

Elmhurst Park District BINA hearing  
February 11, 2015  
7:02 PM -7:07 PM  
Elmhurst Park District Regular Meeting  
7:07 PM - 10: 14 PM

6, Present; 1 Absent  
*25 Public, 6 Staff*  
Elmhurst College Student Observer: M. Schulz  
7 Present, 0 Absent  
*25 Public, 6 Staff*  
Elmhurst College Student Observer: M. Schulz

BINA Hearing called to order (7:02 p.m.)

Pledge of Allegiance

- a) Roll Call (6/7) no Pelosi
- b) Explanation of BINA (Bond Issue Notification Act)
- c) BINA Hearing
  - a. 2015-2016 Bond Obligations in the amount of \$657,000 for debt service and capital projects
  - b. Remarks and correspondence specifically on BINA Hearing from visitors (no oral or written correspondence)
  - c. Motion to adjourn BINA hearing at 7:07 p.m.

- I. Regular Meeting of Park District **Called to Order** at 7:07 p.m.
  - a. Permit Commissioner Pelosi to participate by telephone
- II. Roll Call (7/7)
- III. Additions/Deletions/Changes to Agenda -- removal of 7b (the approval of the closed meeting minutes from January 28, 2015 will be pulled for correction and brought up in next meeting)
- IV. Remarks and Correspondence from Visitors
  - a. Written Communications read (4)
  - b. Oral Respondents (3 minute time limit)
  - **Citizen #1:** Lives on Washington. Has been following along with meetings, desire to use both east and west lobes of York Commons Park in order to decrease water on Washington up to 8 inches. Also need to create a new infrastructure in order to provide years of relief. Vote to save homes.
  - **Citizen #2:** Lives on Cayuga. Agrees that the Park Board to stick to decision from last vote, Enough parkland compromised at York Commons. Using the "best cheap solution going forward". Not for the idea of spending money for east lobe which will provide little benefits.
  - **Citizen #3:** Lives on S. Washington. Proponent of east lobe, which will help Washington. Is for tax increase for infrastructure update
  - **LWV Elmhurst President Sue Whitworth:** Introduces self and Maggie Schulz as LWV Observer to the Board of Commissioners. Board members welcome M. Schultz.
  - **Citizen #5:** lives on E. Cayuga Avenue. Addressing prioritizing McKinley and Washington infrastructure update. Thanks Board for leadership and careful consideration of options.
  - **Citizen #6:** Lives on E. Cayuga. Understands the careful decisions by the Park Board. Agrees with decision on west lobe only option. Parks are valuable and protection of parks is incredibly important.
  - **Citizen #7:** Lives on E. Cayuga. Supports decision by Park Board and believes park board cannot correct flooding problem. The bulk of the responsibility falls on the City. Infrastructure must be upgraded, in order to help all areas of the City. Parks are precious resources that need

to be protected. All residents should pressure the City to get the job done, not the park board. Floods have been happening for many years and the City has not done anything to address issue. Infrastructure is a long-term solution and must be a priority for the City over building parking garages. Must be addressed now so it is not an issue in 5 years.

- **Citizen #8:** Lives on Cayuga. Infrastructure is needed in order to keep residents in Elmhurst. The detention ponds at York Commons will not fix the problem - just a Band-Aid over the issue.
- **Citizen #9:** Lives S. Euclid Home. is impacted by the Washington Street flooding. Applauds the Park District for providing information, and wishes the City would do the same. If move forward with York Commons option, make sure that there is a shut off valve there. Need to help everyone not just a select few (220 homes only). Need to pressure the City to do the right improvements.
- **Citizen #10:** Lives on Pine. In support of Golden Meadows project. In favor of doing more with York Commons. Explained the effect that 8 inches of water would have on the homes in her neighborhood.
- **Citizen #11:** Lives on Avon. Impacted by Golden Meadows project. In favor of detention because although it is only short term fix, it helps enough families. If detention ponds are done correctly they will keep parks beautiful and usable.
- **Alderman Jim Kennedy,** explains City and County's perspective on flooding. Coached and played in these parks his whole life, and believes Elmhurst is missing a "playability" aspect in our parks. East End and York Commons are largely unchanged since he was in middle school- not that great then, not that much better today. Missing out on opportunity to increase "playability". Five projects for 15 million dollars is better than one project worth 15 million dollars. (Alderman went over time. Vote by commissioners to extend time (no --Kies and Spaeth). Increased speech for 3 minutes. Look forward to working with Park Board. City has done a lot (increased levy in 1987 to protect homes and purchase of quarry), and he anticipates projects will be done by next year to address the more recent flood issues). He understands that Park Board has decided on the York Commons project. Although he does not agree that it is the best solution to impact the most residents, he looks forward to working with the Park Board to address improvements at East End Park and Pioneer Park.

V. Committee Reports – None

VI. Upcoming Meetings are noted.

VII. Consent Agenda

- a. Motion to approve Consent Agenda. Motion by Spaeth. Seconded by Kies. Motion carries. Includes the approval of minutes of the January 28, 2015 Regular meeting and Voucher list.

VIII. Board Business

a. Unfinished Business

- i. Stormwater Management Discussion. Motion by Spaeth and seconded by Kies to maintain position on stormwater management related to the use of York Commons for stormwater mitigation as communicated in writing to the City on 10/29/14.

DISCUSSION: Commissioner Howard. City historically had no stormwater policy. In 80s and 90s, the "policy" was that if citizens wanted to build a big house, don't build in Hinsdale, build it here. Howard has a sense that instead of embracing three-part standard, people are keeping score or quarterbacking on what the City is responsible

for doing. We can't hold the current leadership responsible for decades of *de facto* policy of "let's just build big."

Doing what is right for the community and focusing on cost.

Commissioner Kubiesa: She has stated in the past that, regarding new homes being built: "Shame on the City for allowing it to happen." On Washington between Madison and McKinley, there are 19 new homes. The west side of Euclid has 11 new homes. So the new homes have had an impact. The message that is coming out over and over is that infrastructure needs to be updated. We need to help the whole community.

- Motion presented by Kubiesa & seconded Moll: Motion to authorize Park Board Executive Director to negotiate an intergovernmental agreement with the City of Elmhurst that is consistent with the general terms 1 and 2 but that is contingent on A. and B. as listed:
  1. Usage of east York Commons Park for no more than 12 acre feet of water retention consistent with the Board's current three-part standard.
  2. Such that such other terms and conditions as the Executive Director deems reasonable and necessary to carry out the intent of this motion. The conditions are:
    - A. The City of Elmhurst shall seek voter approval with the referendum which approves the issuance of general obligation bonds or issues bonds through their Home Rule Authority to finance stormwater infrastructure improvements for the entire City of Elmhurst, and
    - B. The people/residents of Elmhurst shall approve the referendum question which asks whether any future Elmhurst park should be permanently modified to assist the City with stormwater retention.

#### Discussion on Motions

Spaeth: Spaeth, Howard and ED Rogers had discussions with School Board and City. Committee has been transparent. Key points that should be on the record.

- Decisions made based on City and Burke data
- Spent more time on this than core business in the last year.
- Verbal commitment from City (McKinley Street updates Crescent to creek – infrastructure, detention or combination thereof. End game of seven years)
- 220 homes are impacted in corridor impacted.
- The cost is 22 million dollars, plus or minus one million
- City needs to step forward and approve funds for infrastructure
- Vallette and Swain – 100 homes within 7 years will have a solution.
- Preserving green space is a priority.
- EAV is impacted more by infrastructure than detention. We want to live in a community that doesn't flood, not in a community where parks will be flooded.

Kies: Supports Spaeth's motion, and supports Kubiesa's motion. Agrees with the seven-year timeline.

Moll: Has lived in Elmhurst since she was 7. We need to move forward. We cannot put a Band-Aid on this any longer. We need to have City pay for infrastructure. She will be happy to go to the polls and vote for this issue.

Howard: Motions relate to the same basic issues. People of Elmhurst should weigh in on whether they want their parks permanently modified.

- Put to referendum—let citizens speak. Let's raise our taxes if we have to. What we are doing is pitting one neighborhood against another.
- Wise for the city to engage in Referendum. Citizens should be asked whether they want the parks to assist the City. Likes the second motion to Spaeth's affirmation motion.

Ubriaco: There is precedent for the City spending \$20 million dollars on other projects. Expect City to invest on infrastructure and stormwater management. Original offers made to City (in 10/29/14 letter) are good ones. City described options to Board as "Pilot Projects"

- West detention is a good pilot project. Preserves current recreation area at York Commons. City must determine if they want to go to referendum themselves. May be overreaching for Park Board to tell City to put issue to referendum.
- How Park Board came to initial decision in October to approve West Lobe option
  - Peer review of data & information provided by city

Park Board Engineer summarizes what the cost differentials are based on City's Data (impact on infrastructure costs with and without the east lobe option)

8 inches of water reduction

14 homes will get out of the flood plain if the East Lobe is done (13 on Washington, 1 on Swain). If not one on these homes, still potential of flooding, but depends on timing.

Howard: In October, East lobe was not mentioned when Board voted unanimously (Spaeth: Board did discuss East lobe). Changing vote because believes that Committee got off track with fencing issue.

Moll: Call Kubiesa motion to the table.

Pelosi: agrees with Spaeth. Three-part solution. We need to have City step up and put in infrastructure.

Kubiesa: When Board voted for West lobe, left the question of East lobe open (did not vote "no" to East lobe). If Board votes to reaffirm, does not give closure to this issue.

- We voted for Golden Meadows, and Golden Meadows is still an issue
- We are not in the stormwater business.

Ubriaco: Appreciates Kubiesa's views. We will be reaffirming view that was made. There will be members of the public that will agree or disagree. By reaffirming the decision that was made in October in the way that Spaeth has suggested, believes that this is a reaffirmation. Nested motions, and Kubiesa's motion is on the table.

Motion to call motion presented by Kubiesa (Moll) to vote. Motion carries (No – Pelosi, Spaeth, Kies).

- Vote on the motion (No – Spaeth, Kies, Pelosi, Ubriaco). Motion fails.

Motion to Call to question the Motion made by Spaeth. Motion carries-unanimously.

- Park board maintains current position on York Commons use on storm water management
  - Motion (carries-4 ayes)
  - Kubiesa: Wants reassurance from City that they will move forward
- Kies: Not the Park Board's place to tell the City to move forward

- Moll: Respectfully, if the City knows that it needs to move forward, then why haven't they? Infrastructure needs to come to referendum, and she against putting forth any more Park District land out for grabs until the City comes to the table with a referendum to remediate this completely.
- Howard: readdressed Park Board letter to City Council from October.
- Kubiesa: Park Board has not heard back regarding that letter.

Commissioner Pelosi exited meeting 8:41.

## b. New Business

- i. Pick Subdivision Park District (P.S.P.D) –Potential Consolidation
  - Struggling to find members to run for PSPD.
  - Concerned they are unable to comply with Park Board regulations. They have a small budget, small staff, and don't regularly employ counsel.
  - They have no assets, carry no liabilities. \$7,000 cash on hand, \$5,200 in tax levy. Residents in subdivision will see increase in tax bill for park district services from \$18 to \$279 for average homeowner.
  - Over the last two years, about 60 PSPD households have paid out of district fees for EPD services.
  - P.S.P.D trying to gage residents' opinion on dissolving park board or combining with Elmhurst Park District. PSPD will hold public meeting next Monday night (2/16/15).  
Lawyer Andrew Paine:
    - **Annexation** -- 5% of residents from both districts needed to sign petition in order to go to referendum to allow P.S.P.D to combine with E.P.D, has to go to Court, then there has to be a referendum passing by majority vote.
    - **Disconnection voted by the PSPD**
    - **Disconnection approved by the DuPage County Circuit Court**
    - **Consolidation**—requires 2/3 vote by both park boards= cleanest approach
  - Ubriaco: has received mixed feedback
    - Average homeowner in Pick paying significantly less to their park district than Elmhurst homeowners.
    - Increased amenities for Pick Subdivision homeowners.
    - 89% of Elmhurst citizens utilize the parks.
    - P.S.P.D has meeting Monday, February 16, 2015 to discuss consolidation—Executive Director Jim Rogers is attending to help answer questions.
- ii. Registration Software Purchase—Vermont Systems  
Motion to approve budget purchases of Vermont Systems and not exceed \$77,582. Registration software will no longer work in 2017. Committee chose Vermont Systems and replacement is necessary before 2017. Motion carries-unanimously.
- iii. 2015 Seals Coating and Striping Project Bid  
Approve \$19,104.44 for maintenance and upkeep of parks.
  - Wilder Park, Berens Park, Conrad Fischer Park and Abbey Center parking lots
  - Motion carries-unanimously.
- iv. 2015 Paving Project Bid

- Berens Park: repairs to parking lot, and Abbey Center: west side parking lot repairs
  - Contractor: *Professional Paving & Concrete Company*
  - Motion carries-unanimously.
- v. Program and Service Report: Current Status of the District's Enterprise Services Department.
1. Theme: Fiscal Agility
  2. Challenges:
    - Lack of Profit over time from hospitality and concession business
    - Decline in interest income
    - Loan to Sugar Creek Golf Course for debt payments
    - Loss of rental income when Elmhurst Hospital moved out of Courts Plus
    - Increased competition from small, local competitor (L.A. Fitness on the north side)
    - Shifting demographics in Elmhurst. Is community aging, getting diverse? Cannot assume the same circumstances in 1995, when Courts Plus was at its peak and stable demographic base, are the same. Now, young seniors are staying more active than they have ever had.
    - Declining fund balance and cash investments
  3. Addressing Challenges:
    - Shift hospitality and concession business
    - Eliminate the Vacant Division manager position
    - Shift management responsibilities
    - Review fees and charges at Courts Plus
    - CP has membership base of 7,500 members, and have 1,600 new members a year. Consultants recommended that the Board hire a full time sales person for Courts Plus. Will be closely reacted to marketing position.
    - Consultants discourages a la carte pricing
  4. Increased Revenue since 2013
  5. Decreased Expenses since 2013
  6. Presented proposed revisions to the 2015 Budget
  7. ED looking for general consensus to move forward to create sales position
- IX: Commissioners Information Items
- a. Announcements -- None
  - b. Future Agenda
- X. Staff Announcements – Offices closed on Monday, February 16, 2015, in observance of Presidents Day
- XI. Closed Session: Board entered into Closed Session: for the “appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body.”
- XII. Adjournment at 10:14 p.m.