

**MINUTES OF THE REGULAR MEETING OF THE
ELMHURST PARK DISTRICT
BOARD OF COMMISSIONERS
March 12, 2014
7:00 p.m.**

Minutes of the Regular meeting of the Elmhurst Park District Board of Commissioners held on Wednesday, March 12, 2014 at the Administrative Office, 375 W. First Street, Elmhurst, IL. Prior notice of the meeting was posted. The meeting was called to order by Board President Kubiesa at 7:00 p.m.

Present: Commissioners Howard, Kies, Spaeth, Ubriaco and Kubiesa

Absent: Commissioners Morissette-Moll and Pelosi (excused)

Staff Present: Angela Ferrentino, Acting Executive Director and Director of Parks & Facilities
Dave Kenny, Director of Information Technology
Brian McDermott, Director of Enterprise Services
Cathy Medema, Director of Finance & Human Resources
Cindy Szkolka, Director of Recreation
Ginger Wade, Director of Marketing & Communications

Visitors: Erika Ehmman, Elmhurst League of Women Voters - *The Observer*
Mary Callahan, Special Kids Day
Dale Murphy, Special Kids Day
Richard Rosenberg, Special Kids Day
Barbara Rosenberg, Special Kids Day
Heather Stalker, Special Kids Day

ADDITIONS/DELETIONS/CHANGES TO AGENDA

Board Vice President Ubriaco requested an addition to Closed Session – Item #12b pursuant to 5ILCS 120/2(c)(5) for the discussion of “the purchase or lease of real property for the use of the District.”

Board President Kubiesa requested the Committee Report for Storm Water Sub Committee be moved to Agenda Item #9a(2).

REMARKS/CORRESPONDENCE FROM VISITORS

Richard Rosenberg of Special Kids Day presented the Board with the *2014 Star Award* for the District’s continued support in hosting the Special Kids Day holiday party (specifically created for special needs families) at Wilder Mansion for the past five years. Photographs of last year’s event were distributed to meeting attendees. Board President Kubiesa thanked Mr. Rosenberg and his team for their dedicated work in providing a much needed inclusion event to the community. Photographs were taken of the award acceptance with the Board and Special Kids Day representatives.

COMMITTEE REPORTS

Storm Water Sub Committee – Howard and Spaeth

Item moved to 9a(2)

UPCOMING COMMITTEE MEETINGS

Gateway – March 13, 2014

PEP – March 20, 2014

Sugar Creek Golf Course – March 25, 2014

Elmhurst Art Museum – April 16, 2014

Park/City/School – May 12, 2014

CONSENT AGENDA

Commissioner Kies made a motion for the Board to approve the Consent Agenda of March 12, 2014 and Commissioner Spaeth seconded the motion. The Board was polled: Ayes: Commissioners Spaeth, Ubriaco, Howard, Kies, and Kubiesa. Nays: None. Motion passed unanimously.

It should be noted that the following items were on the Consent Agenda: Regular Meeting Minutes of February 26, 2014, Closed Meeting Minutes of February 26, 2014, and Check Registers 03/07/14 - \$48,162.40, 02/28/14 - \$465,510.84, and Disposal Ordinance O-05-14.

UNFINISHED BUSINESS (OLD) –

Completion Agreement – Salt Creek Greenway Trail Project Wetland Mitigation Site

Commissioner Kies made a motion that the Board of Park Commissioners authorize the Executive Director to execute a Completion Agreement with D Construction and Liberty Mutual Surety to complete wetland mitigation work per the original May 16, 2007 Salt Creek Greenway Trail Project contract specifications. Acting Executive Director Ferrentino explained that due to D Construction's failure to maintain wetland status per its original contract, a claim was filed on the guaranty bond. After negotiations, D Construction has agreed to contract with McGinty Brothers, Inc. to reestablish the wetlands at the Salt Creek Greenway Trail, reimburse all costs associated in connection with the reestablishment and wetland monitoring, as well as legal fees incurred by the District up to a maximum of \$2,000. Additionally, Liberty Mutual has agreed to uphold the guaranty bond until the wetland status is determined by DuPage County, Army Corps of Engineers, and the District. As there was no further discussion, the Board was polled. Ayes: Commissioners Spaeth, Ubriaco, Howard, Kies, and Kubiesa. Nays: none. Motion passed unanimously.

Storm Water Sub Committee

Commissioners Howard and Spaeth provided the following report from the Sub Committee's March 3 meeting. The District had asked the City to explore several options for storm water management. Options posed for East End Park were: excavating the center section, in lieu of the western portion, lessening the severity of the slope walls incorporating an amphitheatre style, and purchasing two homes (82 ft lots each) on Geneva for overland flow as an alternate to below grade piping. At the March 3 meeting, the City responded that excavating the center would require lowering to 10 ft at an additional cost of \$800,000 and that reducing the slope would also impact ball fields. The City has yet to respond to the possibility of the acquisition of the two homes. Burke Engineering continues to explore the use of underground water storage or permeable pavers in the York Commons Park parking lot in lieu of constructing the front detention lobe originally planned. Initial calculations show the concepts costing approximately \$3 million more with less water detention storage compared to above ground detention capacity. Commissioner Howard voiced his desire to include Burke Engineering in the Sub Committee meetings to eliminate the delay for answers to inquiries.

The purchase of lots to store water was further discussed by the Board which, in the opinion of Commissioner Howard, the City does not favor. Board President Kubiesa remarked neither of the City or Park District's solutions will stop flooding, but will alleviate the problem. The Commissioners weighed the pros and cons of hiring an independent engineer to protect the District's interest in conserving the parks. The consensus was to have the Executive Director review the credentials of the engineering firm V3 or let a Request for Proposal (RFP). Commissioner Howard expressed his opinion that time is nearing for the Board to make a decision on at least one of the park sites proposed. The next Storm Water Sub Committee meeting is scheduled for March 17.

NEW BUSINESS –

Letter of Intent: Donation of Easement from 360 W. Butterfield for Salt Creek Greenway Trail Connection

Commissioner Spaeth made a motion that the Board of Park Commissioners accepts and authorizes the Board President to execute the Letter of Intent for the property easement donation from Robert Gienko, property owner of 360 West Butterfield Road, to complete the Salt Creek Greenway Trail Connection, and authorize staff to work with District attorneys to draft the final easement document. Commissioner Kies seconded the motion. Acting Executive Director Ferrentino illustrated the existing gap at Butterfield and Brush Hill Road. The easement cannot be accepted until the Illinois Department of Transportation (IDOT) has approved Phase I Designs which will not occur until late summer. The easement also contains a contingency that Astoria Place Townhome Association enter into a separate easement with 360 West Butterfield to allow the construction of a driveway on its property. A previous agreement obligated Astoria Place to construct a connection, but should they approve the driveway access, they would be released of their obligation. Staff has worked with the property owners for several years to align a concept that would be beneficial for all involved. A formal easement donation will be brought to the Board after IDOT has approved Phase I Designs. The Illinois Transportation Enhancement Program (ITEP) grant will pay 80% of construction costs of the connection. Commissioners agreed that the connection would provide for safer travel for users on the Salt Creek Greenway Trail. As there was no further discussion, the Board was polled. Ayes: Commissioners Spaeth, Ubriaco, Howard, Kies, and Kubiesa. Nays: None. Motion passed unanimously.

COMMISSIONER INFORMATION ITEMS –

Announcements

Commissioner Ubriaco

- Thanked staff for their work on the St. Patrick's Day parade and including music.

Commissioner Kies

- Was pleased to witness patrons cross-country skiing in Wilder Park.
- The Elmhurst College Governmental Forum addressed provocative issues.
- The next Elmhurst Garden Club bench will be inscribed "*It's our world to garden.*"
- The Elmhurst Garden Club awarded seven college scholarships this year.

Future Agenda

Commissioner Ubriaco requested items for the next Board meeting include New Indoor Recreation Facility and New Indoor Aquatic Facility or a special meeting be scheduled to discuss the items. She submitted the following memo to the Board to convey the need for discussion of the two items. Commissioner Kubiesa will review the Agenda for the next meeting.

MEMO

DATE: March 12, 2014
TO: Elmhurst Park District Board of Commissioners
Elmhurst Park District Executive Director Jim Rogers
FROM: Commissioner Carolyn Ubriaco
SUBJECT: New Indoor Sports and Aquatics Facilities Agenda Request

I request that New Board Business Agenda items regarding "New Indoor Recreation Facility" and "New Indoor Aquatics Facility" be scheduled during the March 26 regular meeting or an earlier special meeting of the Elmhurst Park Board to include a discussion of the following in concept:

- Board support for and interest in pursuing a versatile multi-use indoor facility or facilities for all age groups including elements of the 2009 Indoor Facilities Study (Expansion of Wagner Community Center p.153 and Maximizing Expansions at Courts Plus Fitness Center, p.155) and the following:
 - Multi-use courts appropriate for basketball, volleyball, dodgeball and other activities and sports
 - Multi-use indoor turf appropriate for soccer, lacrosse, field hockey baseball and other indoor activities and sports
 - Use of indoor courts and turf spaces for recreation and skill training
 - Indoor walking/running track appropriate
 - Indoor aquatics facility including lap pool and other features promoting recreation
 - Indoor facilities that enable and promote concurrent multi-generational use, e.g., parents could use the running track while children are playing basketball, etc.
 - Other indoor and outdoor features and amenities identified by staff and board members, e.g. fitness equipment, etc.
- Early-stage exploratory analysis including:
 - High-level competitive market and economic analysis of such facilities mentioned above.

- Identification and valuation of funding and revenue sources including grants, Tax Increment Financing opportunities and a citizen supported referendum.
- Identification of possible sites including the North York Tax Increment Financing (TIF) area
- Additional discussion and analysis as deemed necessary by board and staff.

The 2011 Attitude and Interest Survey indicated that a “majority (56%) feel that expanding or building additional indoor recreational space is important” (p.16); since completion of the study, there has been an outpouring of interest from residents of all ages in support of indoor recreation facilities. Private for-profit indoor sports facilities and services continue to proliferate within the Elmhurst and Chicagoland area indicating a growing market. Just today, I was contacted by an Antioch business owner who doubled the size of a facility he originally opened December, 2012.

The Elmhurst Park District must make wise financial choices and preserve our healthy financial condition. Profitable indoor sports facilities have potential to generate attractive economic benefits to offset construction and operating costs and possibly reduce the property tax burden on residents. Courts Plus has been a model for non-tax revenue and helps to fund district expenses for the ultimate benefit of the taxpayer and community. As a government agency, the Elmhurst Park District is uniquely positioned to provide indoor sports facilities by leveraging public finance opportunities and land acquisition advantages in addition to our well-qualified professional staff.

Many Elmhurst residents spend their household recreation dollars outside the boundaries of the Elmhurst Park District because we do not offer indoor facilities commensurate with other communities. In addition to unmet demand for recreational facilities, new residential development, including the proposed 200-unit Hahn Street apartment complex, expected homebuilding on the former Elmhurst Hospital site, and continuing redevelopment of family home stock will add new recreation consumers.

The Elmhurst Park District Board of Commissioners must take the readiness steps necessary if we are to provide year-round indoor recreational opportunities for our constituents.

Thank you for your kind consideration.

STAFF ANNOUNCEMENTS

Director of Information Technology – Kenny

- I.T. upgraded virtualization software.

Director of Enterprise Services – McDermott

- The Courts Plus March Special is 30 days for \$39.
- Wilder Mansion’s Bridal Show has generated 180 registrations for the free event.

Director of Recreation – Szkolka

- Open Gym was well attended this past weekend with 100 participants.

Director of Marketing & Communications – Wade

- Look forward to having the Board at the Grand Reopening of the Wilder Park Conservatory on April 27.

Director of Finance & Human Resources – Medema

- Human Resources staff has hosted tables at Elmhurst College and College of DuPage to advertise job opportunities at the District.

Director of Parks and Facilities – Ferrentino

- The IAPD Legislative Conference is April 29-30; please let staff know if you plan on attending.

CLOSED SESSION

A motion to adjourn to Closed Session was made by Commissioner Ubriaco pursuant to 5ILCS 120/2(c)(5) “for the purchase or lease of real property for the use of the District” and pursuant to 5ILCS 120/2(c)(1) “for the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body” at 8:30 p.m. Commissioner Kies seconded the motion. Commissioner Howard questioned why information on the item was not provided in advance, asked if it concerned something the Board had discussed previously and voiced his objection to the surprise addition to the agenda. Board President Kubiesa indicated that closed session materials are usually provided 50/50 ahead of time, but not always, due to the degree of sensitivity of the issue or at the discretion of the Executive Director and that it would be fair if Commissioners would inform staff in advance. Commissioner Ubriaco indicated that, in regard to the staff, we have a little different situation, secondly, she felt it important to raise the need for closed session in the interest of nothing going on behind closed doors, for full disclosure and in the interest of time as we have had some experiences where a failure to act promptly has hurt us. The Board was polled. Ayes: Commissioners Kies, Spaeth, Ubriaco, and Kubiesa. Nays: Howard. Motion passed 4 to 1 to go to Closed Session.

OPEN SESSION

The Board returned to open session at 8:48 p.m.

Board President Kubiesa stated that the Board met in Closed Session 5ILCS 120/2(c)(5) “for the purchase or lease of real property for the use of the District” and pursuant to 5ILCS 120/2(c)(1) “for the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body.” No final action will be taken on the matters discussed in closed session at this meeting.

ADJOURNMENT

There being no further discussion, Commissioner Spaeth moved to adjourn at 8:49 p.m. and Commissioner Ubriaco seconded the motion. The Board adjourned by voice vote.

The next regularly scheduled meeting will be held on Wednesday, March 26, 2014 at 7:00 p.m. at the Administrative Office Board Room, 375 West First Street, Elmhurst, IL. Prior notice will be posted.

Note: Roll call voting will start with Commissioner Pelosi at the March 26, 2014 Park Board meeting.