

**MINUTES OF THE REGULAR MEETING OF THE
ELMHURST PARK DISTRICT
BOARD OF COMMISSIONERS
March 26, 2014
7:00 p.m.**

Minutes of the Regular meeting of the Elmhurst Park District Board of Commissioners held on Wednesday, March 26, 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, Morissette-Moll, Pelosi, Spaeth, Ubriaco and Kubiesa

Absent: None

Staff Present: James W. Rogers, Executive Director
Angela Ferrentino, Director of Parks & Facilities
Brian McDermott, Director of Enterprise Services
Cathy Medema, Director of Finance & Human Resources
Cindy Szkolka, Director of Recreation
Ginger Wade, Director of Marketing & Communications
Laura Guttman, Special Projects Coordinator
Anne Scheppele, Division Manager - Facilities
Tom Sumner, Systems Administrator
Katie Frainey, Enterprise Services - Division Manager – Membership Services

Visitors: None

ADDITIONS/DELETIONS/CHANGES TO AGENDA

Commissioner Howard requested agenda item #8a *Approval of March 12, 2014 Regular Meeting Minutes* be moved to agenda item #9a (1). Board President moved item #9a (1) Storm Water Management Discussion to #9a (2).

Executive Director Rogers announced a correction to the March 12, 2014 Closed Meeting minutes. Sentence verbiage was changed from “totaling” to “just over” per a Commissioner’s request. The new version was distributed to Commissioners.

REMARKS/CORRESPONDENCE FROM VISITORS

None

COMMITTEE REPORTS

Gateway – Szkolka

- A bid for day camp transportation was let to help reduce costs.
- A capital projects wish list was compiled to discuss during capital budget planning.

PEP – Pelosi

- Continuing to plan for the annual golf outing and looking for foursomes.
- Discussing ideas for the holiday fundraiser in December.
- Two music bands have been confirmed to play at Parkpalooza – Jonathan Devin and New Country. Five food vendors have also been confirmed.
- Bylaws are being reviewed.
- Received donation check for the Wilder Park Conservatory from the Milano family.

Sugar Creek Golf Course – Rogers

- Although the course is still wet, some rounds were played last weekend.
- The annual Spring Fling was delayed from March 29 to April 12 in anticipation of improved course conditions.
- Because online registrations for the Jr. Golf Summer Program were successful, more programs have been made available for online registration. In-person registrations will continue to be available.

Storm Water Sub Committee – Howard, Spaeth, Rogers

- Commissioner Spaeth reported that the City released a draft document summarizing current status, number of homes originally targeted, and the effect of detention basins in the parks. East End Park would provide storm water relief for only 12 homes. The document lists home flood proofing at a cost of \$25,000 per home. Calculating the cost for the 12 homes is less significant than a detention basin in East End Park. Golden Meadows continues to be the main solution for the 20 homes in the Pine Street area. Piping from East End to Golden Meadows is considered to be too costly at an estimated \$12 million. According to the document, Golden Meadows and York Commons parks would impact the greatest number of homes.
- Commissioner Howard added that 2 of the 12 homes near East End Park are candidates to serve as a natural bioswale. The number of homes has increased from Burke's report of 9 homes. The City spoke of other measures being taken to relieve flooding such as rear-yard and overhead sewer programs, and an ordinance for new construction. The City also cited the City of LaGrange, which has a progressive policy for residential site construction permits including requiring the use of established solutions.
- Commissioner Spaeth voiced that the Park District is not in agreement with the City that the detention basins would be an enhancement to the parks. Executive Director Rogers has repeatedly clarified that same point to the Sub Committee.
- At the March 12 Board meeting, the Board discussed hiring an independent engineering firm to verify Burke figures, sites, and field playability in the interest of protecting the parks. Executive Director Rogers has contacted V3 Engineering, which has direct experience with storm water solutions and has worked with the Park District in the past. The Board provided consensus that V3 Engineering review storm water plans in order for the Board to make an informed decision in considering the use of parks for storm water retention.
- The Sub Committee will meet again on April 14.
- The City Manager gave Executive Director Rogers a first draft intergovernmental agreement for the storm water detention sites. Should the Board decide to allow detention basins in the parks it may agree to allow one park or a portion of a park at first and allow others depending on outcome. The responsible party for maintenance costs must also be considered.

UPCOMING COMMITTEE MEETINGS

Gateway – April 10, 2014

Storm Water Sub Committee – April 14, 2014

Elmhurst Art Museum – April 16, 2014

PEP – April 17, 2014

Sugar Creek Golf Course – April 22, 2014

Park/City/School – May 12, 2014

Lizzadro Museum – May 15, 2014

CONSENT AGENDA

Commissioner Ubriaco made a motion for the Board to approve the Consent Agenda of March 26, 2014 and Commissioner Spaeth seconded the motion. The Board was polled: Ayes: Commissioners Spaeth, Ubriaco, Howard, Kies, Morissette-Moll, Pelosi, and Kubiesa. Nays: None. Motion passed unanimously.

It should be noted that the following items were approved on the Consent Agenda: Closed Meeting Minutes of March 12, 2014, and Check Registers 03/14/14 - \$56,989.39, 03/21/14 - \$69,829.90.

UNFINISHED BUSINESS (OLD) –

Approval of March 12, 2014 Regular Meeting Minutes

Commissioner Howard requested the Regular Meeting Minutes of March 12, 2014 be reworded to reflect more of what actually happened in Open Session. According to Commissioner Howard, the event that transpired was a breach of protocol in the way the Board conducts business. He believed that absent from the request for an additional item for closed session was transparency, due diligence, disclosure, and openness. Board President Kubiesa requested a specific clarification as to what portion of the Board minutes needs editing. Commissioner Howard requested that the statement “*Commissioner Howard expressed concern of adding an item of Closed Session during the meeting*” be changed to better reflect what the concern was. Commissioner Ubriaco stated that the Board is allowed to add or remove agenda items for discussion during the *Additions/Deletions/Changes to Agenda* portion of a meeting. Commissioner Ubriaco added it is the height of openness to share things apropos for close session with everyone at the same time. It is the height of openness not to go behind Commissioners’ back and pick and choose who you are going to talk to whether it is the Executive Director or individual members of this Board. It is the height of openness to discuss things with everyone at the same time.

Board President Kubiesa requested Park Commissioners inform staff even if it is a few minutes before the Board meeting of any changes/additions to the agenda in order for staff to prepare accordingly. Further discussion ensued and it was resolved that staff will go back to the audio recording to add more detail and bring the edited minutes back to the Board on April 9, 2014 for approval.

Storm Water Management Discussion

Commissioners Kies asked why storm water is listed twice on the agenda. Executive Director Rogers explained that Storm Water Sub Committee is listed for Committee Reports then listed under Unfinished Business for further discussion or possible Board action.

NEW BUSINESS –

2013 Year-end Strategic Plan Progress Report

Special Projects Coordinator Guttman presented the 2013 Year-end Strategic Plan Progress Report (SPPR) providing an overview of staff progress toward implementing the 2013 Strategic Work Plan initiatives for 2013. The SPPR is compiled and submitted to the Board biannually as an ongoing evaluation of achievement of long-term strategy for decision making, resource allocation and work plan development. The SPPR lists objectives, performance measures compared to performance targets and timeline for reporting. A copy of the report will be posted on the District website at www.epd.org. Commissioners asked questions regarding net expense for outdoor pool operations and benchmarking operations with other park districts. Executive Director Rogers explained that net pool expense fluctuates depending on visitors and that it is difficult to compare District operations with other park districts as each community is unique in its desired services. Commissioners commended staff on the SPPR.

2013 Fourth Quarter Financial Report

Director of Finance and Human Resources Medema presented the Board with the 2013 Fourth Quarter Financial report, which provides an overview of financial trends through December 31, 2013. The Quarterly Financial Report is designed to give the Board an overview of the District's financial performance compared to budget, capital project update, and a summary of investments. The presented figures are preliminary and unaudited. The final audit figures will be presented to the Board in April. Director of Finance and Human Resources Medema reported on the 2013 Revenues and Expenditures actual year-to-date comparison, 2013 Budget compared to actual year-to-date by fund, revenues by source, expenditures by object, capital improvement plan overview, and year-end investments. Commissioners asked questions regarding fluctuations in the General Fund and requested a forecast of capital projects and estimated completion amounts.

The Total Operating fund balance was budgeted for a net loss of \$1,330,665 but ended the year with a loss of \$673,034 due to an increase in the General Fund caused by an increase in CPPRT, insurance proceeds, sponsorships, postponement of projects, reduced health insurance costs, and a decrease in salary and wage expenses. Grant proceeds were recorded in full accrual to match expenses. Transfers were significantly higher due to the change of operations in project development from Enterprise Services to the Recreation Fund.

New Indoor Sports and Aquatics Facilities

At the March 12, 2014 Park Board meeting, Commissioner Ubriaco requested that the subjects of New Indoor Recreation Facility and a New Indoor Aquatics Facility be placed on the March 26 Board agenda. Commissioner Ubriaco indicated that she has been inundated with public inquiries regarding the provision of an indoor facility. She inquired as to how the Board stands on pursuing an indoor athletic facility. She cited the District's 2009 Indoor Facility Study and 2011 Community Survey as indicating public demand for indoor multi-use facilities. Commissioner Ubriaco has observed an explosion of private indoor athletic facilities. She recently received a call from a private business owner in Antioch who told her he had to double his facility size due to the exponential increase of customer demand. Commissioner Ubriaco's research revealed that more than half of indoor athletic facilities are privately owned leading her to believe that if it were not profitable it would not remain open and continue to grow.

Commissioners brainstormed the subject further. Commissioner Kies recalled that the Board broached the idea of an indoor athletic facility many years ago at York Commons, but the Board choose not to proceed. The subject of an indoor facility should be revisited. Commissioner Kies suggested looking at other entities, both private and public, to consider a partnership in this initiative. Commissioner Pelosi added that perhaps an incentive should be offered for a business to come in and fulfill the need, especially in the TIF area. Commissioner Howard asked if a list has been compiled of entities that profit from indoor facilities in order for staff to research their business model. Commissioner Howard proposed a joint venture with the School District for a volleyball/basketball facility between Sandburg and Edison Schools. He believed acquiring more land would not be necessary because the District has land to build upon. Commissioner Spaeth stated that the North York TIF provides an opportunistic area. Commissioner Howard countered that the City would want to increase EAV, which would be null for a government agency and negates the objective of a TIF. Commissioner Ubriaco indicated that the storm water discussions may result in some fetching opportunities.

Commissioner Ubriaco reported that the Woodridge Park District is in the process of pursuing an indoor athletic facility in a TIF area and encouraged staff to review Woodridge's review of indoor

facilities posted on their website. Commissioner Howard mentioned the Darien Park District's facility that was originally privately owned, but now owned by the Darien Park District. Executive Director Rogers added that McCook has the Max Athletic & Exposition Center that has turf fields and volleyball courts.

Board President Kubiesa suggested the community be surveyed for willingness to pay for an indoor athletic facility before staff investigates further. Board President Kubiesa stated that to date, she has not received public comment regarding an indoor facility and surveyed other Commissioners, who did not confirm receiving any calls or comments. Commissioner Spaeth thanked Commissioner Ubriaco for bringing up the subject of indoor facilities for the Board to anticipate and pursue advantageous opportunities. Board President Kubiesa suggested the Park/City/School Committee also address the subject.

Commissioner Morissette-Moll asked for a clarification of statements made by Commissioners Ubriaco and Spaeth regarding "missing an opportunity" at the vacant Elmhurst Memorial Hospital Berteau property. Commissioner Spaeth responded that he felt the District missed an opportunity with the Berteau property and must learn to approach things differently. Board President Kubiesa stated that the District did not miss an opportunity but that the Board chose not to pursue that property.

Executive Director Rogers suggested the Board allow staff to compile the District's current information including the District's indoor facility study and comprehensive plan, and then report back to the Board for review and further discussion at a later date.

COMMISSIONER INFORMATION ITEMS –

Announcements

Commissioner Kies

- Attended the Conservation Foundation meeting with Executive Director Rogers and Director of Facilities Ferrentino which proved to be most enlightening to hear of the group purchasing land and developing it into parks for public use. The Foundation has made amazing improvements to Salt Creek, where some wildlife has returned.

Commissioner Morissette-Moll

- Thanked staff for the wonderful job on the first Wilder Mansion bridal show. She received several compliments.

Future Agenda

New Indoor Sports and Aquatics Facilities.

STAFF ANNOUNCEMENTS

Executive Director Rogers

- In regards to the 2014 Wilder Park Conservatory Landscape Restoration Project bid that the Board awarded to the Kenneth Company with the stipulation that staff value engineer for a reduced cost, a final contract has been negotiated for \$41,923. Funds are available in the Conservatory project budget for the project.

Executive Director Rogers (continued) -

- Please let us know if you plan on attending the IAPD Legislative Conference in Springfield, IL on April 29 and 30.
- With the passing of his wife Natalie, Former Commissioner Reinertsen has decided to purchase a memorial tree with memorial donations received. The District plans to cover the difference in cost for the tree to be planted in Marjorie Davis Park.
- Per the request of Commissioner Spaeth, distributed graphs of salary information and informed the Board of a blank evaluation form emailed earlier. The Board is to email a completed form to Commissioner Ubriaco only and not all Commissioners.
- According to news media and posted on the City's website, the Mayor and two aldermen have requested the City review its subdivision contributions ordinance. I have advised the City Manager that it would be appropriate for the affected taxing bodies to be allowed input. The Board will be notified of any updates accordingly.
- Will be off the week of March 31. Angela Ferrentino has been assigned as the Acting Executive Director with signing authority.

CLOSED SESSION

A motion to adjourn to Closed Session was made by Commissioner Kubiesa pursuant to 5ILCS 120/2(c)(5) "for the purchase or lease of real property for the use of the District" at 9:10 p.m. Commissioner Kies seconded the motion. The Board was polled. Ayes: Commissioners Howard, Kies, Morissette-Moll, Pelosi, Spaeth, Ubriaco, and Kubiesa. Nays: None. Motion passed unanimously to go to Closed Session.

OPEN SESSION

The Board returned to open session at 9:40 p.m.

Board President Kubiesa stated that the Board met in Closed Session pursuant to 5ILCS 120/2(c)(5) "for the purchase or lease of real property for the use of the District." No final action will be taken on the matter discussed in Closed Session at this meeting.

The Board discussed the redevelopment of the parcel at 624 York Street (formerly the Waverton Hotel) in the North York TIF district. Developers have filed a variance application with the City's Zoning and Planning Commission scheduled to be heard on April 10, 2014. The developers have proposed to build an LA Fitness, Starbucks, and a dry cleaner. Variances sought are for signs, a drive through "conditional use" for Starbucks, and to reduce the required 450 parking spaces per code to 288. The Board discussed ramifications of an LA Fitness in the North TIF district including the following: LA Fitness would be a direct competitor to Courts Plus. The fitness center would not generate sales tax as club memberships are not taxable nor are dry cleaning services. Tearing down and building two small buildings may not improve EAV. The EAV on LA Fitness will never come close to what the hotel generated. The City will only collect on property taxes. In the application, the developer is requesting TIF assistance, which is not appropriate if sales tax will not be generated. Cutting back on parking spaces could cause issues for the area. The developer will have to include storm water detention in its plans. A fitness center is not the highest and best use of the property. The parcel would better serve as a large retailer to both pay property taxes as well as generate sales tax.

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The Board considered including the School District in its discussions as it would be another taxing body affected by the development. Commissioner Howard's opinion was that if the City is seeking to partner with the Park District, it should be in all aspects affecting both parties not just storm water. The Board consensus was to have staff attend the April 10 Zoning and Planning Commission meeting and express the District's position on the issue.

ADJOURNMENT

There being no further discussion, Commissioner Spaeth moved to adjourn at 9:57 p.m. and Commissioner Pelosi seconded the motion. The Board adjourned by voice vote.

The next regularly scheduled meeting will be held on Wednesday, April 9, 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 Ubriaco at the April 9, 2014 Park Board meeting.

Colette M. Kubiesa, Board President

Nimfa Melesio, Recording Secretary