

Regular Meeting of Elmhurst City Council
December 21, 2015
7:30pm – 8:40pm

15 Council members present; City Mgr. Grabowski
8 Public; 10 Staff; 2 Press; City Atty. Storino
Observer: R. Lipton

1. **Executive (closed) session 6:00 pm**
2. **Mayor Morley called the meeting to order at 7:30pm**
 - a. Pledge of Allegiance
 - b. Call to Order: 11 Alderman Present; Aldermen Talluto, Deuter, Polomsky absent
3. **Receipt of Written Communication from the Public** None
4. **Public Forum**
 - a. **K. Pagash:** The engineering mistakes on the Hahn garage project will cost Elmhurst citizens considerable money; he objects to the 'give aways ' by city council to 'every businessman who asks'.
 - b. **T. Brenner:** This citizen detailed many discrepancies in the correspondence, contracts and agreements between the City and the developers of the Hahn street garage over the past 6 years. She gathered her information based on the actual documents, which she obtained through the Freedom of Information Act (FOIA). Ms. Brenner stated that the City made a 'horrible deal' in 2009 and practically gave away the retail space to the developer. She carefully went through several specific instances where the developers initially agreed to cover the costs of specific items, and later maintained that the City was responsible to pay for them. In particular, the issue of the 5 inch concrete slab for the retail area was projected to be covered by the developer, but now the City was being asked to pay at least 50% of the cost, about \$50,000. This resident concluded by urging the council to defer approving the final agreement with the developer until these issues can be resolved.
 - c. **P. Wolf:** Expressed concerns about stormwater issues in North Elmhurst. The resident asked what were the incentives for the Parks and School Boards to cooperate in the stormwater remediation. There are questions about what will happen with the new retail space in the Hahn development, considering the large number of empty storefronts already in downtown Elmhurst. Finally this speaker expressed the need for more diverse kinds of retail in downtown Elmhurst.
 - d. **K. Sullivan:** This expressed support for the intergovernmental agreement between the City of Elmhurst and the Elmhurst Park District for a stormwater relief project.
5. **Announcements** none.
6. **Consent Agenda** Unanimous approval for all items EXCEPT #6.29 (final approval of Addison development) and #6.33 (final approval of IGA with Park District to go forward on York commons stormwater detention pond).
 - a. **6.29 Ordinance**

Discussion: Alderman Bram wishes to consider the discrepancies uncovered by Ms. Brenner in the documents she obtained with FOIA before finally approving the Addison parking deck. Ald. Levin proposes deferring the vote for 2 weeks to examine these documents, so Ald. Bram moves that the consideration of the Ordinance be put off. Mayor Morley points out that this may not be in compliance with the City bylaws, and also that if the ordinance vote is postponed, the closing on the retail space deal will have to be put off until January 2016. City Attorney Storino does not believe this would violate the bylaws, but does agree that the closing date agreed on with the developers would have to be changed. Alderman Levin withdraws his request to defer. Ald. Bram does not support going forward at this time.

Approved: 11 yes; 1 no; 3 absent
 - b. **6.33 Ordinance**– Intergovernmental agreement between the City of Elmhurst and the Elmhurst Park District for the construction, operation and maintenance of stormwater and other improvements at York Commons Park. The park District approved the IGA with the stipulation

that an automatic shut off valve be installed based on safety concerns. Ald. Kennedy spoke to this issue, opposing paying for an expensive item that is not necessary according to the City Engineer's 100-year flood model. Ald. Mulliner, Levin and Wagner also are against paying for the shut off valve. Alderman Honquest states that the Park Board should not be telling the City how to set up the detention pond, since the City is paying for it. There is general dismay among the Aldermen that the Park Board is asking for much too much from the City. Ald. Bram moves to amend the IGA to omit the shut-off valve, rather than voting against it altogether. Ald. Healy points out that if the amendment passes, the Park District would have to reconsider the IGA and might or might not approve it. Mayor Morley states that the Park Board was strongly in favor of the shut-off valve, and that this amendment will delay the approval by the Park Board. Nonetheless, the **amendment was approved (11 yes; 0 no; 3 absent)**. While the approval of the IGA is pending, the city Attorney will be consulted on possible liability with and without the shut-off valve.

7. Committee Reports

Water & Sewer Rate Review. First time in 2 years. Sewers and mains are constantly in need of repairs, and the water rates from Chicago have not yet been finalized. Based on committee estimates, the water-sewer rates will increase approx. 8% in 2016; there will be a small reduction in capital fund costs. There is a plan to invest \$5 million in new water meters over the next few years. **Report approved (11 yes; 0 no; 3 absent).**

2016 Budget. After a short discussion it was **approved (11 yes; 0 no; 3 absent)**.

8. Reports and Recommendations of Appointed and Elected Officials

Mayor Morley Standing committee meetings are cancelled for next week. Merry Christmas.

City Mgr. Grabowski There is a new Stormwater website. The Addison parking deck opening is set for January 15.

2015 Trolley Summary The initial trolley season last summer was deemed a success based on a survey of business owners, ridership, and social media posts. It will be repeated next year with some changes, including increased signage, advertising, and social media presence. Service will be restricted to Saturdays and Sundays only. Ald. Bram states that the actual measures of success in 2015 were 'inconclusive' according to the report itself. He encourages a more empirical evaluation next year, rather than relying on gut feeling alone. Ald. Healy suggested possible expansion of routes in Years 3-5, though this would entail greater costs.

9. Other Business: Ald. Kennedy requests an educational session on how to set up referendums.

10. Adjournment: Mayor Morley adjourned the meeting at 8:40 pm.

Agenda, video and relevant documents can be found at:

<http://www.boarddocs.com/il/coe/Board.nsf/Public>