

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MAY 19, 2025*

VILLAGE HALL

MAY 19, 2025

7:00 PM

Mayor Nelson and 5th grader/ guest Mayor Nicola Garuba called the meeting to order at 7:02 p.m.

Village Clerk LoGalbo took roll.

PRESENT: Mayor Nelson, Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, Rodgers

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Finance Director Ann Novoa; Chief of Police Carl Estelle; Fire Chief Bob Kopec; Director of Public Works John Brunke; Assistant Director of Public Works Dan Milovanovic; Assistant to the Village Manager/ Communications Manager Nicole Castagna; Acting Village Attorney Karl Ottosen; 36 community members, media, and others.

Mayor Nelson reminded everyone that the Village Board meeting was being streamed via Zoom for the convenience of those unable to attend the meeting in person. Mayor Nelson noted that no one had signed the sign-in sheet for the list of those who wished to speak during public comment.

Public Present Wishing to Address the Board:

*Public 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.):*

No one wished to address the Board.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – Jewish American Heritage Month Proclamation.

Mayor Nelson invited Rabbi Gidon Isaacs to join her in the reading of the Proclamation. Mayor Nelson explained that Rabbi Gidon Isaacs' congregation is located in Munster, Indiana, and that due to a recent consolidation, many Jewish Flossmoor residents, including him, are congregants there.

Mayor Nelson read the Jewish American Heritage Month Proclamation.

Rabbi Gidon Isaacs shared his appreciation that Flossmoor is welcoming and is a diverse place where values are front and center.

No vote was required.

Mayor Nelson referred to Agenda Item #2 – Mental Health Awareness Month Proclamation.

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Mayor Nelson invited Dr. Sharronne Ward, Police Chief Estelle, and Fire Chief Kopec to join her in the reading of the Proclamation. Dr. Ward is the President and Chief Executive Officer of Grand Prairie Services.

Mayor Nelson read the Mental Health Awareness Month Proclamation.

Dr. Ward thanked the Village of Flossmoor and Chief Kopec for their efforts to develop services that assist individuals in a mental health crisis in living a long, healthy life. She encouraged people to learn more about mental health and show compassion for those in the community who need help. Dr. Ward called upon the State of Illinois to provide every citizen with access to mental health services. She encouraged people to call 988 if they encounter people who may need mental health services.

No vote was required.

Mayor Nelson referred to Agenda Item #3 – National Public Works Week Proclamation.

Mayor Nelson invited Public Works Director John Brunke and all Public Works staff present to join her in the reading of the Proclamation. Mayor Nelson noted how great and dedicated the Public Works staff are, and how they have worked on obtaining millions of dollars' worth of grants for the Village.

Mayor Nelson read the National Public Works Week Proclamation.

No vote was required.

Mayor Nelson referred to Agenda Item #4 – Appointment of Two New Members to the Community Relations Commission. Mayor Nelson called for a motion to Approve the Appointment of Charlotte Smith and Belgee Falkner to the Community Relations Commission. Trustee Mitros so moved, seconded by Trustee Daggett.

Mayor Nelson discussed the qualifications and backgrounds of Charlotte Smith and Belgee Falkner.

The Board expressed their support and their gratefulness for Charlotte Smith and Belgee Falkner serving on the Community Relations Commission.

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

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

ABSTAIN: None

NAYS: None

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 5-7):

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- 5. Approval of the Minutes of the Regular Meeting Held on May 5, 2025*
- 6. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (May 19, 2025)*
- 7. Consideration of Employee Insurance Renewals*

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

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

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

ABSTAIN: None

NAYS: None

Reports of Committees, Commissions and Boards:

Mayor Nelson thanked the Green Commission for their recent efforts, including planting potatoes at the Homewood-Flossmoor High School community garden in a collaborative effort with the HF Girls Soccer Team.

Action Items:

Mayor Nelson referred to Agenda Item #8 – Consideration of a Revised Concept Plan for Flossmoor Park Centre (2611-2633 Flossmoor Road). Mayor Nelson called for a motion to Approve a Revised Concept Plan for Flossmoor Park Centre (2611-2633 Flossmoor Road). Trustee Mustafa so moved, seconded by Trustee Daggett.

Village Manager Bridget Wachtel explained that on March 20 and April 17, 2025, the Plan Commission reviewed concept plans for the Flossmoor Town Centre, a proposed 13-unit townhome development and a café at 2611-2633 Flossmoor Road. This followed a redevelopment agreement between the Village and BG Park Centre LLC. During the initial conceptual plan meeting in March, members of the Plan Commission and staff provided feedback and recommendations to the developer regarding site layout, parking, density, utilities and other site and structure considerations. BG Park Centre LLC, the developer, revised the original concept based on that feedback and returned to the Plan Commission in April. Wachtel explained that the revised plan included reorientation of the townhomes on the west side to align with the east townhomes in an east/west direction while reducing the number of units from 13 to 12, moving the townhomes slightly south of the alley, providing a wider green/park space on the east side to accommodate an adequate utility easement for the Village's sanitary sewer relocation, and a reconfiguration of the parking and pocket park. During the April meeting, there was additional feedback from the Plan Commission to the developer, and at that time, the developer advised that they were at an impasse with regard to incorporating any additional proposed recommendations and requested to bring their revised concept plan to the Village Board. Wachtel explained that three of the four members of the Plan Commission, while concurring that there are still some issues that would need to be addressed as the plan moves forward, recommended that the concept plan proceed to preliminary/final planning if the Board of

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Trustees are in agreement. At this point, the developer is seeking guidance and direction from the Board of Trustees as to whether to amend the concept plan any further, and the Board's feedback on proceeding to the preliminary and final plan stage, where more detailed plans will be submitted and public hearings will be convened.

Mayor Nelson noted that the developers, Byron Gregory, and Gene Steinmarch were in attendance.

Gene Steinmarch noted that they were very happy with their plan, their investors would like them to move on, and they have regular meetings with the proposed restaurant group for the proposed café. Steinmarch inquired whether they would be receiving a decision from the Board on their concept plan.

Mayor Nelson responded in the affirmative.

The Board engaged in discussion about the matter with Byron Gregory and Gene Steinmarch, which included discussion about the building separation and setback alignment, ownership of the proposed café, considerations regarding the sanitary sewer improvements, parking and alternative plans, tax estimates, sight distance, balconies for the proposed townhomes, and next steps. The Board expressed their overall support for the concept plan and shared suggestions for the developer's consideration.

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

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

ABSTAIN: None

NAYS: None

Discussion Items:

Mayor Nelson referred to Agenda Item #9 – Presentation of a Collaboration Between the Village of Flossmoor and Grand Prairie Services to Provide Mobile Crisis Response Services.

Chief Kopec explained that he, along with Chief Estelle and Grand Prairie Services, had been working on the initiative to provide mental health services on 911 calls when appropriate, given the high number of mental health calls that they receive in which the caller does not need to go to an emergency room. Chief Kopec explained that over the last two years, Flossmoor fire and police have examined ways in which to supplement their response to non-emergency mental health calls, especially in light of Illinois' Community Emergency Services and Support Act (CESSA). Since the initial CESSA legislation was drafted, they began utilizing 590 mobile crisis response teams (MCRTs). Chief Kopec explained MCRTs and how their main objective is to provide rapid response, assess the individual, and resolve crisis situations for children and adults who are presumed or known to have a behavioral health disorder. The MCRT provides intervention, support, guidance, treatment, and follow-up to truly help those in crisis, both short-term and long-term. Chief Kopec noted that what was missing before the MCRTs was the follow-up support and care for the individuals. He discussed how, after using the MCRTs over the last two years in Flossmoor, they have seen a reduction in the number of callbacks.

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Chief Kopec discussed one of the hurdles with CESSA with regard to the response sequence of 911 calls and the response time of the MCRTs. Chief Kopec noted how they were working towards having the MCRTs be a part of the initial response team. He noted that the co-responder model has worked in other places in the country, and that the Village of Flossmoor would be the first in the state to pilot this initiative and that the partnership with Grand Prairie Services would be beneficial for the residents of Flossmoor. The program is designated for an initial twelve months and is planned to start on June 1st.

Mayor Nelson explained that Dr. Ward and Chief Kopec gave a presentation to the South Suburban Mayors and Managers Association (SSMMA) Public Safety Committee a couple of months ago and noted how proud she was to hear about their collaboration on the initiative.

The Board engaged in discussion about the matter with Chief Kopec and Dr. Ward, and discussed the logistics related to the relationship between Grand Prairie Services and the Village and emergency calls, the state funding for the initiative, and expressed their support and gratefulness for their work on the initiative.

Chief Estelle explained that for all calls for service dispatched through the Village's 911 system, the Flossmoor Police Department would still arrive first and assess the situation before an MCRT gets involved.

Chief Kopec added that since the Village has used the MCRTs, to date, they have not had a repeat service call with the same patient, which is an amazing accomplishment that shows the success of the MCRTs.

Dr. Ward noted how valuable Chief Kopec has been, including his helpfulness with the initiative.

Mayor Nelson referred to Agenda Item #10 – Presentation of the Strategic Plan Update (January 2024 – April 2025).

Village Manager Wachtel explained that the Village of Flossmoor adopted its Strategic Plan for the period of 2022-2026 in April 2022. As part of the process in adopting the Strategic Plan, the Board identified five priorities to focus on over the next four years, including finance & services, infrastructure & housing, economic development & business retention, inclusivity, and staff. Wachtel's presentation would include work done from January 2024 through the first quarter of 2025, and a full report was included in the agenda packet and on the Village's website. Wachtel noted that the Strategic Plan was managed and administered by the Village's twelve executive staff, on top of their other duties.

Wachtel discussed the strategic plan priority, finances & services, which includes financial planning and developing greater revenue to support delivery of top-notch core services through a balanced budget, and also highlighted some of the fourteen major accomplishments and future plans, including garnering more than \$1.6 million in grants to support the Village's capital infrastructure and police and fire services.

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Wachtel discussed the strategic plan priority, infrastructure & housing, which includes increased property values by improving the Village infrastructure, beautifying the community and assuring a high-quality housing stock, and highlighted some of the Village's seventeen major accomplishments and future plans, including completion of the FY25 MFT Resurfacing Project and the Brumley Drive Reconstruction Project.

Wachtel discussed the strategic plan priority, economic development & business retention, which includes engaging in an economic development program for added tax revenue and attracting and retaining businesses that meet residents' needs, and highlighted some of the Village's eight major accomplishments and future plans, including welcoming fifteen new or re-opened businesses with ribbon cutting events over the past year.

Wachtel discussed the strategic plan priority, inclusivity, which includes fostering a united and engaged community by a commitment to inclusion through fair and impartial opportunity and access, and highlighted some of the Village's eighteen major accomplishments and future plans, including multiple community events with a Centennial theme in 2024 to reach all ages and ability levels.

Wachtel discussed the strategic plan priority, staff, which includes promoting excellence in service delivery, and highlighted some of the Village's twelve major accomplishments and future plans, including filling ten vacancies in the Police Department.

Mayor Nelson noted and thanked the staff's work on all of the achievements with the team that the Village has, which is not that large.

The Board engaged in discussion about the presentation and shared their appreciation for the staff's work, including suggestions for amending the strategic plan, reporting, and data format. Trustee Mustafa addressed how the Village Manager's presentation was a list of accomplishments without showing assessments on whether targets/objectives had been met. The Mayor commented that the plan should not be subject to the whims of one or two people, to which Trustee Mustafa stated it is not an opinion but rather a best practice supported by Forest Consulting who facilitated the planning, and further sited Strategic Plans should be fluid, evaluated and assessed. Trustee Daggett supports the use of key performance indicators going forward, Trustee Rodgers stressed the importance of objectives. Trustees Dorsey and Lofton also support updates.

Other Business:

Mayor Nelson referred to Agenda Item #11 – 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.

Trustee Mustafa inquired about the status of the Flossmoor Art Commission's guidelines, storing Zoom recordings, an analysis of the Village Attorney's hourly rate versus the current retainer, and whether there was an update on proceeding with a compensation analysis. Village Manager Wachtel agreed to share information from the Manager's Report with the new Board members. Trustee Dorsey noted data is

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available that informs case-by-case decisions, and expressed the possibility of using available data without hiring a consultant.

Village Manager Wachtel shared that the Flossmoor Art Commission has created guidelines which they will present at future meetings, and that there was not enough support for a compensation analysis during budget preparation. She noted that the Board should be prepared to act on the results of the compensation analysis and that there are collective bargaining implications from having that information. Wachtel also noted the challenges with obtaining current salary information from other municipalities.

Mayor Nelson and Trustee Mitros shared their support for evaluating staff salaries on a case-by-case basis.

Assistant Village Manager Bogue explained his experience with a compensation analysis that was enacted due to a large number of employees leaving because of salary issues, which is not a current issue in Flossmoor.

Assistant Village Manager Bogue discussed the challenges with housing Zoom recordings, including financial and staff time for editing.

Acting Village Attorney Karl Ottosen explained his position on retainers, including how his law firm usually does not benefit from having them, and that he has not looked into the Village's situation.

Trustees Daggett, Dorsey and Mitros lauded the Public Works Department and the Directors for their amazing work.

Mayor Nelson thanked the community for supporting the Flossmoor Police Department during police appreciation week, and noted how the FPD raised \$2,500.00 for Special Olympics from the Cop on a Roof event.

Mayor Nelson reported that she toured the Flossmoor Sculpture Park with representatives from the Illinois Arts Council to pursue money for the Flossmoor Art Commission and Flossmoor's Historical Society.

After obtaining the Board's availability, the next Village Board meeting would be June 3rd.

Mayor Nelson reported that Taps Across America would take place on Memorial Day outside Village Hall at 3 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 Daggett, and passed by a voice vote.

<i>AYES:</i>	<i>Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers</i>
<i>ABSENT:</i>	<i>None</i>
<i>ABSTAIN:</i>	<i>None</i>
<i>NAYS:</i>	<i>None</i>

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The Regular Meeting was adjourned at 9:59 p.m.

Respectfully Submitted,

Gina A. LoGalbo

*Gina A. LoGalbo
Village Clerk*