT: Fowler

Mendrek  
Orth

**CONSIDERATION OF THE APPROVAL OF PURCHASING ONE (1) 2023 FORD UTILITY INTERCEPTOR POLICE PURSUIT VEHICLE FOR \$40,672, INCLUDING OPTIONS, FROM HIGHLAND PARK FORD OF HIGHLAND PARK, IL**

Trustee Whittaker made a motion, seconded by Trustee Dinges, to consider the purchase of one (1) 2023 Ford Utility Interceptor Police Pursuit Vehicle for \$40,672, including options, from Highland Park Ford of Highland Park, IL.

Police Chief Lustig remarked that Squad #6 is proposed to be replaced with a 2023 Ford Utility Interceptor AWD Police Pursuit Vehicle (PPV) which is available from Highland Park Ford, of Highland Park, IL, at \$40,672, including options.

President Lungmus asked if there were any Board members who wanted to comment on this matter.

President Lungmus asked if any member of the public wanted to comment on this matter. There was none.

President Lungmus requested a roll call vote to approve the purchase of one (1) 2023 Ford Utility Interceptor Police Pursuit Vehicle for \$40,672, including options, from Highland Park Ford of Highland Park, IL.

AYES: Dinges      NAYS: 0      ABSTAIN:      ABSENT: Fowler  
Whittaker  
Galín  
Mendrek  
Orth

**CONSIDERATION OF THE APPROVAL OF AN ORDINANCE DECLARING EXISTING STAFF CAR #24, STAFF CAR #26, AND DETECTIVE CAR #8, AS SURPLUS AND AUTHORIZE STAFF TO DISPOSE OF THESE VEHICLES ACCORDING TO LAW**

Trustee Orth made a motion, seconded by Trustee Galin, to consider an ordinance declaring existing Staff Car #24, Staff Car #26, and Detective Car #8, as surplus and authorize staff to dispose of these vehicles according to law.

Police Chief Lustig remarked that staff recommended declaring existing Staff Car #24, VIN 2GIWD5E39G1117050, Staff Car #26, VIN 2GIWD5E33G1117707, and Detective Car #8, VIN 2GIWD5E34E1184068 as surplus and dispose of these vehicles in a manner according to law.

President Lungmus asked if there were any Board members who wanted to comment on this matter.

President Lungmus asked if any member of the public wanted to comment on this matter. There was none.

President Lungmus requested a roll call vote to approve an ordinance declaring existing Staff Car #24, Staff Car #26, and Detective Car #8, as surplus and authorize staff to dispose of these vehicles according to law.

AYES: Dinges      NAYS: 0      ABSTAIN:      ABSENT: Fowler  
Whittaker  
Galín  
Mendrek  
Orth

**PUBLIC COMMENT**

*Administration*

Village Manager Sigman wished President Lungmus a happy birthday. She pointed out that the supplier of the new chairs in the Board Room has agreed to resolve the quality issues with them.

*Community Development Department & Building Department*

Community Development Director Gutierrez stated on March 6<sup>th</sup>, the Plan & Zoning Commission voted unanimously to recommend approval of a two-lot subdivision at 2260 & 2284 Bracken Lane. One of the conditions of their recommendation was that an existing garage and shed on the newly created lot at 2284 Bracken be removed, so as not to create a non-conforming lot. This must be done before it is placed on a Village Board agenda for final action but is anticipated that this be ready for the Board for their consideration in April.

*Finance Department*

Finance Director Morley said the Board had the January 31, 2023 financial report. The General Fund had a net surplus of \$61,141 against a planned deficit of \$399,382. This is \$460,000 higher than planned. Revenues continue to come in better than anticipated. Our tax revenues are based on IML forecasts and it is hoped that this positive trend will continue into the upcoming year. The Water/Sewer Revenue Fund ended with a surplus of \$998,071 against a budget of \$388,709, so approximately 5% higher than budget. Half of this is due to an IRMA reimbursement that was budgeted. The expenses are low due to capital projects coming lower than budgeted and lower water purchases. There has been a decline in gallons purchased from Winnetka over this past year by 18%. Cash and investments are \$15,245,641.

*Fire-Rescue & Public Works Departments*

Fire Chief Nystrand noted that since last month, the department responded to 87 calls for service including a house fire in Highland Park and an apartment building fire in Evanston. For the next 2 weeks, the department will be participating in a multi-agency training exercise in

Glenview. It is the first time in Illinois that live fire training will be allowed in a high-rise structure. He believed it would be at one of the Allstate buildings but did not have the exact address at that time. The department continues to train on Saturdays with their neighbors at the training tower. There has been an uptick in COVID calls for service.

Public Works Director Nystrand stated that Public Works had been busy with a couple of snow events, removing dead trees, fixing broken fire hydrants, maintenance on the sanitary sewer system, and repairing broken water mains.

*Police Department*

Chief Lustig remarked that they had met with New Trier that day to discuss graduation plans and set up training. He stated they were wrapping up the new officer's background check and noted that he had passed the psychological portion. There were two burglaries on Sunset Ridge Road. The suspect was arrested in Calumet City and most of the property that was stolen in Northfield will be returned. The department plans to charge this individual for these burglaries.

Trustee Whittaker stated that he felt compelled to share his feelings with the Board. He noted that he was still very concerned about the Board's meeting last week when they were interrogated by President Lungmus. He stated that it was uncalled for and it made him feel like he was in 8<sup>th</sup> grade again. He noted that even though it is not a big deal, he continues to be inundated with phone calls and emails about what happened in our town. He stressed that he needed to say for himself, "I hold myself to a higher standard than I do any other resident in this community. What happened is not a reflection of what I feel, what I believe, or what I condone. Obviously, you won't apologize to the community for what happened, and what made it to the newspaper, I am happy to apologize to the community for you. Sorry."

**ADJOURNMENT**

There being no further business or issues to come before the Board, Trustee Orth made a motion, seconded by Trustee Mendrek to adjourn the meeting.

Upon the following roll call vote, the motion was approved.

AYES: Dinges            NAYS: 0            ABSTAIN:            ABSENT: Fowler  
Whittaker  
Galín  
Mendrek  
Orth

The meeting was adjourned at 8:45 PM.



