

**MINUTES OF THE REGULAR MEETING OF THE  
ELMHURST PARK DISTRICT  
BOARD OF COMMISSIONERS  
November 18, 2015  
7:00 p.m.**

Minutes of the regular meeting of the Elmhurst Park District Board of Commissioners held on Wednesday, November 18, 2015 at The Abbey, 407 W. St. Charles Road, Elmhurst, IL. Prior notice of the meeting was posted. The meeting was called to order by Board President Ubriaco at 7:07 p.m.

**Present:** Commissioners Ennis, Graf, Kies, Morissette-Moll, Pelosi, and Ubriaco

**Absent:** Commissioner Spaeth

**Staff Present:** James W. Rogers, Executive Director  
Angela Ferrentino, Director of Parks & Facilities  
Christi Jacobson, Director of Finance & Human Resources  
David Kenny, Director of Information Technology  
Brian McDermott, Director of Enterprise Services  
Cindy Szkolka, Director of Recreation  
Ginger Wade, Director of Marketing & Communications  
Laura Guttman, Special Projects Coordinator  
Julie Bruns – Division Manager – Human Resources & Risk Management  
Barbara Stenbridge – Division Manager - Finance  
Dan Payne, Division Manager – Parks  
E. Anne Scheppele, Division Manager – Facilities  
Katie Frainey, Division Manager – Membership Services  
Pat O’Neill, Community Events & Development Manager  
Suzanne Ringbauer, Program Manager  
Joey Cullen, Hospitality & Concessions Supervisor  
Andrea Hampton, Financial Operations Supervisor  
Lindsay Metzler, Administrative Assistant  
Chris Strom, Administrative Assistant

<b>Visitors:</b>	Toby Barbato, 840 S. Linden	Pete Koutsopoulos, 929 Euclid
	Bob Berger, 807 Linden	Shani Liszka, 354 E. Madison
	Mike Bilder, 853 S. Linden Ave.	Nick Magas, 822 S. Hillcrest
	Bob Bressan, 832 S. Cedar	Anthony Mancini, 841 S. Linden
	Joe Calcago, 15W045 Harrison	Deane Mancini, 841 S. Linden Ave.
	Margeret Cozzi, 927 S. Kirk Avenue	John Marren, 148 Knighton
	Nick DeLeonardis, 819 Hillcrest	Cara Marzano, 714 S. York
	Lauren Fierce, 849 S. Linden	Chris Murphy, 856 S. Linden Ave.
	Justin Fierce, 849 S. Linden	Deborah Norris, 861 S. Hillcrest
	Kevin Fowler, 908 S. Cambridge	Patti Pagni, 803 S. Cedar
	Juan Pablo Garcia, Shaw Media	Fred Perry, 352 E. Van Buren Street

Visitors continued:

Taras Gracey, 827 S. Linden  
Kevin Fowler, 908 S. Cambridge  
Juan Pablo Garcia, Shaw Media  
Therese Gracey, 827 S. Linden  
Nancy Hogan, 376 Aberdeen Ct.  
Robert Hogan, 425 Holly  
Jim Kennedy, 429 Barclay Ct.  
Larry Konopacz, 426 E. Adams

Fred Perry, 352 S. Van Buren  
Patti Pagni, 803 S. Cedar  
Fred Perry, 352 E. Van Buren Street  
Greg Sika, 1023 Swain Ave.  
Kendra Thompson, 204 E. Crescent  
Jack Tracey, 869 S. Poplar  
Calvin Wong, 1015 S. Swain

**ADDITIONS/DELETIONS/CHANGES TO AGENDA**

Agenda Item #5c *Stormwater Subcommittee* was combined with #9a (2) *Stormwater Management Discussion* and Agenda Item #8b (3) was postponed for the December 2, 2015 meeting.

**REMARKS/CORRESPONDENCE FROM VISITORS –**

Taras Gracey

Thanked the Park Board for holding the Special Meeting on November 2, 2015 to hear public comment regarding the Butterfield Park renovation project. Requested the Board take residents' concerns into account by voting to exclude the basketball court from the project plans.

Nick Magas

Although was unable to attend the November 2 Special Board Meeting, was aware that more than 100 people attended to appeal the removal of the basketball court from the Butterfield Park plans. The neighbors have spoken and the Park Board must listen.

Kendra Thompson

Has attended several stormwater committee meetings for the discussion of an intergovernmental agreement (IGA) with the City for the construction of a detention basin in York Commons. The Park Board has placed stormwater on its agenda at every meeting since 2013. Asked how many times must it be discussed before a resolution will be reached with the City to develop an IGA.

Fred Perry

Requested clarification as to when the Park Board will be voting on the exclusion of a basketball court in the Butterfield Park Master Plan. Asked if the Board researched the reason why Hillside removed its basketball courts from parks. As a former resident of Bellwood, he watched the removal of the basketball courts due to wrongdoing. Asked when residents will receive answers to questions posed at the last meeting.

Kevin Fowler

Requested a clarification on the process the Board must take to exclude the basketball court from the Butterfield Park Master Plan as it was clear the residents do not want the court in Butterfield Park.

Robert Hogan

Thanked the Park Board for maintaining beautiful parks in Elmhurst. Has lived next to Washington Park for 20 years and appreciates the sound of children playing in the park. Played basketball with his son in Washington Park. The people he has seen on the court may or may not be from Elmhurst, but they seem like nice people. He never received a survey that supposedly was administered to Washington Park residents. Expressed that he is happy the way Washington Park is set up and requested it not be changed. He likes that it brings people from other communities, just as he uses parks from other communities as well.

Therese Gracey

Stated that Washington Park is much more isolated and is not as vulnerable as Butterfield Park. Washington Park is not nearly as close in proximity to the challenging communities that directly surround Elmhurst. Asked that lights be moved to Washington Park.

Nick DeLeonardis

Agreed that Washington Park cannot be compared to Butterfield Park. On his visits to Washington Park, he has witnessed law enforcement survey the park every 20 seconds. Requested the Board consider that point as it makes its decision.

### **COMMITTEE REPORTS**

The *Stormwater Subcommittee* report, agenda item #5c, was combined with #9a (2) *Stormwater Management Discussion*.

Gateway – Szkolka

- Discussed the leasing and/or buying options for an additional transportation vehicle. Ray Graham has agreed to be the leasing agent for Gateway. However, this will require modifications to the contract to ensure Gateway, and its members are financially responsible for the terms of the lease.

Lizzadro Museum – Kies

- A new architect will be hired and it is anticipated new plans will be submitted by the end of the year. Other sites have been researched including Oakbrook and Lombard. Lombard proved too costly and Oakbrook is not an ideal site.
- The main problem with the current building is storage space. Would like a building with two levels for a total of 14,000 sq. ft.
- Snuff boxes will be the next exhibit for the museum. The diamond exhibit is on display until January 1.
- Museum visits are up, particularly school visits.

Sugar Creek Golf Course - Executive Director Rogers

- Monthly rounds to date, through November 15, have increased almost 600 rounds over the same period last year with revenue just over \$11,000.
- Year-to-date rounds, through November 15, are up 9% or just over 2,500 rounds.
- Year-to-date total operating revenue has increased 12% or just about \$111,000.
- This year, the golf course will be able to cover both of its debt payments (principal and interest) totaling approximately \$220,000. In addition, the golf course will have enough funds to cover the proposed capital plans, which includes ash tree removals scheduled for December and the purchase of an aerator.

**UPCOMING COMMITTEE MEETINGS**

PEP – November 19, 2015

Elmhurst Art Museum – December 9, 2015

Gateway – December 10, 2015

**CONSENT AGENDA**

Commissioner Kies made a motion for the Board to approve the Consent Agenda of November 18, 2015. Commissioner Morissette-Moll seconded the motion. The Board was polled. Ayes: Commissioners Morissette-Moll, Pelosi, Ennis, Graf, Kies, and Ubriaco. Nays: None. Motion passed unanimously.

It should be noted that the following items were approved on the Consent Agenda: October 28, 2015 Regular Meeting Minutes, October 28, 2015 Closed Meeting Minutes, November 2, 2015 Special Meeting Minutes, November 4, 2015 Regular Meeting Minutes, November 4, 2015 Closed Meeting Minutes and Voucher Lists dated 11/13/15 - \$143,192.79, 11/06/15 - \$144,786.75.

**UNFINISHED BUSINESS (OLD) –**

**Butterfield Park Master Plan**

Board President Ubriaco stated that the Park Board held a Special Meeting on November 2, 2015 to answer resident questions and did its best in answering those questions. Not only concerns about the basketball court surfaced, but also other items, which will be addressed.

Commissioner Morissette-Moll thanked the Elmhurst Police Department for providing a thorough incident report of parks with basketball courts. Although officers patrol all of Elmhurst parks, no police car is stationed at a particular park due to a basketball court. It is the Board's duty to provide equality in recreational opportunities. Residents from other communities visit Elmhurst parks just as residents throughout the state visit Millennium and Lincoln parks.

Commissioners Ennis, Graf, Kies, and Pelosi stated that the Butterfield Park Master Plan should take in account the community's feedback and concerns by improving baseball fields, the removal of plans for a basketball court, and a focus on the Playground for Everyone. Executive Director Rogers stated that staff will present revised conceptual plans incorporating residents' comments and concerns at the January 13, 2016 board meeting.

Commissioner Ennis made a motion that the Board of Park Commissioners direct staff to present a new plan based on residents' concerns with possible alternatives to a basketball court in Butterfield Park. Commissioner Pelosi seconded the motion. The Board was polled. Ayes: Commissioner Pelosi, Ennis, Graf, Kies, and Ubriaco. Nays: Commissioner Morissette-Moll. Motion passed 5 to 1.

### **Stormwater Management**

The Park Board stormwater subcommittee met with the City on November 12, 2015 at the City Council Chambers to continue the City's request to use Park District property. The City presented a significantly different proposal from its original request to include all five sites in the intergovernmental agreement. The revised proposal requests the use of York Commons only for stormwater detention, recreational amenities including a basketball court, two sand volleyball courts costing approximately \$220,000, and a 16-year extension to the maintenance facility.

The board's subcommittee has reviewed the proposal and recommends that no recreational amenities be funded by the City, saving taxpayers \$220,000, and the facility lease coincide with the fire station lease at York Commons Park that runs until 2108. In regards to the other sites, each site will be considered on an ala carte basis and the City and Park District should work together to secure replacement acquisitions. The proposal provides an opportunity for both parties to work together to find the best value for the taxpayer dollar. The subcommittee also proposed the City pay a multiplier of the fair market value of the property. The proposal is the Park District's final offer and requested the City respond by the end of 2015.

In response to Commissioner Pelosi's question of when property value should be assessed, Executive Director Rogers stated that the timing still needs to be sorted out.

### **Board Recess**

Before moving on to New Business, Board President Ubriaco introduced Elmhurst Deputy Chief of Police Michael McClain. The Board took a recess at 8:00 p.m. and returned to Open Session at 8:10 p.m.

### **NEW BUSINESS –**

#### **Custodial Services Contract – Enterprise Services Facilities**

Commissioner Pelosi made a motion that the Board of Park Commissioners awards a three-year contract for custodial services to Perfect Cleaning, Inc. of Chicago, IL in the amount of \$293,910 and authorize the Executive Director to execute said contract. Commissioner Ennis seconded the motion. As there was no further discussion, the Board was polled. Ayes: Commissioners Ennis, Graf, Kies, Morissette-Moll, Pelosi, and Ubriaco. Nays: none. Motion passed unanimously.

#### **HVAC Service and Maintenance Contract – Enterprise Services Facilities**

Commissioner Pelosi made a motion that the Board of Park Commissioners awards a three-year contract for HVAC Maintenance for Courts Plus, Sugar Creek Golf Course, and the Wilder Mansion to West Town Refrigeration Corporation of Bensenville, IL in the amount of \$116,532 and authorize the Executive Director to execute said contract. Commissioner Morissette-Moll seconded the motion. As there was no further discussion, the Board was polled. Ayes:

Commissioners Ennis, Graf, Kies, Morissette-Moll, Pelosi, and Ubriaco. Nays: none. Motion passed unanimously.

**2016 Proposed Board Meeting Dates**

The consideration of this item was postponed to the December 2, 2015 board meeting.

**2016 Proposed Budget Presentation**

The 2016 Proposed Budget was posted on the District's website and made available to the public at the Administrative Office on November 13, 2015. Park Board Commissioners received a copy of the budget with their board packet. The Board was encouraged to ask questions during staff's budget presentation.

The Park District's proposed 2016 Budget serves three primary purposes: form public policy, control spending, and serve as a written financial plan. It is a documented means of providing financial accountability to the public as the District aims to maintain quality service levels at the lowest possible cost, while addressing the goals of its Strategic Plan. The District's Budget complies with the provisions of the Park Code and Board Policy.

Total proposed 2016 revenue for all funds is \$19,347,030, a decrease of 5.6% compared to the 2015 Budget and a 12.4% decrease over 2014 actual revenues. The decreases in revenue are mainly due to unrealized grant proceeds projected for the Courts Plus expansion project. The decreases are offset with an increase in property taxes to reflect a higher projected Equalized Assessed Valuation of Property (EAV), new construction, the annexation of the Pick Subdivision Park District, and adjustments made for actual tax revenue received in 2015 versus budgeted.

Total proposed 2015 expenditures for all funds is \$22,230,550, a 0.4% decrease from the 2015 budget and a 3.0% increase over 2014 actual expenditures due to reducing the allocation of \$2,950,000 for the Courts Plus Expansion Project offset with increases in medical insurance and full-time wages.

The District's share of residents' tax bill continues to be approximately 6%. As a comparison, the impact to a homeowner of a home valued at \$350,000 will experience an approximate 1% increase in property taxes for Park District services in 2015.

Commissioners asked questions about employee health benefits, the hiring of additional staff, increased use of parks by the school district, and additional uses of the racquetball court at Courts Plus. No action was taken by the Park Board on the proposed 2016 Budget. An agenda item will be placed on the December 2 board meeting to further discuss the proposed 2016 budget. Final approval is anticipated at the December 16, 2015 board meeting.

**COMMISSIONER INFORMATION ITEMS –**

Commissioner Kies

- The Veterans Memorial Ceremony was very moving.

**Future Agenda –**

No changes.

**STAFF ANNOUNCEMENTS**

No staff announcements were made.

**CLOSED SESSION**

A motion to adjourn to Closed Session was made by Commissioner Graf pursuant to 5ILCS 120/2(c)(5) for the discussion of “the purchase or lease of real property for the use of the District” and pursuant to 5ILCS 120/2(c)(6) for the discussion of “the setting of a price for sale or lease of property owned by the public body” at 10:51 p.m. Commissioner Kies seconded the motion. The Board was polled. Ayes: Commissioners Pelosi, Ennis, Graf, Kies, Morissette-Moll, and Ubriaco. Nays: None. Motion passed unanimously.

**OPEN SESSION**

The Board returned to open session at 11:01 p.m. Board President Ubriaco stated that the Board met in Closed Session pursuant to 5ILCS 120/2(c)(5) for the discussion of “the purchase or lease of real property for the use of the District” and pursuant to 5ILCS 120/2(c)(6) for the discussion of “the setting of a price for sale or lease of property owned by the public body.” No final action was taken at the meeting on matters that were discussed in closed session.

**ADJOURNMENT**

There being no further discussion, Commissioner Graf moved to adjourn at 11:01 p.m. and Commissioner Ennis seconded the motion. The Board adjourned by voice vote.

The next regularly scheduled meeting will be held on Wednesday, December 2, 2015 at 7:00 p.m. at the Administrative Office Boardroom, 375 West First Street, Elmhurst, IL. Prior notice will be posted.

Note: Roll call voting will start with Commissioner Morissette-Moll at the December 2, 2015 Park Board meeting.

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Carolyn Ubriaco, Board President

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Nimfa S. Melesio, Recording Secretary

Date Reviewed	
Date Approved	