

Elmhurst City Council meeting

Sept. 19, 2016

Steven M. Morley, Mayor

Attendance: City Mgr. Grabowski, Clerk Spencer, Treasurer Libovicz, Attorney Storino, 2 Press; 2 first responders, approx. 10 members of the public.

LWV observer: B. Lipton

1. Executive Session – 7:00 pm

2. Call to Order 7:35 pm Pledge of Allegiance; Roll Call – Aldermen Healy, Sabatino absent

3. Presentation Introduction of Elmhurst College President - Dr. Troy Van Aken, Ph. D. (Mayor Morley gave a short resume of his achievements) – Dr. Van Aken gave a short presentation focusing on enhancing community and college relationships. Rep. Lee Daniels accompanied Dr. Van Aken but did not speak.

4. Receipt of Written Communication from the Public None.

5. Public Forum

- Claude Pagasz: Objected to paying \$340/sf for land just for a walkway and to install a sprinkler system. He is against the survey for the Hahn St. development which will mean that the parking lot, stores, outdoor space will be ceded to the City so no taxes are going to be owed by the developer. Objected to the scope of the new TIF-5; also the 6 million streetscape expenditure instead of fixing streets.
- Kathleen Sullivan: Noted the focus on ecology at Elmhurst College. Encourages the Council to adopt all of the stormwater remediation efforts to be voted on tonight.

6. Announcements

- Clerk Spencer announced candidate information:– those who wish to run for local offices can pick up packets. Open offices include mayor, clerk, treasurer, and 7 aldermanic positions.
- Ald. Wagner reported on the ‘Matt’s Minions’ walkathon for ALS that occurred yesterday and was very successful. About 200 people took part.
- Ald. Polomsky invited everyone to the LWV community forum this coming Thursday evening.

7. Consent Agenda All items below were approved except the pulled item 7.18, starred. Approved 12 – 0.

7.1 Minutes of the Regular Meeting of the Elmhurst City Council on September 6, 2016

7.2 Minutes of the Executive Session of the City Council on September 6, 2016

7.3 Accounts Payable September 19, 2016 - Total \$ 3,435,082.51

7.4 Report - 2016 Field Investigations and Rehabilitation Program Assistance Amendment No. 1 - Reduction in Dye Flooding Quantity (PWB)

7.5 Report - Pine Street/Avon Road Stormwater Improvement Project - Construction Bids (PWB) (see item # 11.1)

7.6 Report - SW Wet Weather Control Facility - Pump Station Modifications - Project No. 14-341 Change Order No. 9 - Piping Modifications (PWB)

7.7 Report - SW Wet Weather Control Facility - Storage Tank - Project No. 14-342 Change Order No. 4 - Additional Non Special Waste Disposal (PWB)

7.8 Report - SW Wet Weather Control Facility - Sewers and Force Main - Project No. 14-13 Change Order No. 4 - Additional work for various items (PWB)

7.9 Report - 2017 Employee Health Insurance Benefit Renewal (FCAAS)

7.10 Report - 2017 Employee Dental Insurance Benefit Renewal (FCAAS)

7.11 Report - Multi-Account Healthcare Offering (Multi-Benefit Card) (FCAAS)

7.12 Report - SunGard Public Sector Business Process Review Analysis (FCAAS)

7.13 O-56-2016 - An Ordinance Waiving Bid and Accepting the Proposal of Millennia Group, LLC. for Document Imaging Services for the City of Elmhurst's Record Retention

7.14 O-57-2016 - An Ordinance Authorizing Execution of a Purchase and Sale Agreement

- 7.15 O-58-2016 - An Ordinance Waiving Bid and Accepting the Proposal of Forward Space, LLC for the Purchase of Replacement Furniture for the City Hall Conference Rooms for the City of Elmhurst
- 7.16 O-59-2016 - An Ordinance Authorizing Execution of a Temporary Construction and Permanent Easement Agreement for the Property Commonly Known as 194 East Crescent Avenue, Elmhurst, Illinois
- 7.17 O-60-2016 - An Ordinance Approving the Elmhurst 255 Preliminary and Final Plat of Resubdivision for the Property Commonly Known as 242-272 North York (Elmhurst 255 Resubdivision)
- **7.18 O-65-2016 - An Ordinance Authorizing Execution of a Purchase and Sale Agreement for the Approximately Northern Four (4') Feet of the Property Commonly Described as 128-134 North York Street, Elmhurst, Illinois**
 - This was pulled by Ald. Bram because the purchase will cost approx. \$342/sf; for comparison, the other items on the agenda that were already approved tonight cost approx. \$12/sf for the stormwater detention ponds and \$42/sf for another easement. The Alderman does not see how the purchase of this walkway with half the area consumed by an easement benefits the City at all. Further, Ald. Bram points out that the seller paid just \$109/sf for this same property just 2 years ago. No further discussion ensued among the Aldermen. Approved 11-1 (Bram against).
- 7.19 O-66-2016 - An Ordinance Approving and Authorizing the Execution of the First Amendment to the Redevelopment Agreement for the Elmhurst 255 Project in the North York TIF District Project Area of the City of Elmhurst, Illinois
- 7.20 R-84-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the Madison Early Childhood Stormwater Improvement Project
- 7.21 R-92-2016 - A Resolution Approving and Authorizing the Execution of a Professional Construction Engineering Services Agreement in Connection with the Madison Early Childhood Center Stormwater Improvement Project
- 7.22 R-95-2016 - A Resolution Approving and Authorizing the Execution of a Professional Construction Engineering Services Agreement in Connection with the Pine Street/Avon Avenue Stormwater Improvements Project
- 7.23 R-96-2016 - A Resolution Rejecting All Bids for the Police Station Column Repairs Project
- 7.24 R-97-2016 - A Resolution Approving and Adopting North York Street Corridor Streetscape Plan for the City of Elmhurst
- 7.25 R-98-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the Public Works Salt Storage Shed
- 7.26 R-99-2016 - A Resolution Approving and Authorizing the Execution of an Agreement By and Between the City of Elmhurst and Clark Dietz for Construction Inspection Services for the Harrison Street Stormwater Improvement Project

8. Committee Reports

8.1 Majority Report - New Home Star Request for Assistance (DPZ)

8.2 Minority Report - New Home Star Request for Assistance (DPZ)

Ald. Levin requests both the above reports to be sent back to committee for changes; this granted based on the consensus of the entire committee.

9. Reports and Recommendations of Appointed and Elected Officials

1. Mayor Morley

- Commercial real estate forum was held last week. It is held annually; this year it was well-attended; the Mayor learned a lot; for example three beer establishments are planning to come into Elmhurst, including a microbrewery planning to go into the old Tyco factory;
- Elmhurst Craft Beerfest was last weekend. It is a fundraiser for the Heritage Foundation which supports the history museum and the Rotary Club. This year they tripled the size of the first one Beer Fest last year. About 600 people attended, approx. 2/3 from out-of-town.
- As we go through getting the stormwater IGAs signed with the Park District for Golden Meadows & York Commons, and Madison School with District 205, it is important to note that these things do not go particularly fast because they are very complicated, with engineering plans, legal documents, etc. that can only go forward once the IGAs are signed.

2. City Manager Grabowski

- mentioned more links with the college where Cassandra Schreff (development) is at this very moment presenting the Explore Elmhurst trolley and website to a marketing class. This week will attend a DuPage Mayors & Managers meeting where they will present on Explore Elmhurst program.

3. Ald. Bram

- Mentioned that the 7.5 Pine St improvements report was not signed by him due to time, though he supports it overall. He is concerned about dual use though.
 - Also wants to bring up O'Hare expansion which will considerably increase no. of flights – Is there any update on airport noise abatement efforts? Mgr. Grabowski responds that he does not have an update for tonight but is working on it.
 - A 3rd item is that he was contacted regarding adding ALS and filling the open fireman positions. Morley responds: The new Fire Chief is in place now, the new hires is in progress; acquiring the ALS equipment is a more complicated matter and is under discussion by the Public Affairs-Safety committee.
 - Finally, When is the LA Fitness facility opening? There is some confusion about an October or December opening. Assistant City Mgr. responds that it is November.
4. Ald. Dunn reported on attending at O'Hare Noise Compatibility Commission meeting w/Grabowski and Elmhurst was officially accepted as the 57th member of that group. Ald. Dunn mentioned, as an example of their effectiveness, a soundproofing program for schools and homes. Right now no portions of Elmhurst fall in the area of eligibility due to very high noise levels. The O'Hare runway rotation program started a few months ago – Elmhurst will be affected for a week roughly once every 5 weeks. This week was our 1st week but Ald. Dunn has not heard any complaints yet. ONCC has had about 500,000 complaints/month recently. Its next meeting October 7. Ald. Dunn feels it is a good thing we have become involved in ONCC.
5. 9.3 2017 Capital Expenditure Budget – There was a detailed presentation by Mgr. Grabowski. The purpose of this effort is to identify and plan for long-range capital expenditures over the next 5 years. The process is to classify expenditures both by how essential they are to the community economic development and what their priority should be based on needs and available funding. New items as well as maintenance activities are included. This document projected a total of \$173 million in spending; it enumerated sources of revenue as well. See Elmhurst city website for the actual document (URL below).
- A discussion of the Budget followed. Mayor Morley notes that some of the stormwater projects will require buy-in from other entities; they are not set in stone.
 - Ald. Levin asks if the stormwater projects may extend beyond 5 years if it is necessary to reduce the financial burden. Mgr. Grabowski replies that yes, the timeline is somewhat flexible.
 - Ald. Talluto comments that she is concerned that the debt limit is getting close to the legal maximum: any good budget should include some leeway in case of unanticipated large financial needs.
 - Ald. Dunn observes that the proportion of funding from grants has gone down, and asks why. Mgr. Grabowski and Finance Director Howard Killian reply that the funding mechanism has changed, and also the City asked for lower funding amounts when it was for less-traveled roads so as to increase the overall priority score of the applications.
 - Ald. Bram has several questions regarding street resurfacing ; also requests that the current 2016 budget be put online so that comparisons can be made easily. He asks detailed questions about specific line items.
 - Ald. York: Asks if the new 1/4% City home rule tax for stormwater projects is included in the projections for revenue sources? Mgr. Grabowski replies that it is not. Ald York points out that no one expected the significant expenditures (\$20 -30 million) that are now required to deal with stormwater issues.
6. Mgr. Grabowski showed footage of the blast in the Elmhurst quarry to increase its stormwater capacity. This saved the City about \$400,000 over the hand work that was originally estimated. The video is on YouTube.

10. Ordinances

- 10.1 O-61-2016 - An Ordinance Approving an Amendment Releasing Parcels from the Lake Street Redevelopment Project Area for the City of Elmhurst, DuPage and Cook Counties, Illinois.
- 10.2 O-62-2016 - An Ordinance of the City of Elmhurst, DuPage and Cook Counties, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Church Road/Lake Street Redevelopment Project Area
- 10.3 O-63-2016 - An Ordinance of the City of Elmhurst, DuPage and Cook Counties, Illinois, Designating the Church Road/Lake Street Redevelopment Project Area of Said City a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act
- 10.4 O-64-2016 - An Ordinance of the City of Elmhurst, DuPage and Cook Counties, Illinois, Adopting Tax Increment Allocation Financing for the Church Road/Lake Street Redevelopment Project Area
- Ald. Levin explains that the above are the series of ordinances needed to initiate the new TIF-5. Ald. Polomsky asks approximately when the TIF will actually begin and Mayor Morley responds that it would just require the City Legal Dept. to go over the paperwork, and then it will happen. All ordinances approved 12 – 0. Mayor Morley thanks the committee for all its hard work.

11. Resolutions

11.1 R-100-2016 - A Resolution Authorizing the Issuance of a Contingent Notice of Award for the Pine Street/Avon Road Stormwater Improvement Project (see item #7.5)

- Ald. Kennedy requests to suspend the rules and approve this tonight in order to get going with this work. Approved 12 – 0.
- Mayor Morley recognizes Kathleen Sullivan for her persistence in pushing for the completion of the stormwater projects. There is no further action needed by Council, it just needs to put the shovels in the ground.

12. Other Business None

13. Adjournment 8:55 pm

Related documents can be accessed online at: <http://www.boarddocs.com/il/coe/Board.nsf/Public> and video recording of the meeting can be found at www.Youtube.com