

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MAY 2, 2022*

VILLAGE HALL / ZOOM MEETING

MAY 2, 2022

7:30 pm

Mayor Nelson called the meeting to order at 7:32 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 Tod Kamleiter; Director of Public Works John Brunke; Assistant Public Works Director Dan Milovanovic; Building & Zoning Administrator Scott Bugner; Finance Director Scott Bordui; Village Attorney Kathi Orr; Village Clerk Gina A. LoGalbo; 41 residents

Mayor Nelson called the meeting to order. Mayor Nelson noted that the meeting was being held in person and via Zoom, which is permitted by Public Act 101-0640. Mayor Nelson noted that the public was invited to monitor the meeting via Zoom or attend the meeting in person. Public participation would be permitted only in person during the citizen comment portion of the agenda. Mayor Nelson asked that comments be kept to five (5) minutes, and that residents should consider designating a spokesperson if they are part of a larger group. Members of the public could submit comments on items on the agenda by emailing info@flossmoor.org. She noted that the Village received many such comments over the past week, which were shared with the Village Board.

Citizens Present Wishing to Address the Board:

Mayor Nelson asked if there were citizens wishing to address the Board on a non-agenda item.

Brittni Fitzgerald, a Flossmoor resident, stated that she has a company vehicle that is ‘wrapped’ with her employer’s logo. She referenced the Village ordinance that states that such vehicles cannot be parked residentially outside the home or driveway. She noted that her vehicle is a personal vehicle, registered to her, and that she uses it both personally and for work. She inquired whether there was anything that could be done for her to park her car outside her home and noted that her car is currently in violation of the referenced ordinance.

Village Attorney Kathi Orr stated that most other Villages similar in size to Flossmoor have similar ordinances regarding commercial vehicles and noted that although Ms. Fitzgerald’s vehicle is registered to her, it’s still a commercial vehicle. Ms. Orr stated that commercial vehicles are only allowed to be in residential properties when they are loading or unloading.

Ms. Fitzgerald noted that she recently moved to Flossmoor from Matteson and that she has clients who are Flossmoor residents. She requested the Board’s consideration of the matter and noted that she doesn’t have a garage to park her car in.

Mayor Nelson inquired whether Ms. Fitzgerald could cover her vehicle or remove the wrap from the car.

Ms. Fitzgerald responded that she cannot remove the wrap, but she can cover her vehicle.

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Mayor Nelson asked if there were citizens wishing to address the Board on an agenda item.

Danielle Such, a Flossmoor resident, stated that when she moved to Flossmoor, she was aware of the ordinances regarding above-ground pools and commercial vehicles and hoped that they would change as time passed. Homewood residents that she's met have expressed that they would not consider moving to Flossmoor for reasons such as the aforementioned ordinances. She stated that in comparing the taxes in Homewood and Flossmoor and the restrictive ordinances, the Village limits the amount of young, new families that may want to come to Flossmoor. In response to the Village Board's concern about having a flood of applications for above-ground pools, if they were to be allowed in the Village, the Village could implement a lottery system to limit the amount of people getting an above-ground pool each year to not overburden the permit system. She noted that she would like her family to be able to obtain an above-ground pool and for that right to exist in the Village.

Alison Weeks, a Flossmoor resident, stated that she has lived in Flossmoor for twenty-seven (27) years and has run a business out of Flossmoor for fifteen (15) years. She noted that she doesn't like the idea of above-ground pools in Flossmoor and that the majority are not aesthetically pleasing. She stated that in contrast to some publicly shared comments that enforcement of pool standards wouldn't be a problem, that has not been her experience with the Village. She referenced a situation with an easement on her property with issues that haven't been resolved. In addition, she also referenced situations with other neighbors' yards and doesn't want above-ground pools added to the list.

Margaret Hagerman, a Flossmoor resident, stated that she was in support of in-ground [above-ground] pools and that she doesn't have children or grandchildren, so they wouldn't be for her personal benefit. She stated that the community should allow families to have family time in their own backyards. She noted that she does a lot of walking and bike riding in Flossmoor, and that she can't see backyards from the street. She understands the desire to maintain aesthetics in Flossmoor from front and side elevations and to a degree from a rear elevation. However, she strongly believes that backyards should be enjoyable for families. Ms. Hagerman suggested that people step back to evaluate whether having a pool would harm their neighbors.

Brian Miller, a Flossmoor resident, is in favor of allowing above-ground pools in Flossmoor. He stated that he has attended the last few Board meetings and listened to the discussions regarding pools and budgetary shortfalls. He suggested that the Village could increase revenue by taxing pool permits, inspections, etc., in the Village. He also noted that it's less environmentally invasive to put in an above-ground pool on one's property because a large hole wouldn't need to be dug and soil removed, which should be considered with Village drainage issues.

Jenny Curtis, a Flossmoor resident, stated that she would like her family to be able to enjoy their backyard and noted other reasons why she would like to be able to have an above-ground pool in her backyard. She noted that she had provided information to the Village Board about above-ground pools including but not limited to, information about successful above-ground pool ordinances, a petition with 212 signatures in support of changing the Flossmoor ordinance, and educational resources. She requests that the Village Board amend Flossmoor Village ordinances around pools to allow above-ground pools with exposed sides of up to 54 inches or greater.

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Christine Marks, a Flossmoor resident, stated that she has a concern about the extra water that would be used in regard to above-ground pools. She stated that there is a fabulous park district option for people to use, as well as private pool options.

Mayor Nelson referred to Agenda Item #1 – Consideration of an Appointment to the Plan Commission. Mayor Nelson called for a motion to appoint Joe Nordman to the Plan Commission. Trustee Daggett so moved, seconded by Trustee Bradley-Scott. Mayor Nelson stated that Joe Nordman is a professional civil engineer who has lived in Flossmoor for the past five (5) years. He's worked in municipal engineering and consulting for thirty (30) years and in his free time, volunteers for the HF Soccer Club, community cleanups and other community organizations. He is also the fiancé of Clerk LoGalbo, and the Village of Flossmoor and the City of Joliet (where he works) have cleared any potential conflicts.

Trustee Daggett stated that Mr. Nordman would be a great addition to the Commission, and that his resume is fantastic given some of the things he's worked on such as the 173rd Street [171st Street] viaduct which doesn't flood when it rains.

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 #2 – Consideration of an Appointment to the Zoning Board of Appeals. Mayor Nelson called for a motion to appoint Connie Lambert to the Zoning Board of Appeals. Trustee Mitros so moved, seconded by Trustee Lofton. Mayor Nelson stated that Connie Lambert has lived in Flossmoor for thirty-six (36) years and formerly advised Calumet City on zoning and code issues for eight (8) years. Mrs. Lambert was also in private practice as an attorney.

Trustee Mitros stated that Mrs. Lambert's husband was a long-time Village of Flossmoor Trustee and that it was great to see her now helping out the Village.

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 3-9):

3. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (May 2, 2022)

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- 4. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving an Amendment to a Special Use Permit – Homewood-Flossmoor Park District – 777 Kedzie Avenue*
- 5. Consideration of an Award of Contract to Christopher B. Burke Engineering, Ltd. and Budget Amendments for the Brookwood Bridge and Butterfield Road Culvert Reconstruction Phase 2 Engineering*
- 6. Consideration of an Ordinance Amending the Village of Flossmoor Personnel Manual (Fire Department Shift Duty Employees – Fire Captains)*
- 7. Consideration of an Award of Contract to Allscape, Inc. for Landscape Maintenance Services for Fiscal Year 2023*
- 8. Consideration of a Resolution Authorizing a License Agreement Between the Village of Flossmoor and the Homewood-Flossmoor Park District (“Jacks”)*
- 9. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Agreement by and between the Village of Flossmoor and Country Club Cleaning Service*

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Lofton 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.

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

Mayor Nelson referred to Reports of Committees, Commissions or Boards
There were no reports of committees, commissions, or boards.

Mayor Nelson issued a point of clarification stating that Flossmoor resident Jenny Curtis contacted the Village about an error in the April 4, 2022 Village Board Meeting minutes with regard to the code enforcement officers in Homewood. Mrs. Curtis said she didn't state that the code enforcement officers were full-time and in fact, she didn't specify whether they were full or part-time. Mayor Nelson stated that the April 4, 2022 minutes have been approved and that the minutes from the May 2, 2022 meeting should reflect that there was no designation of part-time or full-time code enforcement officers made by Mrs. Curtis on April 4, 2022.

Mayor Nelson referred to Agenda Item #10 – Approval of the Minutes of the Regular Meeting Held on April 18, 2022. Mayor Nelson called for a motion to Approve the Minutes of the Regular Meeting Held on April 18, 2022. Trustee Mustafa so moved, seconded by Trustee Daggett. Mayor Nelson stated that in the April 18, 2022 minutes, it is stated that she stated Metra ridership is at 30% less than pre-pandemic levels, but that is not what she said. Mayor Nelson instead stated that Metra ridership is at 30% of what it was pre-Covid. Mayor Nelson called for a motion to Amend the Minutes of the Regular Meeting Held on April 18, 2022 based on her aforementioned correction. Trustee Lofton so moved, seconded by Trustee Daggett. Mayor Nelson asked the Board whether there was any discussion. Mayor Nelson called for a motion to

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Approve the Minutes of the Regular Meeting Held on April 18, 2022 as amended. Trustee Mustafa 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

Hearing no objections to taking the next three items together, Mayor Nelson referred to Agenda Items #11-13 – Approval of the Minutes of the Executive Session Meeting Held on February 7, 2022, March 21, 2022 and April 4, 2022 and Hold Them Confidential. Mayor Nelson called for a motion for Approval of the Minutes of the Executive Session Meetings Held on February 7, 2022, March 21, 2022, and April 4, 2022, and Consideration to Hold Them Confidential. Trustee Lofton so moved, seconded by Trustee Mustafa.

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 #14 – Consideration of a Contract Award to Gallagher Asphalt Corporation for the 2022 Street Rehabilitation Project. Mayor Nelson called for a motion for Consideration of a Contract Award to Gallagher Asphalt Corporation for the 2022 Street Rehabilitation Project. Trustee Mitros so moved, seconded by Trustee Daggett. Public Works Director John Brunke stated that on April 4, 2022, the Village Board rejected bids for the 2022 Street Rehabilitation Project due to the bids coming in over the available budget for the program. Public Works Staff then worked with their consultant, Milhouse Engineering, to reduce the proposed scope of work to a value of approximately \$2.2 million. The street sections that were selected in the revised scope of work are Ballantrae Way, Braeburn Ave., Douglas Ave., Evans Rd., Sterling Ave., Springfield Ave., 189th St., and Tina Ln. On April 25, 2022, bids were opened for the revised scope, and the lowest bid was from Gallagher Asphalt Corporation for \$2,007,777.77. Gallagher Asphalt has worked for the Village many times, and their work has always been good. Mr. Brunke stated that there is also sufficient fund balance in the 2021 Streets and Storm Sewer Improvement Fund for this project. Once this project is complete this season, Staff will review what funds are available for next year to see if they can do another phase of street rehabilitation in the 2023 construction season. Mr. Brunke stated that Public Works Staff recommends that the Board award a contract to Gallagher Asphalt Corp. of Thornton, Illinois, in a not-to-exceed amount of \$2,007,777.77.

Mayor Nelson asked if the Trustees had any questions or comments.

Trustee Lofton inquired whether there was an increase from the first bid.

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Mr. Brunke stated that the second bid was down a little bit compared to the construction estimate and noted fluctuations in the price of materials.

Trustee Bradley-Scott inquired about the mileage that will be completed with this project compared to the original scope. Mr. Brunke stated that it will be about 2.5 miles, about half of the miles from the original scope of five (5) to six (6) miles.

Further discussion ensued among the Board with Mr. Brunke about the project.

Mayor Nelson asked Mr. Brunke to share information about the pothole filling schedule and the anticipated date of construction for this resurfacing work.

Mr. Brunke stated that Public Works has already begun filling potholes, and after they finish brush collection for the week they will continue to work on potholes. They will also focus on the Bike the Gem and The Gem routes. Mr. Brunke stated that he estimated that Gallagher Asphalt Corp. would try to begin work within a month. Public Works will notify affected residents on the routes.

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 #15 – Consideration of Amendments to the Flossmoor Building Code Regulating Swimming Pools. Building & Zoning Administrator Scott Bugner stated that at the Board's direction, staff reviewed regulations of several local municipalities and drafted proposed amendments to Chapter 33 of the Flossmoor Building Code. If adopted, they would establish regulations that would permit above-ground swimming pools. He stated that the proposed regulations are generally similar to those of other municipalities in the area, with some exceptions mainly related to fencing, permitting and inspections. He stated that if the Mayor and Board of Trustees recommend that Chapter 33 of the Flossmoor Building Code be amended to permit above-ground swimming pools, staff would then proceed with drafting an ordinance to be considered at a future meeting. They would maintain special uses for both inground and above-ground pools.

Mayor Nelson stated the Board has heard several arguments both in favor and against above-ground pools. She discussed the fact that codes help define and maintain the Village's beauty, which was identified as a priority and strength by residents in the Village's 2021-2022 strategic plan process. She stated that beauty includes the openness of the Village and fewer fences and structures. The Village's beauty is what makes it the gem of the south suburbs, and there are many open backyards and vast green spaces that residents place a great value on, which is why the Village must be thoughtful and respectful of the greater community when considering regulations. She also noted that Flossmoor is densely populated, so residents must remember that the use of their property still has an impact on neighbors. She heard from more community

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members that weren't in favor of above-ground pools in Flossmoor and asked the Trustees if they thought that allowing above-ground pools would enhance the beauty of Flossmoor.

Trustee Mitros stated that no, above-ground pools will not enhance the beauty of Flossmoor and that the Village would not be able to maintain code enforcement for their upkeep. He noted that the Village would lose money if above-ground pools were allowed and that every resident has about five (5) neighbors around them that also have the right to enjoy their yards. Residents who contacted him were primarily not in support of allowing above-ground pools.

Trustee Lofton stated that above-ground pools will not enhance the beauty of Flossmoor. He stated that he sympathizes with people regarding the residual public pool issues like staffing and that when discussing the issue with residents, they were equally for and against above-ground pools.

Trustee Mustafa thanked residents for their participation with this issue and requested that they continue to be involved in other Village issues. She stated that she supported maintaining the uniqueness and openness of the Village that residents overwhelmingly conveyed to her.

Trustee Bradley-Scott thanked residents for their participation with this issue. She stated that she has small children and that it would have benefited her to have a pool during the pandemic. She noted that she is a realtor and referenced negative professional experiences involving pools. She stated that it wouldn't be a good decision to support allowing above-ground pools at this time.

Trustee Daggett commended how the issue of above-ground pools has been brought to the Village Board and how people have shared their opinions on the issue. He stated that when there are issues and requests brought forth to him and the Board, they should evaluate the issues to see if they can resolve them. He stated that due diligence and appropriate effort should be undertaken to see if an acceptable middle ground can be achieved on issues and actions. He stated that in regard to the current request for above-ground pools, he has evaluated the feedback from residents that he's received and believes that the request for above-ground pools is reasonable. The Board should try to reasonably resolve the issues related to allowing above-ground pools.

Trustee Driscoll stated that he agrees with the Mayor's opening comments regarding above-ground pools and thanked the HF Chronicle for accurately reporting what the Board stated about the issue. He stated that his neighbors were vocal about their opposition to above-ground pools and collected signatures with an in-person petition. He stated that he received less than five (5) emails from residents in favor of above-ground pools and that allowing above-ground pools would not beautify Flossmoor.

Mayor Nelson called for a motion to Amend Chapter 33 of the Flossmoor Building Code Regulating Swimming Pools and direct the Village Attorney to prepare an ordinance. Trustee Daggett so moved. Motion not seconded, so the motion failed. No vote was required.

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Mayor Nelson asked if there was any other business.

Clerk LoGalbo shared that the Flossmoor Veterans Memorial Group's president, former Mayor Braun, would be presenting a program via zoom about the building of the Veterans Honor Wall in conjunction with the Flossmoor Library from 7 – 7:45 pm on May 12th and encouraged everyone to register for the free program.

Mayor Nelson stated that the current week was teacher appreciation week and thanked all teachers for their work, especially during the pandemic. She noted that there would be a groundbreaking ceremony on May 5th for the Berry Lane Drainage Improvement Project with Congresswoman Kelly and all were welcome. Mayor Nelson stated that the Park Pride event would be on May 7th starting at 8:30 am and that Coffee with a Cop event would be held on May 20th at 10 am in front of Dunning's.

Mayor Nelson referred to Agenda Item #16 – 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 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 8:25 p.m.

Respectfully Submitted,


Gina A. LoGalbo
Village Clerk