

**THE SPECIAL MEETING OF THE COUNCIL OF THE  
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS  
HELD ON WEDNESDAY EVENING MAY 18, 2005**

**ROLL CALL**

Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone answered the Roll Call.

Also attending were the following individuals: Park District Board President Howard Boy, Park District Board Commissioners Joseph Byrnes, Cathy McDermott, Roy Sansone, and Greg Kolinek, Park District Treasurer, Jerry Sebesta, Park District Secretary, Chris Richards, Park District Director, Dave Novak, Park District Attorney, Joe McGah, Village Administrator Michael J. Sturino, Village Attorney Michael Durkin, and Village Clerk Vanessa Moritz

Mayor Calderone stated that the purpose of the meeting was to discuss with the Board of Directors of the Park District of Forest Park the subject of the purchase of the property adjacent to the park. Mayor Calderone explained the background of the issue as follows: The "drop dead" date for Armitage Capital Corporation (the developer) to begin construction is in September, 2005. He further explained that there was an offer to buy out the developer by Bud Moon and a subsequent request to extend the deadline on the PUD agreement. The extension request was denied as only the parties to the contract can request an extension. The buyout offer from Bud Moon was retracted due to concerns about the deadline. There is currently a temporary restraining order on the demolition, The demolition permit has been issued by the Illinois EPA. The price that was previously offered by Bud Moon was \$3,750,000.00. Mayor Calderone stated that in light of the above events, he thought it would be a good public purpose to purchase this property and that the possibilities should be discussed.

**TO DISCUSS POSSIBILITY  
OF ROOS PROPERTY  
ACQUISITION**

President Boy agreed that the Park should look into the possibilities and seek professional advice regarding financing the potential purchase. Mr. Boy added that if the Park were to require a referendum, that would not take place until March, 2006.

Commissioner Gillian asked whether the Park has any excess cash to pay on a note. Treasurer Sebesta advised that the statutory maximum debt limit is \$8.1 million and the current debt is \$3.9 million. That would leave a \$4 million margin. Dave Novak added that there is a \$188,791 debt service extension base.

Commissioner Doolin asked  
whether a joint acquisition

**PURPOSE OF MEETING:**

would be possible. Attorney Durkin stated that according to the Constitution, an intergovernmental agreement is allowed.

Cathy McDermott stated that she is not convinced that this property is the right property for the Park District to Purchase.

Commissioner Steinbach stated that not only will there be an acquisition cost, there will also be a cost to make any necessary improvements.

Commissioner Hosty suggested that a combination public and private use be considered.

Dave Novak stated that the Park District is in the process of developing a comprehensive plan. He added that if the Park District purchases this property, it will need to be included in the plan.

Joe Byrnes suggested that it could be possible to utilize some of the existing structures and stated that would affect the acquisition price.

Commissioner Steinbach pointed out that the sale price of the property is based on the current owner's potential profit margin.

There was discussion about the possibility and process of eminent domain. Mayor Calderone stated that not only does the Village have rights of eminent domain, the Park District does as well. Attorney Durkin stated that the process can take two to three years and that the property does not need to be blighted to take unless it is for the purpose of resale. Mike Sturino stated that it would not affect the outcome of eminent domain proceedings if the buildings were demolished or not since the takeover is for a public purpose. It was noted that the temporary restraining order would allow about a 2 month time frame for the Village or Park District to act. Mayor Calderone suggested that the long term be the focus of the discussions.

Mike Sturino pointed out that if the PUD deadline is not met, the Village will revoke the permit and the zoning will be reverted back to industrial.

Joe Byrnes suggested that purchasing and waiting to improve the property be considered. He also expressed his opinion that the Park District look into creative financing options.

President Boy stated that the Park District Board will meet on May 19 and will discuss the possibilities then.

After the discussions, it was decided that the following would take place:

The Park District and the Village of Forest Park agreed to split the cost of a preliminary appraisal based on the highest and best use of the parcel.

Village Administrator, Michael Sturino will investigate the cost and possibly order an appraisal or a verbal estimated value in coordination with Park District Director, Dave Novak.

The Park District would investigate the possibility of the use of a Debt Certificate as a financing tool.

Mayor Calderone and Park President Boy will attempt to meet face to face with the current owner.

Commissioner Gillian motioned and Commissioner Doolin seconded to recess into closed session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body.

**MOTION TO RECESS INTO  
CLOSED SESSION  
7:40 P.M.**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried.

Commissioner Gillian motioned and Commissioner Hosty seconded to adjourn closed session.

**MOTION TO ADJOURN  
CLOSED SESSION  
8:50 P.M.**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried.

Commissioner Steinbach motioned and Commissioner Hosty seconded to reconvene regular session.

**MOTION TO RECONVENE  
REGULAR SESSION  
8:50 P.M.**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried.

Mike Sturino presented the proposed FY 2006 budget with the following highlights:

### Revenue:

The Village Administrator recommends a 5% water rate increase resulting in \$41,000 additional revenue.

Mr. Sturino recommends a 10% increase in Refuse and Yard Waste collection fees generating \$30,000 additional revenue.

The Village Administrator recommends a \$185,000 increase from the Brookfield North Riverside Water Commission. It was noted that we currently have a contract with North Riverside and in order to increase our rates, we would have to prove a deficit according to the parameters set forth in the contract. There is a large projected increase in license and permit fees due to the anticipated development of the Roos Property and others.

It was noted that the sales tax figures are conservative projections.

Mr. Sturino added that even if the increases are not implemented, the budget reflects a \$400,000 surplus and explained that having a surplus and building a reserve makes the Village more attractive in the bond market. Mr. Sturino also pointed out that the other revenue increases are not due to any new fees or taxes.

### Public Affairs:

\$15,000 added for security camera replacement

\$4,000 was included for videotaping the council meetings.

Commissioner Gillian stated that he thought it should be closer to \$8,000

\$3,000 was added for Website maintenance. Commissioner Steinbach questioned whether we were maintaining the website in-house. Finance Director, Judy Kovacs explained that the intent was to include e-commerce and bill payment options on the website. Commissioner Steinbach stated that she did not believe that \$3,000 would be adequate to reach our goals. Commissioner Steinbach offered to put together more realistic pricing.

\$5,000 was allocated for Memorial Day. Commissioner Steinbach questioned what was planned. Mayor Calderone explained that the money was being allocated for Memorial Day, 2006 as the 2007 appropriation will not be approved in time for Memorial Day.

\$10,000 was allocated for Employee Relations. Commissioner Steinbach questioned if there was an employee holiday party planned. Mayor Calderone stated that we are proposing a party.

\$10,000 was allocated for Oak Park Organizations.

Commissioner Steinbach questioned the need for that expense. Mr. Sturino recommends that the Village contribute regionally, develop partnerships locally and benefit from the economies of scale with existing organizations. Mayor Calderone stated that we are planning to step up our presence in the Oak Park Visitor's Center office which would

include a kiosk which would hopefully direct business to Forest Park. Commissioner Hosty added that the Forest Park Chamber of Commerce and Main Street have allocated funds to advertise on two sides of the three sided kiosk that will be located in the Oak Park Visitor's Center and that they are hoping the Village of Forest Park will fill the third side. Village Administrator Sturino added that these are either new or reinstated programs.

\$140,000 was allocated for new telephone equipment to bring our 11 year-old, unreliable equipment up to current technology. Detailed information was included in the budget packet.

The \$50,118 allocated for new computer equipment includes budgeted amounts that have been consolidated from other departments' budgets in an attempt to closely coordinate the replacement of equipment.

It was confirmed that for line item #6, the FY06 requested amount will be zero rather than the \$15,500 that is included.

#### Police Department:

\$85,000 is allocated for four new vehicles. There were no vehicles purchased in FY 2005. In addition, \$18,576 is earmarked for vehicle upgrades as the squad cars do not come completely equipped.

\$30,860 is budgeted for one additional officer for 9 months.

The Village Administrator is recommending that tuition reimbursement be decreased to \$10,000 based on historical costs.

The Village Administrator recommends budgeting \$12,966 for Command training.

Commissioner Hosty questioned whether we need to allocate funds for a Mediation Program. Administrator Sturino explained that a grant was previously used to fund this expense and that grant is no longer available. Mr. Sturino added that if the program is still desired, the Police Department should seek alternate sources of funding. Mayor Calderone added that it may be possible to obtain funding from Proviso Township and stated that the patrol officers may not have adequate time to provide mediation services. It was agreed to project \$25,000 for the mediation program.

#### Community Center:

Village Administrator Sturino stated that the Community Center provides important services at a reasonable cost and that he does not recommend adjusting any of the requests by the Director for FY 06.

### Village Clerk and Finance Department:

Mr. Sturino explained that pension funding is a significant amount of the tax levy. In order for the pension funds to maintain their soundness and integrity while levying an appropriate amount, he recommends that the Village obtain an independent actuarial study to ensure that the pension funds are being funded properly and not being over-funded. This would cost approximately \$10,000. This will also motivate the responsible parties to research available investments more diligently. Mayor Calderone explained that we need to take a position to attempt to reduce our burden to the pension funds. Commissioner Steinbach asked who would decide which study was the usable study should the State and Village studies conflict. Mr. Sturino advised that the Village would decide, however the levy cycle is different than the appropriation cycle so the levy for this year is already done. Commissioner Doolin asked if this cost is a one-time expense. Mr. Sturino stated that some municipalities conduct an actuarial study every year. Mayor Calderone stated that the Village has not requested an independent actuarial study in the past.

### Fire Department:

The Village Administrator recommends that rather than spending \$133,000 in one year to replace the ambulance, the cost be spread out over 5 years at \$30,000 per year.

The Village Administrator recommends allocating \$10,000 for uniforms

The Village Administrator recommends allocating \$4,600 for communication equipment.

The Village Administrator recommends reducing the chief's request for protective equipment by \$3,000. This will be accomplished by reducing the number of back-up suits to two rather than four.

The Village Administrator recommends reducing the training costs by \$4,200 for fire inspector training, which has not been done in a few years.

The Village Administrator recommends reducing line item 38 - Part Time by \$30,000 to \$10,000. Commissioner Gillian stated that he believes that there is a need for more inspection services and possibly part time help in the department and requested that \$25,000 be allocated for part time wages.

Commissioner Hosty asked if the part time cost would reduce the overtime cost. Commissioner Gillian replied that the overtime is unpredictable and that a firefighter just resigned. It is situations like this that cause overtime. Mayor Calderone suggested that it is possible that the turnover in the department could be a result of the paramedic requirements. This is an issue that will be addressed at an appropriate time. Mr. Sturino explained that we have a firefighter that is

scheduled to return from Iraq in September and one that is returning from injury. That will help with the overtime. Commissioner Steinbach asked why the fire house repairs maintenance costs were reduced when there are two projects listed. Mayor Calderone suggested that any fire house maintenance should be moved to public property. It was agreed to move the entire \$2,000 to the public property budget.

#### Public Health and Safety:

Mr. Sturino reiterated that the anticipated revenue increase is over and above the previous several years. He also stated that we have an open department head position and are currently interviewing.

The Village Administrator recommends reinstating the mobile/pagers/radio program as the staff is out of the office frequently.

Mr. Sturino stated that there is a new line item titled Zoning Consultant in the amount of \$12,000. This item will be reviewed once the department head position is filled.

#### Streets and Public Improvements:

The Village administrator recommends that an additional \$800 be allocated for mobile/pagers/radio cost for the new department head.

The Village Administrator recommends allocating \$20,000 for Madison Street stamped concrete crosswalk upgrades as nothing was spent in FY 2005 and \$19,000 was spent in 2004.

Mr. Sturino added that the residential hauling services is part of the contract and is a fixed cost.

#### Public Property:

The Village Administrator recommends reducing the property maintenance line item by \$60,000 because some of the projects are already completed. Mayor Calderone asked if everyone was alright with removing \$60,000. Commissioner Steinbach agreed as long as the work is done. Mayor Calderone pointed out that the Fire Department maintenance will need to be paid from this line. It was agreed to reduce the line by \$50,000, leaving an allocation of \$130,000.

The Village Administrator recommends reducing the Part Time Seasonal allocation from \$28,800 to \$19,000 by paying the part time the minimum wage of \$6.50 per hour rather than the requested \$10.00 per hour and reducing the hours from 40 to 20 hours per week. Commissioner Steinbach stated that the department has some large projects coming up and will need to rely on the part time help to alleviate some of the work, allowing the full time employees to complete these projects.

Commissioner Hosty recommends no change to this line item. It was decided to keep the line at \$28,800. Mr. Sturino noted that \$235,000 was allocated under a new line item for the improvements to 501 DesPlaines. Administrator Sturino stated that some of this cost will be offset by the elimination of the trailer. Mayor Calderone added that it may be possible to receive some grant money being provided for public safety purposes.

Water Fund:

The proposed rate increase will have to be decided at some point in the future. Commissioner Steinbach asked whether the parking fund has been instituted. Mr. Sturino stated that on line 22, \$140,000 is slated to be placed into a reserve fund to build a parking structure. Mr. Sturino added that it will be a priority this year to perform an analysis of the parking needs of the Village.

**ADJOURNMENT**

There being no further business to be addressed, Commissioner Steinbach motioned to adjourn the meeting. Commissioner Hosty seconded the motion. The motion carried unanimously.

Mayor Calderone declared the meeting adjourned at 10:05 P.M.

Respectfully submitted,

Vanessa Moritz  
**Village Clerk**