

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MAY 20, 2024*

VILLAGE HALL

MAY 20, 2024

7:30 PM

Mayor Nelson called the meeting to order at 7:32 pm.

Village Clerk 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; Fire Chief Bob Kopec; Acting Chief of Police Keith Taylor; Police Commander Tim Filkins; Director of Public Works John Brunke; Director of Building & Zoning Scott Bugner; Finance Director Ann Novoa; Assistant Finance Director Malea Stubitsch; Community Engagement Manager Stephanie Wright; Assistant to the Village Manager/Communications Manager Nicole Castagna; Village Attorney Kathi Orr; 35 community members, media, and others.

Mayor Nelson called the meeting to order. She reminded everyone that the Village Board meeting was being streamed via Zoom for the convenience of those unable to attend the meeting in person. She noted that public comment on agenda and non-agenda items would be welcome at the beginning of the meeting agenda, and that public commenters who signed up to speak would be called from the list they signed in on. Mayor Nelson asked that speakers observe the Village's public comment policy of introducing themselves, acting with decorum, addressing their comments to the public body and not directly to a member of staff, and limiting their comments to five minutes per person for a maximum of thirty minutes of public comment time.

Mayor Nelson wished Trustee George Lofton and his wife Felecia congratulations on their forty-fifth wedding anniversary.

Citizens Present Wishing to Address the Board:

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

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

Flossmoor resident Warren Engelberg's comments, in summary, were regarding the differences between socialism and communism, the socialist movement, and the evolvement of communism.

Flossmoor resident Jackie Riffice's comments, in summary, were regarding her speaking as a resident and not on behalf of the Community Relations Commission in regard to her previous request to the Village Board to bridge the gap between residents in the community following former Police Chief Jones' dismissal and her current request for the Board to take action about the divide in the community that she believes exists. Riffice discussed her reasons for moving to Flossmoor and noted Chicago Magazine's recent article highlighting Flossmoor as a place to raise young families. Riffice discussed how the Community Relations Commission has heard from primarily Black residents in the last few months, asking for better communication and transparency. Riffice noted that the Village responded with an updated website that

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shared policies and procedures, but that it was not enough. She noted that the issue is about the Board's tone deafness to the community's cries, the Board's lack of empathy, their unwillingness to listen and their inability to look within. Riffice discussed how after the death of Madeline Miller, the Community Relations Commission was asked by Mayor Nelson for suggestions on how to connect the Flossmoor Police to the community, which the Flossmoor Police Department implemented or expanded. The Community Relations Commission also has suggestions for addressing the current issues in the community. Riffice referred to a tear down the middle that must be mended and encouraged the Board and others to take action to mend it. She told the Board to listen to what residents are saying, feeling, and living with every day, and noted that the Trustees need to do better. Riffice asked the Board, Village Manager, and all those in leadership roles with the Village what they are going to do to move the Village forward.

Flossmoor resident Barbara Karstrom's comments, in summary, were regarding her thanking the Village Board for revisiting options for water detention areas in the community. She noted that there has never been a town hall meeting with the Heather Hill residents regarding the detention basin placement, even though it was requested by residents and recommended by the Community Relations Commission. Karstrom stated that residents were prepared to discuss alternatives for the detention basin plan. She had signed petitions from sixty-eight Heather Hill residents in support of a detention basin to be built underground instead of above ground, which would help with a ten-year storm event and not endanger children. Karstrom noted that she's sure the residents near Brumley and Latimer are happy that their neighborhood has underground storm solutions. She stated that storm water professionals and water resource engineers are seeing more extreme weather events, the Village needs to find a way to prevent all property damage when there is another 100-year flood, and that the proposed Heather Hill solution will not help when there is an extreme weather event. Karstrom noted that the Heather Hill detention project will not significantly help the downtown area when there is another major storm and questioned whether that has been communicated to the downtown shop owners. She also questioned what the owner of the Civic Center Building has done to help protect the building. Karstrom discussed how there were claims of numerous public meetings and letters to residents about the Heather Hill project, but every resident who signed the aforementioned petition did not receive any notices about the project. She noted that there is already a wet detention area near the Highland Park playground like in other Flossmoor neighborhoods, and that the detention ponds in Leavitt and Ballantrae are not next to elementary schools. Karstrom discussed growing up in the Heather Hill neighborhood and playing in the greenspace near the school, noting that it will be gone with the proposed project. She requested that the Board examine underground storage options for Heather Hill.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – Consideration of an Appointment to the Green Commission. Mayor Nelson called for a motion to Approve the Appointment of Haley Henning to the Green Commission. Trustee Mustafa so moved, seconded by Trustee Bradley-Scott.

Mayor Nelson noted that Henning is a newer resident who has been busy in the community. Her BA is in musical arts, and her passion is ecological landscaping. Her co-owned business focuses on native and edible garden design and installation, and she has grant writing experience which can help the Green Commission.

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The Board noted their support and thanked Henning for her willingness to serve on the Green Commission.

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 2-4):

2. Approval of the Minutes of the Regular Meeting Held on May 6, 2024

3. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (May 20, 2024)

4. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving a Subaward Agreement Between the County of Cook and the Village of Flossmoor

Mayor Nelson called for a motion to approve the Consent Agenda as presented. Trustee Mitros so moved, seconded by Trustee Lofton.

Trustee Mustafa requested that item #3 be pulled off of the Consent Agenda.

Mayor Nelson called for a motion to approve items #2 and #4 of the Consent Agenda. Trustee Mitros so moved, seconded by Trustee Lofton. Mayor Nelson called for a vote on Consent Agenda items #2 and #4. 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 #3 – Presentation of Bills for Approval and Payment as Approved by the Finance Committee (May 20, 2024). Mayor Nelson called for a motion to Approve the Bills for Payment as Approved by the Finance Committee (May 20, 2024). Trustee Mitros so moved, seconded by Trustee Daggett.

Trustee Mustafa inquired about Baxter & Woodman invoices and requested more information about some of the professional services listed including the water meter replacement item. She noted that it would be helpful for the Village to find opportunities to have services provided by women or minority owned businesses, especially Flossmoor residents who are interested in doing work for the Village.

Village Manager Bridget Wachtel answered that the Village would be receiving a FEMA grant to buy a house in a flood plain from a willing seller, the Dartmouth Pedestrian/Bike Bridge item is related to a grant request for work that needs to happen with it, and that Baxter & Woodman are overseeing the water meter replacement project. Wachtel noted that the Village works with a variety of engineering firms, including

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Christopher Burke, Strand Engineering, and Milhouse Engineering and that the selection of engineers occurs through an RFQ process and to bring new engineers on board the Village would go through the RFQ process again.

Public Works Director John Brunke stated that the Village could discuss developing a process for opportunities to have services provided by women or minority owned businesses.

Trustee Mustafa inquired about charges from Possibility Place nursery for trees for Homewood-Flossmoor High School.

Wachtel answered that there were five trees purchased and it was a project done in conjunction with the Homewood Flossmoor High School.

Trustee Mustafa inquired about charges for Smitty's for stump grinding.

Public Works Director John Brunke answered that the stump for every parkway tree that is cut down by the Village is removed, and that the Village does not own a stump grinder.

Trustee Mustafa inquired about charges for window tinting.

Fire Chief Bob Kopec answered that it was a project that had been planned for a couple of years. There are multiple windows in the Chief's office that oversee the bay area and in lieu of pursuing more expensive blinds, tinting was used to tone down the brightness and add privacy.

Trustee Mustafa inquired about charges for The Gorman Group related to an appraisal charge.

Wachtel answered that the appraisal was for six parcels that the Village recently acquired on Governor's Highway, and that in discussions with developers for Village-owned property they need to know the value of the property.

Trustee Daggett inquired about the FEMA grant and the acquisition of the property in the floodplain, and whether there are any other properties that have been identified.

Public Works Director John Brunke discussed the types of grants involved, which included the acquisition of the property, demolition, and restoration costs, and that the Village has to cover legal fees and appraisals.

Wachtel noted that the property will be deed-restricted so that another house cannot be built on the property.

Trustee Bradley-Scott inquired when appraisals are done on Village-owned property.

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Wachtel answered that the six parcels that just received an appraisal were acquired within the past year as part of the No-Cash Bid program. As far as when appraisals are done, it depends on the circumstances and timing of what's going on with the property.

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.

Action Items:

Mayor Nelson referred to Agenda Item #5 – Consideration of Employee Insurance Renewals. Mayor Nelson called for a motion for Approval of Employment Insurance Renewals. Trustee Daggett so moved, seconded by Trustee Driscoll.

Finance Director Ann Novoa noted that she and her team and the insurance brokerage, The Horton Group, have been working on the July 1st employee insurance renewals. She noted that the open enrollment period for insurance for Village employees begins June 1st. Novoa discussed the process for obtaining insurance coverage proposals, the negotiation process with Blue Cross Blue Shield (BCBS) and the ultimate offer from BCBS, which results in approximately \$60,800.00 budget savings in employee insurance to the Village. Novoa recommends that the Village stay with BCBS for health insurance with the same plan layout as last year. She also recommended an increase to the annual employer contribution in the HSA high deductible plan based on the 28% increase in deductibles since the employer contribution was established. Novoa noted that the increase would reduce the overall budget savings to \$47,300.00 and that the move would hopefully incentivize employees to stay with the Village and join the HSA high deductible plan, which would help keep the Village's premiums low.

Novoa's other recommendations included continuing utilizing the defined contribution cost sharing model for non-union employees and the wellness differential. She noted that the Village has 100% participation in the wellness screening. She also recommended switching vision and dental insurance coverages based on costs and offerings, and staying with the same carrier for life insurance since they quoted a 0% increase. Novoa recommended a new offering of accident and critical illness coverage offerings to employees at no cost to the Village.

Novoa introduced Executive Vice-President Mike Wojcik from The Horton Group, who provided information regarding the volatile healthcare market such as trend, demographics, and risk. Wojcik also discussed factors that impacted the Village's negotiation of healthcare coverage.

Mayor Nelson thanked Novoa and Wojcik for the excellent presentation.

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The Village Board thanked Novoa and Wojcik for the presentation and for the savings to employees and the Village.

Trustee Lofton inquired about the loss ratio and demographics that were brought up in the presentation.

Wojcik explained that the loss ratio was 123% which was based on claims versus premiums paid. In regard to the demographics of Village staff, it refers to a younger generation of staff coming on board and the associated risk factors based on the ages of staff and retirees who are on the health insurance plan. He noted that the Village's yearly average renewal for health insurance since 2011 has been 2.24%, the negotiation for this year started at 7.25%, and in the general marketplace the average is 6.64%.

Trustee Mustafa inquired about what the loss ratio looks like for the first quarter and whether there is a trend going upward and she inquired about Wojcik's previous statement about patents on drugs not running out on some costly pharmaceuticals.

Wojcik answered that they review trends several times per year, and they currently do not have data on the first quarter, and he discussed the general risk of the market and the higher cost drugs being a bigger factor. He also stated that patents on most pharmaceuticals last seventeen years until "biosimilar alternatives" can be offered on the market, which leads to increased competition and lower costs.

Trustee Bradley-Scott appreciated how the information was laid out so that Village employees could see how their employer is investing in their well-being, and she noted that it was impressive that they presented savings opportunities for the Village. Trustee Bradley-Scott inquired which strategies are keeping the Village safe.

Wojcik answered that carrier consistency is helpful to the Village as is the fact that The Horton Group has twenty-five municipalities in the area. Other helpful factors are the wellness programs and early detection, education for members, and the HSA higher deductible plan. Wojcik also discussed some of the trends in healthcare including quality care, hospitals that are increasingly specialized, and 'hospital at home.'

Trustee Bradley-Scott inquired about the tier one and tier two providers that the Village staff are not choosing.

Wojcik answered that it has been a slow entry into the tiers like it was previously with the HSA option, and that the alternative is to pay higher costs which is not desired.

Mayor Nelson asked Public Works Director John Brunke to thank the Chairman of the Village's Wellness Committee, Assistant Public Works Director Dan Milovanovic, for his work on the program.

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

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AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros and Mustafa.
ABSENT: None
ABSTAIN: None
NAYS: None

Discussion Items:

Mayor Nelson referred to Agenda Item #6 – Discussion of Liquor License Request for Tower Tasting Room. Village Manager Bridget Wachtel explained that William Hightower of Cuvee Concierge manages a wine consulting business with an office in Flossmoor Commons, and three years ago he received a Class B license (wine only) to be able to purchase from a distributor and ship wine to clients. When he appeared before the Board, he indicated that he had future plans to find an alternative space which could accommodate a wine tasting bar. Hightower is interested in 1036 Sterling Avenue to operate a wine tasting room for patrons to sample wine and be able to purchase a bottle to be consumed on premise. The last time the Village had a wine tasting business in town, there was a particular liquor license class to accommodate that business, Winestyles.

William Hightower presented information about his proposed business to the Board, including a power point presentation regarding his vision, what the operation would entail, offerings, and a proposed interior design of the space. Hightower also highlighted some of the plans for the space, including making it a gathering and event space for the community, and the benefits to the Village.

Wachtel noted that the Village has historically not had a traditional bar in the community, so every Class A license has only been issued to restaurants. To accommodate other businesses like a wine tasting bar in the past, the Village Board created a separate class of license to accommodate the business and would only fit the applicable criteria.

Mayor Nelson inquired about sales of entire bottles and noted that she is happy about the plans to have food there.

Hightower answered that customers can purchase a glass of wine instead of a bottle, and that just like at a restaurant they would discard the remaining wine from a bottle that wasn't finished. Hightower noted that the food plans included charcuterie boards and grazing tables, and that he is working on building relationships with Maureen at Dunnings and Yvette at the Bistro on Sterling.

Trustee Driscoll inquired about some of the details of the business concept.

Hightower explained that he is not getting rid of the wine club, Cuvee Concierge.

Trustee Lofton congratulated Hightower on a unique and polished design and noted that businesses like his help with economic development efforts to bring other businesses to Flossmoor when they see businesses like his. Trustee Lofton also inquired about the unfinished wine and being able to leave with it in a membership-type setting.

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Hightower explained that from his experiences at tasting rooms, he has never been able to take an unfinished bottle of wine with him out the door. He also noted that it will be a consumption on premise site in Flossmoor, and although he will not be operating as a retail store residents can have the wine shipped to their homes in one to two business days.

Trustee Mitros inquired about some of the details of the business concept.

Hightower answered that he will not have a wine store, he would not be selling wine bottles off the shelf and that he would encourage patrons to visit Dunnings for that option. He also noted that he would be leaving Flossmoor Commons if he moves into 1036 Sterling Avenue. Hightower discussed his plans for special theme nights and event rentals, his proposed hours were going to be noon to 9:00 pm Monday – Saturday, and that he did not want any video gaming.

Trustee Mustafa inquired about plans for music in the space and the Flossmoor Code excerpt that was included in the packet.

Wachtel answered that the Flossmoor Code excerpt was included in the packet as an example for the Board.

Trustee Bradley-Scott stated that it was very nice to see someone's vision come to full fruition and inquired about staffing, walk-in traffic and the types of wines Hightower will have.

Hightower answered that walk-in traffic would be welcome and noted that he is limited to only getting wine distributed through Illinois, but there are many to choose from and rotate.

Trustee Daggett noted that he was abstaining from question or comment on the matter.

Trustee Lofton inquired about Hightower's plans for other staff.

Hightower explained his vision for hiring a small staff who are interested in learning about wine.

Village Attorney Kathi Orr noted that the business hours in conjunction with the live music may be an issue.

Hightower answered that he was amenable to limiting the hours of the live music, but that he would only have a very small ensemble.

Trustee Bradley-Scott noted that it may make sense to require sound proofing in the building space.

Trustee Driscoll noted that he used to live in the Civic Center and that he could not hear anything from other units in the building.

Mayor Nelson noted that the Board was in support of Hightower's request for a liquor license as long as the business has food, the live music does not infringe on others, and no gaming machines.

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Other Business:

Trustee Mustafa stated that the situation in regard to the water detention basin is related to inequity, that if the Village had grade centers than all parents in the Village could see the safety concerns in an equitable manner, and she elaborated on the acrimonious responses by the Village in response to residents' concerns. Trustee Mustafa thanked Clerk LoGalbo for the previous meetings' detailed minutes that captured the comments of residents who spoke publicly at the May 6, 2024, meeting. Trustee Mustafa summarized the residents' comments, discussed the safety of water detention basins, and that the proposed basin in Heather Hill is deficient safety-wise and flood protection-wise. Trustee Mustafa discussed some of the issues with delaying the project, the need to choose the safest option, and she noted that she supports an underground storage option. Trustee Mustafa noted some of the issues that could result if the water detention basin was built. She posed numerous questions that she opined should be addressed before proceeding with the project, including whether any engineers other than Baxter & Woodman support building the detention basin on school grounds. Trustee Mustafa stated that a basin at Heather Hill School is not a good option for Flossmoor children, and that she supports another short pause to look at all critical factors to confirm the Village's position. She thanked residents for questioning the wisdom of a basin on Heather Hill grounds, and for their civic engagement.

Trustee Bradley-Scott stated that she inquired about additional funding via a referendum and received an answer and noted that she was not prepared to ask questions about it. She also stated that she agrees that the Village Board should look at additional options for the basin project. Trustee Bradley-Scott noted the congestion at Heather Hill School during drop off and pick up, and that the timeframe of construction there is a huge concern with regard to increased traffic issues for residents if the project continues into the school year. She noted that there are still unanswered questions for residents to feel comfortable about moving forward with the project.

Trustee Daggett stated that there has been some information on the potential fence options for the project, and he submitted a suggestion to the Village Manager about the feasibility of having a staff member at the basin site when it is full in order to prevent potential access to it.

Trustee Driscoll noted that the Board already voted on the basin project, voted to not pause the project, and that Trustee Mustafa's posed questions were previously answered. He noted that there is no reason to pause the project, and a referendum on the matter was impractical.

Trustee Lofton noted that it was easy for the Board to go back and forth on the issue like he has because of the input the Board has received from residents, and the fact that there may be some additional engineering study that can be done to satisfy some of the concerns. Based on the comments from residents and analysis he has heard at the current Village Board meeting, the Board should spend some additional time to understand the options and the funding for same.

Trustee Mitros noted that there is no municipal water flood mitigation anywhere that plans for 100 year events, and that even the City of Chicago cannot afford it. In regard to the borrowing capability, it should

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not be maxed out because some borrowing capability needs to be reserved. Trustee Mitros stated that in his fifty-four years in Flossmoor, thankfully no one has been physically hurt in a flooding incident and there have been some dramatic flooding events over the years which is more drastic than the detention basin. He also noted that the School Board and Park District Board approved the project. Trustee Mitros stated that the best possible solution was chosen, and the project is moving forward.

Clerk LoGalbo thanked Trustee Mustafa for the compliment about the Village Meeting minutes. Clerk LoGalbo noted that in response to Trustee Mustafa's question about whether any engineers other than Baxter & Woodman support building the detention basin on school grounds, Flossmoor resident and engineer Jack Chan spoke out in favor of the project at the May 6, 2024, Board meeting.

Trustee Mustafa asked whether the Village could obtain the safety suggestions from Jack Chan that he suggested at the last Board meeting.

Mayor Nelson stated that there could be follow up with Jack Chan to see if he had any input.

Mayor Nelson stated that Taps Across America would be taking place on Memorial Day at 3 pm with members of the Homewood-Flossmoor Band, Director Sarah Whitlock and the Bel Canto Community Choir performing in the Village's downtown roundabout.

Mayor Nelson announced that Bike the Gem would be taking place on Saturday, June 1st and that residents should pre-register online at www.hiddengemhalf.com.

Mayor Nelson also announced that Juneteenth Festival is coming up on June 15th and that residents were encouraged to purchase tickets and/ or be a sponsor. Destiny Watson of You Matter Too and supporters have organized the 4th annual event. Mayor Nelson noted the high cost of festivals and that two area festivals were canceled.

Mayor Nelson stated that lobbying efforts were taking place, including Mayor Nelson lobbying in Springfield and Elmhurst regarding unfunded mandates and for increased LGDF funding for municipalities, which is the Village's portion of state income tax that's been reduced since 2011. She also noted that she met with three potential developers since the last Board meeting for land on Flossmoor Road, Governor's Highway, and Vollmer Road.

Mayor Nelson congratulated the Fire Department for being recognized for their life saving service to the community.

Mayor Nelson congratulated Police Detectives Kausal and Weaver for the commendation they received for helping locate a runaway juvenile.

Mayor Nelson noted that Flossmoor was featured in the recent addition of Chicago Magazine for being a place where young families can blossom, and she thanked staff, volunteers, Village Board, the HF

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Chronicle for highlighting all of the wonderful things happening in the Village, and to all who have helped make Flossmoor a beautiful place to be.

Mayor Nelson referred to Agenda Item #7 – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation.
There was no need to enter into Executive Session.

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 Driscoll 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 9:31 p.m.

Respectfully Submitted,



Gina A. LoGalbo
Village Clerk