

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
August 2, 2022

(Approved: September 6, 2022)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Council Chambers at Village Hall on Tuesday, August 2, 2022, at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Village Manager Bahan called the roll. Present: Trustees Robert Apatoff, Tina Dalman, Robert Dearborn, and John Swierk Absent: Trustee Andy Cripe. Also present: Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Deputy Village Clerk Berina Gradjan, Community Development Director David Schoon, Police Chief Marc Hornstein, Deputy Police Chief Brian O'Connell, Assistant Finance Director Anthony Vasquez, and approximately 11 persons in the audience.
- 2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) August 9, 2022 Study Session All of the Council members present said they expect to attend.
 - b) August 16, 2022 Regular Meeting All of the Council members present said they expect to attend.
- 4) Public Comment. None.
- 5) Reports:
 - a) Trustees.
 - i) Trustee Dearborn commends the turn out at the recent Green Bay Trail Day and indicates that he is optimistic for the future of the trail.
 - b) Attorney. None.
 - c) Manager.
 - i) Village Manager Rob Bahan indicates that the plans for the renovation of the Hubbard Woods Train Station are currently still under review by Union Pacific.
 - d) Village President.
 - i) President Rintz states that Trustee Kim Mancini has tendered her resignation as of July 27, 2022 due to personal reasons. Council extends their best wishes and commends her hard work on Council.
 - ii) President Rintz indicates that the Village has signed an agreement with the Metropolitan Water Reclamation District, providing the Village a \$500,000 grant that will be used for the Stormwater project.
- 6) Approval of the Agenda. Trustee Dalman, seconded by Trustee Apatoff, moved to approve the Agenda. By voice vote, the motion carried.

7) Consent Agenda

a) Village Council Minutes.

- i. June 21, 2022, Study Session
- ii. July 12, 2022, Study Session

b) Approval of Warrant List dated June 28, 2022 – July 8, 2022 in the amount of \$2,389,297.05.

a) Ordinance No. MC-02-2022: Refuse Curbside – Village Code Update (Adoption)

b) Resolution No. R-88-2022: MWRD IGA - \$500,000 Grant (Adoption)

c) Resolution No. R-89-2022: Approving a Contract with G&L Contractors for W&E Building A Structural Floor Replacement (Adoption)

Trustee Swierk, seconded by Trustee Dalman, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes:

Trustees Apatoff, Dalman, Dearborn, and Swierk. Nays: None. Absent: Trustee Cripe.

8) Ordinances and Resolutions. None.

9) Old Business. None.

10) Adjournment Sine Die.

Trustee Dearborn, seconded by Trustee Apatoff, moved to adjourn the meeting sine die. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Dearborn, and Swierk. Nays: None. Absent: Trustee Cripe. The meeting adjourned at 7:07 PM

- Village Clerk's Report: Election Results. Manager Bahan reported the election results: Rob Apatoff, Tina Dalman, and Kim Handler, were elected Village Trustees.
- Village Clerk to Administer Oath of Office to Trustee Rob Apatoff, Trustee Tina Dalman, and Trustee-Elect Kim Handler. Manager Bahan administered the Oath of Office to the newly elected Village officials.

11) Call the New Council to Order and Roll Call. President Rintz reconvened the meeting at 7:13 PM. Manager Bahan called the roll. Present: Trustees Robert Apatoff, Tina Dalman, Robert Dearborn, and Kim Handler. Absent: Trustee Andy Cripe. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, and approximately 5 persons in the audience.

12) Appointments:

a) Village Clerk to Administer Oath of Office to Trustee John Swierk to fill the unexpired term of Trustee Kim Mancini. Village Manager Bahan administered the Oath of Office to Trustee Swierk.

Trustee Apatoff, seconded by Trustee Dearborn, moved to appoint John Swierk to fill the unexpired term of Trustee Kim Mancini. His term will expire on 5/1/2023. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Dearborn, and Handler.

Nays: None. Absent: Trustee Cripe.

13) Ordinances and Resolutions.

a) Ordinance No. M-11-2022: 564 Green Bay Road – Mixed Use Building Special Use & Variations (Introduction/Adoption)

Community Development Director David Schoon informs Council of a new three-story mixed-use development building requesting a Special Use Permit and zoning variations. Engel & Volkers will be set to occupy the first-floor commercial use space, while two residential units will be located on top floor. The Design Review Board, Plan Commission, Zoning Board of Appeals, and the Landmark Preservation Commission have recommended approval of the requests.

Community Development Director David Schoon and Council review parking related matters, materials regarding the façade of the development, and overall building structure details.

Karen Erikson, co-owner of Engel & Volkers, expresses her involvement in the community and is optimistic about the future contributions to the Village.

Trustee Handler commends the aesthetic of the development and looks forward to the project.

Trustee Apatoff commends the work of Ms. Erikson regarding the building design and believes that this is an excellent development for the community that will provide upscale rental in the Village.

Trustee Swierk, seconded by Trustee Dalman, moved to waive introduction of Ordinance No. M-11-2022. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Dearborn, Handler, and Swierk. Nays: None. Absent: Trustee Andy Cripe.

Trustee Dalman, seconded by Trustee Apatoff, moved to adopt Ordinance No. M-11-2022. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Dearborn, Handler, and Swierk. Nays: None. Absent: Trustee Andy Cripe.

b) Resolution No. R-90-2022: Police HVAC Contract (Adoption)

Deputy Police Chief Brian O'Connell briefs Council regarding the Police Department's existing HVAC system consisting of five roof top units (RTUs). While only one RTU has been replaced 11 years ago, the remaining RTUs have reached the end of their useful lives. Deputy Chief O'Connell states that repairs are extremely costly and often unexpected.

Deputy Chief O'Connell confirms that replacing the RTUs will not suffice and that a complete upgrade of the HVAC system is needed. Trane U.S. Inc. representatives provided a thorough evaluation of the system and suggested replacing the existing RTUs and Variable Volume and Temperature system with fewer, higher efficiency RTUs and a conversion to a true Variable Air Volume system.

Council discusses concerns regarding the current versus new number of tons of AC within the building, various specs and efficiency of the upgraded system, contract terms and fees, as well as budget related matters.

Trane U.S. Inc. representatives and Council discuss the infrastructure of the HVAC system, various market costs, and concerns related to the one year warranty offered by Trane U.S. Inc..

President Rintz commends the upgrade to the HVAC system, however, suggests that a one-year warranty for \$500,000 should be reconsidered for a longer term and reflected in the contract terms. Trane U.S. Inc. representatives agree to reconsider the warranty terms before finalizing the agreement.

Consideration of Resolution No. R-90-2022 is deferred to the August 16th meeting.

11) Appointments. None.

12) Closed Session for the Purpose of Discussing the Sale or Lease and Related Compensation of Village Property Pursuant to Section 2(c)(6) of the Open Meetings.

Trustee Dalman, seconded by Trustee Apatoff, moved to adjourn to Closed Session for the Purpose of Discussing the Sale or Lease and Related Compensation of Village Property Pursuant to Section 2(c)(6) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Dearborn, Handler, and Swierk. Nays: None. Absent: Trustee Cripe.

The Council adjourned into Closed Session at 9:02 p.m.

13) Adjournment. The Closed Session meeting ended at 9:35 p.m.

/s/Berina Gradjan, Deputy Village Clerk
Recording Secretary