

## **Elmhurst City Council Meeting**

**11 present; No Wagner**

*Public: 26; Staff: 4; Police/Fire:  
15; Press: 2*

**Observer: N. Talluto**

**June 3, 2013**

**7:30 pm – 9:52 pm**

Mayor Morley called the meeting to order.

### **Award presentation of Ruth Strand Poster Contest for the Elmhurst Heritage Foundation of the Elmhurst Historical Museum**

- Kathy Seger presented the awards
- 356 entries and 14 winners
- City, school district and museum staff and directors participated in the voting.
- A reception for the winners and families was held in May and winners participated in the Memorial Day parade.
- All students who were in attendance were asked to stand up in front of the council for recognition.

### **Award presentation of Star Educator Award for Kick off for Kids**

- Lance Walker presented to all monthly winners for the 2012 - 2013 school year

### **Public Forum**

- The first citizen was concerned that an Alderman who is present via videoconference should not be allowed to vote on council business. In addition, this resident shared concern about the price the city is paying for Pauli property and that the city is not requiring a monthly lease for the renters. Finally, the resident was concerned that the city is not advertising the tax rebate program for qualifying citizens.
- The next resident spoke about flood repercussions, specifically regarding the new construction tying into storm sewer. He is looking for assistance from the city to improve the situation in the future. He also is concerned that his street only has one intake for the storm system and it is a long block.
- The next resident spoke about the flood event in April and the impact it had in her basement. She cannot finish her basement as a result. The residents would rather have the storm sewer fixed than street repaved. She never had an issue before.
- The next resident was from the same block. She has lived there for 25 years and has never had a problem until 2009 with flooding. She feels that there is a problem with the system and wonders what changed? She asks when the last time was that their pipes were inspected. She is also concerned with tearing up the fields for storm water retention plans and impact on youth sports.
- Another resident spoke about the emotional impact that flooding has had on her block and her family. She appreciated the way the retention program meetings were held. She feels that these things need to move forward. She appreciated the city's response this year.

### **Announcements**

- City Clerk Spencer announced Elmhurst Relay for Life on 6/7 at 6pm at Beren's Park.
- Ald. Bram announced the 6/6 storm water mitigation meeting for East End Park. He also announced that the city is looking into what can be done on Howard.
- Ald. York announced 6/10 – 6/14 Bike to Work week. Information booth at Elmhurst metra station.
- Ald Deuter announced "Coffee and Conversation" on 6/8 for residents. Topic is 'safety' and Police Chief will be there.
- Ald. Levin, 6/5, Elmhurst Jaycee's Distinguished Service Award.

The **Consent Agenda** was passed (12 Ayes, 0 Nays) with removal of the following items: Item "E".

### **Agenda Item Discussion**

- A. Item E – Recommendation of PW committee, overhead sewers for city program.
- a. Ald. Healy summarized the program to describe that the city has set aside funds to allow residents who apply to get an overhead sewer installed in their home.
  - b. Ald. Mulliner pulled the item because it is only one of multiple projects that should be considered. He feels that various options should be available through this program so it is not limited to only overhead sewers.
  - c. Ald. Gutenkauf reminds the council that there were extensive evaluations from the engineering firm. The best way to incorporate check valves is through a separate policy.
  - d. Ald. Bram asks for Ald. Mulliner's support of the program and a yes vote on the report. He also recognizes that other policies need to be moved forward quickly as well.
  - e. Item E was passed (11 Ayes, 1 Nay Mulliner)

### **Reports and Recommendations**

- Mayor Morley stated that the flood water mitigation meetings have been held successfully. He also reminded citizens that FEMA program is still available and is relatively easy to apply. He also has a goal of nominating a new alderman for 6<sup>th</sup> ward by the next meeting. Congressman Quigley held an event at City Hall on 6/3. There is a real estate forum on 6/5 at Wilder Mansion. Item 6X refers to an intergovernmental agreement with the park district and the city and the city appreciates their support.
- City Manager Grabowski expanded on the event that Congressman Quigley held. There were about 30 attendees. In addition, the FEMA program has denied some applications. There is an appeal process. IEMA is another program through the state that may be helpful. There have been two flood mitigation meetings. The smaller format is good. There were about 135 residents at the two meetings. The biggest question is the timeline for these projects which is dependent on many things including the progress with the park and school board districts. All the presentations are on the city website.
- Hahn Street RFP
  - The city (Assistant City Manager Mike Kopp) summarized the history of the project and the RFP changes that had been suggested by various aldermen.
  - The council then moved into discussion and commentary on the project.
    - Ald. York asked about the past timeline.

- Ald. Deuter wants as much for the public for as little cost as possible. She suggested removing the TIF as an element in the potential ways the city could help. This helps to set the tone of the RFP that the city will only put as much as they need to into the project.
- Ald. Bram recommends a Point of Order to address a point, get consensus and move from there. He agrees with Ald. Deuter's recommendation.
- Ald. York suggests that the TIF is common knowledge and can stay or not. He further suggests changing the wording to "help" finance. Additionally, keeping it in will ensure having more developers come to the project and having choice, versus eliminating options from the beginning. He also suggests a change to the cost – eliminating the \$10mm reference directly and stating that the price that the developer pays the city will be a consideration in the project selection.
- Ald. Gutenkauf suggests the two substantive discussions should be 1) should we include the TIF incentives and 2) the city's purchase price. She thinks we should put the purchase price in the document and should NOT put the TIF incentives in the document.
- Ald. Healy does not think it matters what the purchase price is and that it is included in the document as this amount was spent over many years and the present value of that is different now. It also doesn't really matter when the negotiations start.
- Mike Kopp stated that the TIF incentives listed are ONLY some of the things that could be included.
- Ald. Levin suggests that this is an invitation to developers. The city has done the work of pulling the properties together. This is a value to the developers. He agrees with removing the purchase price from the document as this could scare away developers. He suggests the TIF opportunities should stay in.
- Ald. Bram agrees with Ald. York's wording changes. He thinks all the TIF options should state that the city will "entertain" this option.
- Ald. Polomsky agrees with keeping the purchase price as a point of consideration and keeping the TIF options listed.
- Ald. York motions to eliminate the cost basis from the RFP and keep the TIF wording in.
- Ald. Gutenkauf started discussion about the city "contemplating" paying for the city scape and remediation. She feels that if we have done it in the past, we should just say if we are or are not going to do it again. Not "wishy-washy" language that is currently in RFP.
- City Attorney suggested that the reason it was included was as an example of the types of things that TIF funding could be used for.
- Ald. Healy wants the motion to separate the purchase price vs. TIF wording.
- Ald. York withdraws his first motion.
- Ald. York motions to eliminate the purchase price dollar amount (\$9.5mm) from the RFP. Ald. Levin seconds. The motion passes ( 10 Ayes, 2 Nays –Gutenkauf, Deuter, 1 Absent).

- Ald. Levin says the will of the council is to not wordsmith this RFP.
- Ald. Levin motions to leave in the current language for the TIF section modifying it to “entertain” for all examples. (11 Ayes, 2 Nays – Deuter, Bram, 1 Absent)
- Mayor asks for any other comments.
- Ald. Dunn voices his concerns on the weighting of the criteria. 80% is weighted toward finance.
- Ald. Mulliner states that this project hopefully will be there for the next 100 years and providing sales tax revenue. He wants to get this RFP on the street and supports it as it stands now.
- There ensued a discussion about the appropriateness of voting on the RFP tonight. City Attorney suggested it could be done. Ald. Mulliner suggested that we reach consensus, edit it and vote on it at the next meeting. Mayor Morley decided to pull it back to council to get the final draft and vote appropriately.
- Ald. Levin motions to move forward with the RFP as it stands with minor wordsmithing. (5 Ayes, 7 Nays- Healy, Mulliner, Gutenkauf, Dunn, Leader, Bram, York, 1 Absent)
- Ald. York proposes a committee of the whole meeting next week to get this RFP on the street.
- City Attorney suggests that it has to be a “special meeting of the city council” in order to have a vote.
- Ald. York motions to have a special meeting of the city council next week to vote on the final draft of the RFP. (11 Ayes, 1 Nay, 1 Absent)
- Ald. Leader asked to speak last to put Hahn street into a broader context. He has been involved in this issue for 8 years. Elmhurst thrives on sales tax and schools thrive on property tax. To be against city development is to be for higher taxes, worse schools. Developers are about profit and we have to compete for this business with other city’s – especially because we have other restrictions such as building height. He argues for the rationale for investing in the Pauli property to enable this project to move forward.

**Other Business**

None

**Adjournment**

9:52 pm

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