

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON JUNE 5, 2023*

VILLAGE HALL

JUNE 5, 2023

7:30 pm

Mayor Nelson called the meeting to order at 7:34 pm.

Village Clerk Gina A. LoGalbo took roll.

PRESENT: Mayor Nelson, Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, Mustafa

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Police Chief Jerel Jones; Fire Chief Bob Kopec; Finance Director Scott Bordui; Assistant Finance Director Ann Novoa; Director of Public Works John Brunke; Director of Building and Zoning Scott Bugner; Community Engagement Manager Stephanie Wright; Village Attorney Kathi Orr; Village Clerk Gina A. LoGalbo; 47 residents

Mayor Nelson called the meeting to order. Mayor Nelson thanked Dave Becker from the Village of Flossmoor Public Works Department, Flossmoor Green Commissioner Tristan Shaw, Fire Chief Bob Kopec, and Assistant Chief Matt Berk for all of the watering they did during this drought of the trees that were planted in the Village of Flossmoor in the past year. She noted the drought that has been occurring and thanked the residents who have taken care of the trees as well. According to Commissioner Shaw, the trees should receive about 15- 20 gallons (3-4 buckets) of water per week over the root ball. Mayor Nelson noted that the trees will provide decades of shade.

Mayor Nelson noted that public comment was at the end of the agenda and per Board policy, individuals' comments are limited to five minutes per person for a total of thirty minutes. As a courtesy for people who wanted to follow the meeting, it would also be streamed through Zoom.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – Resolution Honoring Evan Roberson. Mayor Nelson introduced Evan Roberson and noted that he recently graduated from the fifth grade and became a Boy Scout. Evan is kind, thoughtful, and takes notes and treats to Village Staff and the Flossmoor Library for holidays. Mayor Nelson read a resolution honoring Evan Roberson and congratulated his family for raising such a fine young man.

Mayor Nelson referred to Agenda Item #2 – A Proclamation Declaring June 2023 as Pride Month. Mayor Nelson invited residents to join her for the reading of a Proclamation Declaring June 2023 as Pride Month. She introduced Georgia, who was one of two Lighthouse scholarship recipients from Homewood-Flossmoor High School, in 2023. Mayor Nelson read the Proclamation Declaring June 2023 as Pride Month. Mayor Nelson noted that there would be a Pride Event on June 9, 2023 in Irwin Park, which is a joint event between the Village of Flossmoor, Village of Homewood, and the Homewood-Flossmoor Park District.

Mayor Nelson referred to Agenda Item #3 – A Proclamation Declaring the Date of June 19, 2023 as "Juneteenth." Mayor Nelson invited residents to join her for the reading of a Proclamation Declaring the Date of June 19, 2023 as "Juneteenth." Mayor Nelson noted that Charlotte and Charlie who joined her are with Jack and Jill, the Monarch Cities Chapter, which performs community service throughout the year.

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Mayor Nelson read a Proclamation Declaring the Date of June 19, 2023 as “Juneteenth.” She noted that Destiny Watson and her organization, You Matter Too, is hosting the 3rd Annual Homewood-Flossmoor Juneteenth Celebration on June 17, 2023. It is an awesome celebration of Black excellence and culture through dance, song, vendors, games, and great food. The Juneteenth Parade will take place on June 19, 2023, and she encouraged residents to watch the parade.

Mayor Nelson referred to Agenda Item #4 – Consideration of an Appointment to the Public Art Commission. Mayor Nelson called for a motion for Consideration of an Appointment to the Public Art Commission. Trustee Mustafa so moved, seconded by Trustee Daggett. Mayor Nelson stated that Morgan McCarthy has lived in Flossmoor for one year with her family. She is incredibly talented, and has been a professional artist for twenty years. She has a Bachelor of Arts Degree in Technical Theatre and works as a free-lance artist. Mayor Nelson stated that her talents will be a real boon to the Flossmoor Public Art Commission.

The Board of Trustees thanked Mrs. McCarthy for her willingness to serve on the Flossmoor Public Art Commission. They noted that her resume was a great fit for serving on the Public Art Commission and thanked the Public Art Commission for all that they do for the Village of Flossmoor.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

Mayor Nelson referred to Agenda Item #5 – Consideration of an Appointment to the Green Commission. Mayor Nelson called for a motion for Consideration of an Appointment to the Green Commission. Trustee Bradley-Scott so moved, seconded by Trustee Lofton. Mayor Nelson stated that Cecil Porter is a practicing attorney, and on the weekends, he volunteers and participates in activities in the Village of Flossmoor, like planting trees and helping at events. Mayor Nelson thanked Mr. Porter for all that he does for the Village and that it makes a difference. He has a passion for green spaces, and his yard looks amazing.

The Board of Trustees thanked Mr. Porter for his willingness to serve on the Flossmoor Green Commission and noted the importance of the Green Commission and their work in the community.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

Mayor Nelson referred to Agenda Item #6 – Consideration of an Appointment of a Chair and Vice Chair to the Green Commission. Mayor Nelson called for a motion for Consideration of an Appointment of a Chair and Vice Chair to the Green Commission. Trustee Mustafa so moved, seconded by Trustee Daggett.

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Mayor Nelson stated that Tristan Shaw, whom she is selecting for Chair of the Green Commission, has been on the Green Commission since 2017 and was the driving force behind Plant the Gem. He has used his own resources to keep the Village green during the drought. He donated milkweed for residents to take after the Village Board meeting to help attract monarch butterflies to the Village of Flossmoor. Distributing milkweed to residents is part of the Mayor's Monarch Pledge. The Mayor thanked Mr. Shaw for his contributions to the Village of Flossmoor.

Eric Turnquest, is being presented for Vice Chair of the Green Commission, after having stepped down from Chair of the Green Commission. He's done an amazing job as head of the Green Commission, and his work has been invaluable.

The Board of Trustees thanked Mr. Shaw and Mr. Turnquest for their willingness to serve on the Flossmoor Green Commission. They noted how Mr. Shaw often has a tree with him.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 7-12):

- 7. Approval of the Minutes of the Regular Meeting Held on May 15, 2023*
- 8. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (June 5, 2023)*
- 9. Consideration of a Resolution for Fiscal Year 2023 IDOT Motor Fuel Tax Maintenance*
- 10. Consideration of a Resolution for Fiscal Year 2024 IDOT Motor Fuel Tax Maintenance*
- 11. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Granting a Variation from the Requirements of Section 285-21-1-F. (1) (a) [2] of the Flossmoor Zoning Ordinance (1630 Pinehurst Lane)*
- 12. Consideration of Employee Insurance Renewals*

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Mitros so moved, seconded by Trustee Bradley-Scott.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

Reports of Committees, Commissions and Boards:

None.

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Action Items:

None.

Discussion Items:

None.

Citizens Present Wishing to Address the Board:

Citizens Present Wishing to Address the Board on a Non-Agenda Item

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.):

Kirk Fallah's comments, in summary, were that he is the owner of Fallah Productions, and he would like to introduce charity 'Vegas Nights' under the Illinois Charitable Games Act to the Village of Flossmoor. He stated that he currently works with twenty-nine charities to find locations for the events. He often rents vacant spaces with the goal of fixing up the spaces for the landlord to find a full-time tenant. Mr. Fallah noted that Flossmoor Commons has had some spaces open up and has spoken with the landlord regarding the same. He discussed his success with helping to recruit tenants in the vacant spaces after he used the spaces, fixed the units up to code, and patronized the plaza businesses since his patrons would buy food, gas, and shop at other locations nearby. Mr. Fallah noted that the Village of Flossmoor's current municipal code does not allow for gambling events but does allow for video gaming. He would like to be allowed to host his events like he has in Homewood and in other municipalities in the Village of Flossmoor. He noted his connections to business owners in Flossmoor Commons, and his research on parking management data in Flossmoor Commons. He noted his interest in hosting events for local residents and supporting Flossmoor community businesses, and also in fixing up the locations that he rents. He stated that he was hoping to host events in Flossmoor by August or September 2023.

Deborah Wilson's comments, in summary, were regarding her gratitude for the Village of Flossmoor staff, Public Works Department, and Fire Chief Bob Kopec for repairing a crack on her driveway after the Village's Phase IV sanitary sewer construction project.

John Yast's comments, in summary, were regarding the proposed flood retention area in Heather Hill, that he lives across the street from. He stated that he has enjoyed watching tennis games and lessons across from his home for twenty-five years. Mr. Yast noted that the Mayor and Board know his personal objections to the proposed flood mitigation plans, and that after attending recent Village Board and School Board meetings, he has increased concerns about the project. He stated that in 2019 there was a torrential rain that swamped the viaduct and caused flooding to the Civic Center Building and possibly several others, and that the most commonly used figure for the economic losses is \$585,000. He stated that it is unknown how much of that amount was covered by insurance, but it is known that the Village itself did not suffer economic harm from the flooding. Mr. Yast stated that he understands the flooding of the viaduct can cause delays for emergency responders, which is not desired, but the current Chiefs of the Fire and Police Departments were not aware of significant impacts to persons or property due to a delay from the flooding of the viaduct. Mr. Yast noted that according to Public Works Director John Brunke, the viaduct was impassible a few times in the last couple of years, and the only storm that caused property damage in

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downtown Flossmoor was in 2019. Mr. Yast stated that there is a \$600,000 economic loss expected about every ten years, and the Village is proposing to spend \$7.8 million to mitigate the issue. He stated that instead of the Village letting a private party reserve \$60,000 a year and/ or buy insurance, the Village is relieving them of that responsibility. He noted the amount of grants secured and pursued by the Village, and inquired what the Village itself is going to spend if the grants fall through. Mr. Yast stated that in addition to the economic argument against the project, there are also other concerns. He noted the cost of moving the project to the Highlands Park baseball fields and questioned why the project could not proceed there or at Flossmoor Park. He also noted that the communication and community involvement in the process has been lacking, and that residents should be notified so they can weigh in on the issue as it affects them and the parents of school children at Heather Hill School. He asked if the project would be dangerous, and if so, it should not be near the school, sidewalk, or street; if it's not dangerous, then there is no need for a fence. He noted that the Mayor and many of the Trustees had infrastructure in their campaign platforms, and noted that the proposal is a knee-jerk reaction to a one-time occurrence.

Warren Engelberg's comments, in summary, were regarding families in America who work full-time and are poor. He referenced a study that was conducted in which 35% of families working full-time year-round do not earn enough to cover the basic needs of housing, food, and childcare. Mr. Engelberg noted the lack of jobs, and the jobs that exist that pay so badly people are still poor even though they work full-time. He noted statistics by race and ethnicity, the lack of access to benefits like health insurance, and the effects on families.

Citizens Present Wishing to Address the Board on an Agenda Item

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.): No residents wished to speak on an Agenda Item.

Other Business:

Trustee Mustafa commended and thanked everyone who collaborated to create the Homewood-Flossmoor Pride Celebration. She stated that she looks forward to future opportunities for joint celebrations to strengthen the Homewood-Flossmoor communities' connections and increase inclusion and access for everyone. Trustee Mustafa also noted that residents have been inquiring about group homes, especially on a Heather Hill Neighborhood Facebook page and inquired with the Board regarding their experience with the issue. She requested that Village Manager Bridget Wachtel prepare information that would allow the Board to have vetted, consistent information to share with residents about group homes in the community.

Trustee Mitros stated that the issue has come up over the years, and that the Village does not have regulatory control over the group homes.

Trustee Mitros inquired with the Director of Building & Zoning Scott Bugner about a house on Flossmoor Road that has been boarded up and noted that residents have been asking him about it. Mr. Bugner responded that they are replacing the windows which have been ordered.

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Trustee Lofton stated that he was pleased to read about the activity and discussions with regard to CESSA, and that E-Com is participating as well.

Trustee Driscoll thanked Community Engagement Manager Stephanie Wright for her coordination with the recent Bike the Gem event, and noted that Mayor Nelson participated in the event. Trustee Driscoll thanked the Flossmoor Police and Fire Departments for their assistance with the event. He also noted that the local Knights of Columbus, which is affiliated with many local churches, elected a new Grant Knight, Flossmoor resident Patrick Zamkin.

Trustee Daggett noted that he is grateful for the Flossmoor Public Works Department, which expeditiously addresses issues that are brought to them. He also thanked Fire Chief Kopec for helping with a recent issue.

Trustee Bradley-Scott addressed Mr. Yast's comments and inquired about adding dates for a forum in Heather Hill and updating publications for the rest of the community.

Village Manager Bridget Wachtel stated that there is a one-page information sheet on the Flossmoor website about the viaduct project, and staff have attended the school board meeting to present information about the water retention basin project. The Village plans to meet with the Homewood-Flossmoor Park District on June 20th about the project. There are plans to have an open house in the Fall of 2023 about the project where the Village can also answer questions and address concerns. Wachtel noted that the Village can answer questions/address concerns about the project if Heather Hill residents would like to contact the Village.

Mayor Nelson thanked the volunteers at the Bike the Gem event, including John Yast, Nanette Driscoll, HF High School Students, and other residents. She also thanked Public Works and staff for their efforts with the event.

Mayor Nelson noted that the Village was informed that State Senator Harris earmarked \$1 million for capital projects in Flossmoor, and State Representative Davis earmarked \$500,000 for the viaduct project. The Village of Flossmoor is grateful for their assistance and efforts to help fund the project. The Village now has over \$3 million in grants, and the Village is seeking more. Mayor Nelson stated that the Flossmoor downtown businesses are thankful as well, and noted that they are concerned for their businesses every time there is a large downpour. She noted that Flossmoor lost a major business, Coldwell Banker, after the 2019 flooding event, and it took several years to find new businesses to take their place. She also thanked Village staff for their hard work on the project.

Trustee Mustafa added that the Village of Flossmoor also lost the business, Love Noa, after the 2019 flooding event.

Mayor Nelson referred to Agenda Item #13 – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation. Mayor Nelson called for a motion

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to go into *Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation*. Trustee Mitros so moved, seconded by Trustee Bradley-Scott and passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, and Mustafa

ABSENT: None

ABSTAIN: None

NAYS: None

The Board entered executive session at 8:28 p.m.

The Board returned to open session at 9:20 p.m.

As there were no other items to discuss, Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros so moved, seconded by Trustee Bradley-Scott and passed by a voice vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

The Regular Meeting was adjourned at 9:20 pm.

Respectfully Submitted,



Gina A. LoGalbo
Village Clerk