FLOSSMOOR
Welcoming. Beautiful. Connected.

Village of Flossmoor
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.798.2300
TDD: 708.647.0179
Fax: 708.798.4016
www.flossmoor.org

AGENDA
FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
MONDAY, APRIL 7, 2025 – 7:00 PM
VILLAGE HALL

Join Zoom Meeting
https://us02web.zoom.us/j/85210894513?pwd=uZUHbLuNGHvJ6BUE21v7ofK1RLbeBa.1
ID: 852 1089 4513 Passcode: 60422 Or join by phone (312) 626-6799

CALL TO ORDER

ROLL CALL

CITIZENS PRESENT WISHING TO ADDRESS THE BOARD

RECOGNITIONS AND APPOINTMENTS

PROCLAMATION

1. **Mayor's Monarch Pledge**

CONSENT AGENDA

2. **Approval of the Minutes of the Meeting Held on March 17, 2025**
3. **Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 7, 2025)**
4. **Consideration of a Purchase of a Storage Area Network**
5. **Consideration of an Ordinance of The Village of Flossmoor, Cook County, Illinois, Regarding Pension Plan Election and Participation**

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

ACTION ITEMS

6. **Consideration of a Contract Award for the Flossmoor Road Viaduct Drainage Improvements Phase 3**
7. **Consideration of an Award of Contract for the Flossmoor Road Viaduct Drainage Improvements Phase 3 Construction Engineering Services**
8. **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois Approving a Development Agreement by and between the Village of Flossmoor and On the Fly Hospitality Group Co. (Flossmoor Smokehouse)**

DISCUSSION ITEMS

9. **Discussion of Water and Sewer Rates**
10. **Discussion of the Fiscal Year 2026 Finance and Facilities Plan**

OTHER BUSINESS

11. A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

ADJOURNMENT OF MEETING

FOR PERSONS WITH DISABILITIES: If you plan on attending a Village Board meeting and need an accommodation, please call the Village Hall at 708-798-2300 or TDD 708-647-0179 at least one full business day prior to the meeting.

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Proclamation

WHEREAS, the Village of Flossmoor and its residents value the natural surroundings that make Flossmoor a beautiful community; and,

WHEREAS, Flossmoor residents embrace efforts to lead more sustainable lifestyles, as evidenced by community initiatives like Plant the Gem, Recyclepalooza, resident beekeeping and the Flossmoor Seed Library; and,

WHEREAS, over time, the natural habitat of the monarch butterfly in North America has been degraded by human actions, and as a result, the species is in grave decline; and,

WHEREAS, every resident can help revive the monarch butterfly by taking simple actions like planting milkweed and nectar-producing plants; and,

WHEREAS, the Flossmoor Green Commission has researched the National Wildlife Federation's Mayor's Monarch Pledge, a program that capitalizes on the influence of elected officials to gain citizen support for monarch habitat restoration; and,

WHEREAS, the Flossmoor Green Commission recommends that Mayor Michelle I. Nelson becomes a signatory to the Mayor's Monarch Pledge and that the Village of Flossmoor take steps to become a Monarch Champion City; and,

NOW, THEREFORE, I, Michelle I. Nelson, endorse the Mayor's Monarch Pledge.

I encourage the Green Commission, Village staff, and community members to work toward implementing the action items outlined by the National Wildlife Federation in order to preserve the monarch butterfly for generations of Flossmoor residents to come.

Dated this 7th day of April 2025

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Michelle I. Nelson, Mayor

FLOSSMOOR

Approval of the Minutes of the Meeting Held on March 17, 2025

The Minutes will be made available to the Public on the Village website, www.flossmoor.org following their adoption at a scheduled meeting.

VILLAGE OF FLOSSMOOR
4/7/2025
CLAIMS LIST SUMMARY

HAND CHECKS	$338,651.93
INVOICES	$290,089.71
TOTAL	$628,741.64

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
AIR ONE EQUIPMENT INC							
218311	03/11/25	$165.00		COMPRESSOR AIR TEST			
					01-49-6-677	EQUIPMENT SERVICE CONTRACTS	$165.00
218371	03/12/25	$2,615.00		FIREFIGHTER HOODS			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$2,615.00
						VENDOR TOTAL:	$2,780.00
AMAZON CAPITAL SERVICES							
1P36XF6NTYDW	03/19/25	$(186.57)		DPW-CREDIT MEMO-PLATRONICS WIRELESS HEADSET RETURN			
					08-21-3-601	OFFICE SUPPLIES	$(102.42)
					08-11-3-601	OFFICE SUPPLIES	$(84.15)
1PFP9PPD7FMG	03/05/25	$186.57		DPW PLATRONICS WIRELESS HEADSET			
					08-21-3-601	OFFICE SUPPLIES	$102.42
					08-11-3-601	OFFICE SUPPLIES	$84.15
1LHPW4FM3XJX	03/06/25	$59.96		ST PATRICKS DAY SHAMROCK GLASSES			
					01-41-4-651	COMMUNITY RELATIONS COMMISSIO	$59.96
1H67GKDDTW3J	03/13/25	$98.99		FD CARBON MONOXIDE DETECTOR			
					01-49-3-611	DORMITORY/STATION SUPPLIES	$98.99
1MK1RJK19FQ6	03/17/25	$32.98		FINANCE-STANDING DESK FLOOR MAT-DIRECTOR			
					01-43-3-606	OFFICE EQUIPMENT	$32.98
1NCWDTJK9W6P	03/17/25	$63.98		PD-PLASTIC HANGING FILE FOLDERS			
					01-50-3-601	OFFICE SUPPLIES	$63.98
1YRR9WGT7R9H	03/20/25	$138.33		DPW-TIRE SENSOR RESET TOOL/WHEELED BATTERY CHARGER-ENGINE STARTER			
					08-21-6-671	MAINTENANCE AND SUPPLIES	$69.16
					08-11-6-671	MAINTENANCE AND SUPPLIES	$69.17
						VENDOR TOTAL:	$394.24
APPLEBROOK REALTY							
031225	03/12/25	$48.44		WATER REFUND 2052 COLLETT LN			
					08-00-0-130	ACCOUNTS RECEIVABLE - BILLED	$48.44
						VENDOR TOTAL:	$48.44
B ALLAN GRAPHICS							
103100	03/03/25	$155.00		WATER SHUT OFF DOOR HANGERS			
					01-55-4-635	PRINTING	$155.00
						VENDOR TOTAL:	$155.

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

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BAXTER & WOODMAN, INC.							
0270045	03/14/25	$23,416.51		VIADUCT ENGINEERING PHASES 3-5			
					03-01-7-701	FLOSSMOOR RD VIADUCT ENGINEER	$23,416.51
0270048	03/14/25	$1,199.80		HEATHER HILL ELEM DETENTION BASIN CS			
					17-01-4-742	FLOSSMOOR RD VIAD CONS OBSERV	$1,199.80
						VENDOR TOTAL:	$24,616.31
BENISTAR							
040122025	04/01/25	$1,035.90		APRIL 2025 PREMIUM-RETIREES			
					01-00-0-219	HEALTH INSURANCE PAYABLE	$1,035.90
						VENDOR TOTAL:	$1,035.90
CODRUT BIRSAN							
031225	03/12/25	$38.64		WATER REFUND 933 BURNS AVE			
					08-00-0-130	ACCOUNTS RECEIVABLE - BILLED	$38.64
						VENDOR TOTAL:	$38.64
BMO FINANCIAL GROUP							
KORTUM 021525	02/15/25	$1,843.90		SWEET PEA-WAKE/IASFM-REGISTRATION/SAMS COFFEE,WATER,KLEENEX,FRUIT/MARRIOTT-CONF LODGING			
					01-55-3-605	OPERATING SUPPLIES	$90.95
					08-11-5-661	TRAINING	$920.00
					01-67-3-605	OPERATING SUPPLIES	$418.10
					01-42-4-633	WELLNESS COMMITTEE	$38.04
					08-11-5-661	TRAINING	$237.51
					01-60-3-612	UNIFORMS & RELATED SUPPLIES	$139.30
						VENDOR TOTAL:	$1,843.90
BRITES TRANSPORTATION LLC							
2904	02/20/25	$1,946.82		SPOIL DISPOSAL/STONE RESTOCK			
					01-60-4-650	SPOIL DISPOSAL	$1,300.00
					08-13-3-619	PROGRAM COMMODITIES	$646.82
						VENDOR TOTAL:	$1,946.82
C & M PIPE & SUPPLY CO							
25669	03/11/25	$112.00		CEMENT MORTAR			
					08-21-3-605	OPERATING SUPPLIES	$112.[illegible]
						VENDOR TOTAL:	$112.[illegible]

Village of Flossmoor
Detail Board Report
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C.O.P.S. & F.I.R.E. PERSONNEL							
1130	03/10/25	$500.00		PRE-EMPLOYMENT SWANNEWUIHE	01-48-4-630	PROFESSIONAL SERVICES	$500.00
1195	03/21/25	$1,000.00		LAW ENFORCEMENT WRITTEN ENTRANCE EXAMS	01-48-4-630	PROFESSIONAL SERVICES	$1,000.00
						VENDOR TOTAL:	$1,500.00
CCP DIRECT							
IN05284895	03/03/25	$809.97		FLOOR MATS W/VILLAGE LOGO	01-67-3-605	OPERATING SUPPLIES	$809.97
						VENDOR TOTAL:	$809.97
CHICAGO COMMUNICATIONS, LLC.							
359629	03/12/25	$94.80		RADIO MAINTENANCE APRIL 2025	01-50-6-676	RADIO SYSTEM MAINTENANCE	$94.80
						VENDOR TOTAL:	$94.80
COMED							
7525705000 030725	03/07/25	$819.55		WOODS LIFT STATION POWER 2/5/25-3/7/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	$819.55
9484057000 030625	03/06/25	$73.06		CBD STREET LIGHTS POWER 1/23/25-2/21/25	40-33-4-634	MISCELLANEOUS SERVICES	$73.06
0994561222 022825	02/28/25	$1,368.74		MFT STREET LIGHT POWER 1/23/25-2/21/25	02-01-4-630	ELECTRIC, POWER, AND LIGHT	$1,368.74
2611372222 030725	03/07/25	$145.11		WESTERN TOWER POWER 2/5/25-3/7/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	$145.11
						VENDOR TOTAL:	$2,406.46
CORE & MAIN LP							
W481047	02/21/25	$89.23		WRENCH PURCHASE	08-13-3-615	SMALL TOOLS & EQUIPMENT	$89.23
						VENDOR TOTAL:	$89.23
CROSSMARK PRINTING, INC.							
98660	03/14/25	$2,778.23		SPRING NEWSLETTER PRODUCTION/MAILING	01-41-4-653	MARKETING PROGRAMS	$2,778.23
						VENDOR TOTAL:	$2,778.2

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
RICHARD G. CRUSOR, JR.							
031325	03/21/25	$270.00		ADMINISTRATIVE ADJUICATION 2/27/25			
					01-44-4-646	LOCAL ADJUDICATION SERVICES	$270.00
						VENDOR TOTAL:	$270.00
DELUXE							
17904618	03/10/25	$140.46		WATER DEPT DEPOSIT TICKETS			
					08-10-4-635	PRINTING	$105.35
					08-20-4-635	PRINTING	$35.11
						VENDOR TOTAL:	$140.46
DIGICOM INC							
1581	03/06/25	$3,075.08		CHIEF ROOM REMOTE/FLEX ALERTS			
					01-49-3-621	COMMUNICATIONS EQUIPMENT	$3,075.08
						VENDOR TOTAL:	$3,075.08
DYNEGY ENERGY SERVICES							
030880022573	02/28/25	$652.70		STERLING STATION 1/28/25-2/25/25			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$652.70
030560039768	02/28/25	$694.96		BUTTERFIELD LIFT STATION 1/28/25-2/25/25			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$694.96
030800025520	02/28/25	$2,004.36		VOLLMER RESERVOIR 1/28/25-2/25/25			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$2,004.36
030960015320	02/28/25	$418.15		KEDZIE PUMP STATION 1/28/25-2/25/25			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$418.15
						VENDOR TOTAL:	$3,770.17

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
EAGLE UNIFORM CO INC							
247603	03/10/25	$1,115.95		M TUCKER UNIFORM-NEW OFFICER	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$1,115.95
24903	03/12/25	$412.00		PD-M TUCKER UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$412.00
251143	03/14/25	$162.00		PD-M TUCKER UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$162.00
240533	02/27/25	$116.40		FLASHLIGHT-KIMES	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$116.40
243823	03/05/25	$27.00		SAILSBERY UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$27.00
243833	03/05/25	$19.00		REMOVE/ATTACH PATCHES TO SHIRTS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$19.00
247243	03/10/25	$32.00		LEVY NAMEPLATE/CUTOUT LETTERS/CHEVRONS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$32.00
248923	03/12/25	$46.50		LEVY CHEVRONS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$46.50
249523	03/12/25	$366.00		FILKINS UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$366.00
249573	03/12/25	$144.00		FILKINS UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$144.00
251103	03/14/25	$54.00		FILKINS UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$54.00
255643	03/20/25	$36.00		LEVY CUT OUT LETTERS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	$36.00
						VENDOR TOTAL:	$2,530.85
ELMER & SON LOCKSMITHS INC							
420656	03/06/25	$831.10		LOCKS/KEYS	01-67-3-605	OPERATING SUPPLIES	$831.10
						VENDOR TOTAL:	$831.10
EMS MANAGEMENT & CONSULTANTS							
EMS013490	02/28/25	$1,838.01		AMBULANCE COLLECTIONS FEBRUARY 2025	01-49-4-656	AMBULANCE COLLECTION SERVICES	$1,838.01
						VENDOR TOTAL:	$1,838.[illegible]

Village of Flossmoor
Detail Board Report
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EVT TECHNOLOGIES							
7253	03/03/25	$139.95		U19 OPTICOM FIX			
					01-49-6-671	VEHICLE MAINTENANCE	$139.95
7258	03/05/25	$1,291.85		INSPECTOR 19 MDT/CRADLEPOINT INSTALL			
					16-01-7-749	CAPITAL EQUIPMENT-FIRE	$1,291.85
7264	03/11/25	$1,335.75		U19 MDT/CRADLEPOINT INSTALL			
					16-01-7-749	CAPITAL EQUIPMENT-FIRE	$1,335.75
						VENDOR TOTAL:	$2,767.55
FELPAT HOLDINGS LLC							
031225	03/12/25	$13.54		WATER REFUND 1743 HEATHER HILLS CRES			
					08-00-0-130	ACCOUNTS RECEIVABLE - BILLED	$13.54
031225 2	03/12/25	$1.83		WATER-SPRINKLER REFUND 1743 HEATHER HILLS CRES			
					08-00-0-130	ACCOUNTS RECEIVABLE - BILLED	$1.83
						VENDOR TOTAL:	$15.37
FORD OF HOMEWOOD							
5023559	03/10/25	$89.54		SQUAD #322 TUNE UP			
					01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	$89.54
						VENDOR TOTAL:	$89.54
FRONTLINE PUB SAFETY SOLUTIONS							
FL14608	03/07/25	$1,215.51		ANNUAL SOFTWARE RENEWAL-CLOUD BASED TRAINING PROGRAM			
					01-48-6-672	DEPARTMENT IT MAINTENANCE	$1,215.51
						VENDOR TOTAL:	$1,215.51
GALLAGHER MATERIALS CORP.							
37697	03/11/25	$442.52		ASPHALT MIX			
					01-68-3-619	PROGRAM COMMODITIES	$110.63
					02-01-3-606	ASPHALT MIX	$110.63
					08-14-3-612	ASPHALT MIX	$110.63
					08-24-3-612	ASPHALT MIX	$110.63
						VENDOR TOTAL:	$442.52

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GALLS, LLC							
030465965	02/13/25	$(174.95)		CREDIT-RETURNED MOAB TACTICAL BOOTS (MERKLE)			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$(174.95)
030360307	02/03/25	$7.99		BAPP-RETURN SHIPPING LABEL FOR RETURN			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$7.99
030360890	02/03/25	$(136.80)		BAPP CREDIT-RETURNED TACTICAL BOOTS			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$(136.80)
030321975	01/30/25	$187.94		MOAB 3 RESPONSE MID TACTICAL BOOTS-MERKLE			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$187.94
030449777	02/12/25	$147.94		MOAB 3 RESPONSE TACTICAL BOOTS			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$147.94
						VENDOR TOTAL:	$32.12
GASVODA & ASSOCIATES INC							
INV25SVC0089	03/13/25	$1,522.00		PHASE MONITOR REPLACEMENT			
					09-01-6-671	MAINTENANCE AND SUPPLIES	$1,522.00
						VENDOR TOTAL:	$1,522.00
GBJ SALES, LLC							
5719	03/13/25	$783.35		SEWER DEGREASER			
					09-01-6-671	MAINTENANCE AND SUPPLIES	$783.35
						VENDOR TOTAL:	$783.35
GRANICUS							
198101	03/01/25	$465.97		MINUTETRAQ-3/1/25-3/31/25			
					01-41-4-645	PAPERLESS AGENDA SOFTWARE SERV	$465.97
						VENDOR TOTAL:	$465.97
HISKES, DILLNER, O'DONNELL,							
22455	03/04/25	$82.50		TAX STATUS ON VILLAGE OWNED PROPERTIES			
					01-44-4-644	OTHER LEGAL SERVICES	$82.50
22456	03/04/25	$1,655.75		2021 NO CASH BID THROUGH 2/28/25			
					01-44-4-644	OTHER LEGAL SERVICES	$1,655.75
22457	03/04/25	$462.00		ACQUISITION/NO CASH BID-1835 DIXIE HWY, FLOSSMOOR THROUGH 2/28/25			
					01-44-4-644	OTHER LEGAL SERVICES	$462.00
						VENDOR TOTAL:	$2,200.25

Village of Flossmoor
Detail Board Report
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CONSTANCE TAYLOR							
2025 FUNDING	03/12/25	$1,875.00		HSA FUNDING-EMPLOYER CONTRIBUTION 2025			
					01-49-2-594	VILLAGE HSA CONTRIBUTIONS	$1,875.00
						VENDOR TOTAL:	$1,875.00
INTERSTATE BATTERY OF CHICAGO							
348460	02/20/25	$(36.00)		BATTERY CORE RETURN			
					01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	$(36.00)
349122	03/11/25	$382.85		BATTERIES-HB1 & AIR COMPRESSOR			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$95.71
					08-11-6-671	MAINTENANCE AND SUPPLIES	$95.71
					08-21-6-671	MAINTENANCE AND SUPPLIES	$95.71
					07-01-6-671	MAINTENANCE AND SUPPLIES	$95.72
349375	03/18/25	$232.95		SQUAD 516 BATTERY			
					01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	$232.95
						VENDOR TOTAL:	$579.80
INVOICE CLOUD							
189120252	02/28/25	$242.90		INVOICE CLOUD 2/1/25-2/28/25			
					08-10-4-654	CUSTOMER PAYMENT PORTAL	$182.18
					08-20-4-654	CUSTOMER PAYMENT PORTAL	$60.72
						VENDOR TOTAL:	$242.90
KONICA MINOLTA							
9010354599	03/08/25	$514.25		VH COPIER MAINTENANCE BASE 3/8/25-4/7/25			
					01-43-6-670	OFFICE EQUIPMENT MAINTENANCE	$514.25
						VENDOR TOTAL:	$514.25
K-TECH SPECIALTY COATINGS LLC							
202502K0118	02/28/25	$6,975.07		LIQUID DEICER			
					02-01-3-619	LCD-BULK CHEMICAL PURCHASE	$6,975.07
						VENDOR TOTAL:	$6,975.07
LINDCO EQUIPMENT SALES, INC.							
250302P	03/13/25	$2,296.44		LIQUID DE-ICING PUMP REPLACEMENT			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$765.48
					08-11-6-671	MAINTENANCE AND SUPPLIES	$765.4
					08-21-6-671	MAINTENANCE AND SUPPLIES	$765.4
						VENDOR TOTAL:	$2,296.4

Village of Flossmoor
Detail Board Report
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M&K TRUCK CENTERS OF CHICAGO HTS							
16093SC	12/30/24	$247.50		D18/D19 COMPUTER REPROGRAM			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$82.50
					08-11-6-671	MAINTENANCE AND SUPPLIES	$82.50
					08-21-6-671	MAINTENANCE AND SUPPLIES	$82.50
						VENDOR TOTAL:	$247.50
M.E. SIMPSON COMPANY, INC.							
44172	03/06/25	$55.00		LEAK DETECTION 1442 KINROSS ST			
					08-11-6-673	LARGE METER TESTING AND REPAIRS	$55.00
44166	02/28/25	$15,232.00		VALVE MAINTENANCE CONTRACT			
					08-11-6-680	WATER VALVE CONTRACT MTCE	$15,232.00
						VENDOR TOTAL:	$15,287.00
MED ALLIANCE GROUP INC.							
307812	03/10/25	$343.87		RING CUTTER BLADES			
					01-49-5-664	TRAINING MATERIALS	$343.87
						VENDOR TOTAL:	$343.87
METROPOLITAN MAYORS CAUCUS							
202471	12/31/24	$436.68		2024-2025 CAUCUS DUES			
					01-41-5-660	DUES AND SUBSCRIPTIONS	$436.68
						VENDOR TOTAL:	$436.68
MICHAEL CARDEN							
09062024	03/25/25	$306.07		HEALTH INSURANCE PREMIUM REIMB 9/6/2024			
					01-48-2-590	HEALTH INSURANCE PREMIUM	$306.07
						VENDOR TOTAL:	$306.07
MIDWEST OFFICE INTERIORS							
266298	03/10/25	$1,831.46		PD OFFICE FURNITURE			
					01-48-7-720	RECORDS ROOM REMODEL	$1,831.46
266299	03/10/25	$639.24		CASHIER/RECEPTIONIST CHAIR			
					08-10-3-606	OFFICE EQUIPMENT	$319.62
					08-20-3-606	OFFICE EQUIPMENT	$319.62
						VENDOR TOTAL:	$2,470.70

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MONARCH AUTO SUPPLY INC							
6981648062	02/10/25	$117.87		L13 WIRING REPAIR			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$29.46
					08-11-6-671	MAINTENANCE AND SUPPLIES	$29.47
					08-21-6-671	MAINTENANCE AND SUPPLIES	$29.47
					07-01-6-671	MAINTENANCE AND SUPPLIES	$29.47
6981649946	03/05/25	$18.34		SHOP SUPPLIES			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$4.58
					08-11-6-671	MAINTENANCE AND SUPPLIES	$4.58
					08-21-6-671	MAINTENANCE AND SUPPLIES	$4.59
					07-01-6-671	MAINTENANCE AND SUPPLIES	$4.59
6981650662	03/13/25	$129.93		P26 BRAKE JOB			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$43.31
					08-11-6-671	MAINTENANCE AND SUPPLIES	$43.31
					08-21-6-671	MAINTENANCE AND SUPPLIES	$43.31
6981650718	03/14/25	$23.97		FIRE CHIEF VEHICLE OIL CHANGE			
					01-49-6-671	VEHICLE MAINTENANCE	$23.97
6981650901	03/17/25	$16.79		TRAILER PLUG			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$5.59
					08-11-6-671	MAINTENANCE AND SUPPLIES	$5.60
					08-21-6-671	MAINTENANCE AND SUPPLIES	$5.60
						VENDOR TOTAL:	$306.90
MUNICIPAL GIS PARTNERS INC							
7273	12/31/24	$5,746.45		GISC STAFFING			
					01-55-4-650	GIS CONSORTIUM	$2,873.23
					08-11-4-650	GIS CONSORTIUM	$1,436.61
					08-21-4-650	GIS CONSORTIUM	$1,436.61
						VENDOR TOTAL:	$5,746.45
NEXT DAY PLUS							
5336871	03/10/25	$142.12		DPW COPIER MAINT 2/1/25-2/28/25			
					01-55-6-670	OFFICE EQUIPMENT MAINTENANCE	$142.12
						VENDOR TOTAL:	$142.12
NORLAB INC							
89573	01/31/25	$1,152.00		LEAK TRACING DYE			
					08-11-6-677	WATER FACILITY MAINTENANCE	$1,152.0
							152.0

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
NORTH EAST MULTI-REGIONAL							
372596	02/25/25	$400.00		ESTRADA-FOCUS HANDGUN MOUNTED RED DOT OPTIC INSTRUCTOR COURSE			
					01-48-5-661	TRAINING	$400.00
						VENDOR TOTAL:	$400.00
NORTHWESTERN UNIVERSITY							
24560	12/05/23	$4,600.00		MERKLE-SCHOOL OF POLICE STAFF & COMMAND 9/9/24-1/17/25			
					01-48-5-661	TRAINING	$4,600.00
						VENDOR TOTAL:	$4,600.00
ORKIN EXTERMINATING COMPANY							
273725764	02/12/25	$149.99		VH PEST CONTROL			
					01-67-4-634	MISC SVCS	$149.99
273725225	02/13/25	$144.99		DPWSC PEST CONTROL			
					01-67-4-634	MISC SVCS	$144.99
275098344	03/12/25	$144.99		DPWSC PEST CONTROL			
					01-67-4-634	MISC SVCS	$144.99
275098890	03/12/25	$149.99		VH PEST CONTROL			
					01-67-4-634	MISC SVCS	$149.99
						VENDOR TOTAL:	$589.96
OTTOSEN DINOLFO HASENBALG & CASTALD							
12813	02/28/25	$1,225.00		LABOR (LATERAL STIPENDS AND PERSONNEL ISSUES)			
					01-44-4-644	OTHER LEGAL SERVICES	$1,225.00
						VENDOR TOTAL:	$1,225.00
OTTOSEN, DINOLFO, HASENBALG							
APRIL 2025	04/01/25	$12,046.33		RETAINER FOR LEGAL SERVICES APRIL 2025			
					01-44-4-630	VILLAGE ATTORNEY RETAINER	$12,046.33
						VENDOR TOTAL:	$12,046.33
PEERLESS NETWORK							
71727	03/15/25	$112.74		DPW/PD TELEPHONE 3/15/25-4/14/25			
					01-55-4-637	TELEPHONE	$41.06
					01-50-4-637	TELEPHONE	$71.68
						VENDOR TOTAL:	$112.

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
PETTY CASH (PD)							
032125	03/21/25	$275.03		REPLENISH PETTY CASH			
					01-48-5-661	TRAINING	$14.60
					01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	$29.43
					01-48-3-611	SPECIAL POLICE COMMODITIES	$150.59
					01-48-4-636	PRE-EMPLOYMENT PHYSICALS	$20.00
					01-48-3-608	PETROLEUM PRODUCTS	$25.00
					01-48-3-603	POSTAGE	$15.80
					01-48-4-645	ANIMAL CONTROL SERVICES	$12.99
					01-48-3-615	SMALL TOOLS & EQUIPMENT	$6.62
						VENDOR TOTAL:	$275.03
POSEN FIRE ACADEMY							
20250193	03/11/25	$450.00		SHELTON-2025 FIRE APPARATUS ENGINEER (FAE) TRAINING			
					01-49-5-663	FIRE TUITION AND FEES	$450.00
						VENDOR TOTAL:	$450.00
QUINLAN ALARM SYSTEMS, INC.							
36468	02/28/25	$1,614.48		INTERVIEW ROOM CAMERA UPGRADE			
					01-48-6-670	OFFICE EQUIPMENT MAINTENANCE	$1,614.48
36665	03/13/25	$29,281.14	2025-0014	VILLAGE HALL AND DOWNTOWN CAMERA PROJECT			
					16-01-7-748	CAMERA SYSTEM FOR DOWNTOWN	$29,281.14
						VENDOR TOTAL:	$30,895.62
RAY O'HERRON CO INC							
2399094	03/11/25	$15.00		DOUBLE DEPT & SERVICE BARS PATCHES SEWN TO JACKET			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$15.00
2398731	03/07/25	$285.35		ESTELLE UNIFORM			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$285.35
2399104	03/11/25	$460.77		M TUCKER UNIFORM			
					01-48-3-612	UNIFORMS & RELATED SUPPLIES	$460.77
						VENDOR TOTAL:	$761.12

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
RUNCO OFFICE SUPPLY							
9634650	03/07/25	$471.14		FINANCE-REPORT COVERS;BANKERS BOXES/GEN SUPPLY-PCLIPS,STAPLES,TAPE/COPY PAPER			
					01-41-3-601	OFFICE SUPPLIES	$37.59
					01-42-3-601	OFFICE SUPPLIES	$28.02
					01-43-3-601	OFFICE SUPPLIES	$292.92
					01-45-3-601	OFFICE SUPPLIES	$20.64
					01-48-3-601	OFFICE SUPPLIES	$18.80
					01-49-3-601	OFFICE SUPPLIES	$20.64
					01-53-3-601	OFFICE SUPPLIES	$14.93
					01-55-3-601	OFFICE SUPPLIES	$18.80
					08-10-3-601	OFFICE SUPPLIES	$9.40
					08-20-3-601	OFFICE SUPPLIES	$9.40
						VENDOR TOTAL:	$471.14
KEN SCHMIDT							
030325	03/03/25	$469.21		REIMBURSE WATER & WASTEWATER CONF LODGING, PARKING & MILEAGE			
					08-11-5-661	TRAINING	$469.21
						VENDOR TOTAL:	$469.21
SHARK SHREDDING INC.							
72553	03/07/25	$128.80		VH/PD SHREDDING SERVICES CERT #85322			
					01-42-4-634	OTHER MISCELLANEOUS SERVICES	$36.90
					01-48-3-611	SPECIAL POLICE COMMODITIES	$91.90
						VENDOR TOTAL:	$128.80
SIKICH LLP							
85330	03/11/25	$6,965.18		2024 ACA REPORTING SERVICES-FINAL BILLING			
					01-43-4-633	ACCOUNTING AND AUDIT SERVICES	$6,965.18
						VENDOR TOTAL:	$6,965.18
SMITTY'S TREE SERVICE INC.							
258563	12/15/24	$4,237.00		TREE REMOVALS/STUMP GRINDING			
					01-63-4-653	PARKWAY TREE SERVICES	$4,237.00
						VENDOR TOTAL:	$4,237.00
SOUTH SUB ASSN OF CHIEFS OF POLICE							
ESTELLE 2025	03/10/25	$75.00		MEMBERSHIP APPLICATION-CHIEF ESTELLE			
					01-48-5-660	DUES AND SUBSCRIPTIONS	$75.[illegible]
						VENDOR TOTAL:	$75.[illegible]

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
SOUTH SUBURBAN MAYORS & MGRS							
2025098	01/16/25	$5,644.00		2025 MEMBERSHIP DUES			
					01-41-5-660	DUES AND SUBSCRIPTIONS	$5,644.00
						VENDOR TOTAL:	$5,644.00
STATE TREASURER							
66239	02/03/25	$1,175.04		TRAFFIC SIGNALS MAINT OCT 2024-DEC 2024			
					02-01-4-630	TRAFFIC SIGNALS MAINT	$1,175.04
						VENDOR TOTAL:	$1,175.04
STRAND ASSOCIATES, INC							
0221630	02/13/25	$2,097.37		WATER SCADA SYSTEM REPLACEMENT			
					01-55-7-779	WATER SUPPLY SYSTEM IMPROVEME	$2,097.37
						VENDOR TOTAL:	$2,097.37
T.R.L. TIRE SERVICE CORP							
36552	03/11/25	$129.50		SQUAD 523 TIRE REPLACEMENT			
					01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	$129.50
36559	03/12/25	$702.00		P26 NEW TIRES			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$175.50
					08-11-6-671	MAINTENANCE AND SUPPLIES	$175.50
					08-21-6-671	MAINTENANCE AND SUPPLIES	$175.50
					07-01-6-671	MAINTENANCE AND SUPPLIES	$175.50
36571	03/13/25	$86.00		P26 BALANCED NEW TIRES			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$21.50
					08-11-6-671	MAINTENANCE AND SUPPLIES	$21.50
					08-21-6-671	MAINTENANCE AND SUPPLIES	$21.50
					07-01-6-671	MAINTENANCE AND SUPPLIES	$21.50
						VENDOR TOTAL:	$917.50

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
THE COP FIRE SHOP							
215956	07/16/24	$144.00		BRACKEN UNIFORM			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$144.00
216008	07/23/24	$52.00		SLAYTON UNIFORM SHIRTS			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$52.00
216147	08/12/24	$82.00		RAMOS UNIFORM SHIRTS			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$82.00
218104	10/15/24	$180.00		FARLEY UNIFORM			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$180.00
						VENDOR TOTAL:	$458.00
THE RETAIL COACH LLC							
5603	03/05/25	$771.26		REIMBURSABLE EXPENSES - BOARD PRESENTATION			
					01-41-7-714	RETAIL COACH AGREEMENT	$771.26
						VENDOR TOTAL:	$771.26
UDO'S PROFESSIONAL CAR WASH							
471	03/03/25	$107.50		PD CAR WASHES FEBRUARY 2025			
					01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	$107.50
						VENDOR TOTAL:	$107.50
UNIFORMS DIRECT							
O1002330	01/21/25	$47.00		STEINER UNIFORM			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$47.00
O1003427	03/18/25	$24.00		RUSH UNIFORM EMBROIDERING			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$24.00
O1003435	03/18/25	$275.00		FARLEY UNIFORM			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$275.00
O1003529	03/06/25	$100.00		PANCZUK UNIFORM			
					01-49-3-612	UNIFORMS & RELATED SUPPLIES	$100.00
						VENDOR TOTAL:	$446.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
UNITED PARCEL SERVICE							
0000F36604095 030	03/01/25	$34.50		FINANCE-MACQUARIE PAYMENT/DPW-CHECK TO DCEO			
					01-43-3-603	POSTAGE	$17.24
					01-55-3-603	POSTAGE	$17.26
0000F36604105	03/08/25	$16.40		DPW-MONTHLY REPORT TO IEPA			
					01-55-3-603	POSTAGE	$16.40
0000F36604115	03/15/25	$16.47		DPW-DUKE'S ROOT CONTROL INC			
					01-55-3-603	POSTAGE	$16.47
						VENDOR TOTAL:	$67.37
VILLAGE OF HOMEWOOD							
12019	03/07/25	$112,875.30		HOMEWOOD WATER BILL 1/31/25-2/28/25			
					08-11-4-635	HOMEWOOD-LAKE MICHIGAN WATER	$112,875.30
						VENDOR TOTAL:	$112,875.30
WHOLESALE DIRECT INC							
000268964	05/03/24	$265.70		TRAILER CABLE			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$66.42
					08-11-6-671	MAINTENANCE AND SUPPLIES	$66.42
					08-21-6-671	MAINTENANCE AND SUPPLIES	$66.43
					07-01-6-671	MAINTENANCE AND SUPPLIES	$66.43
						VENDOR TOTAL:	$265.70

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 04/08/25

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount

Total Amount Being Paid: $290,089.71
Total Number of Invoices: 135

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/(
AIRONEEQ	AIR ONE EQUIPMENT INC	N	2,780.00	0.00	2,780.
AMAZON	AMAZON CAPITAL SERVICES	N	394.24	0.00	394.
APPLEBCH	APPLEBROOK REALTY	N	48.44	0.00	48.
BALLAN	B ALLAN GRAPHICS	N	155.00	0.00	155.
BAXTER&W	BAXTER & WOODMAN, INC.	N	24,616.31	0.00	24,616.
BENISTAR	BENISTAR	N	1,035.90	0.00	1,035.
BIRSANC	CODRUT BIRSAN	N	38.64	0.00	38.
BMOFIN	BMO FINANCIAL GROUP	N	1,843.90	0.00	1,843.
BRITES	BRITES TRANSPORTATION LLC	N	1,946.82	0.00	1,946.
C&MPIPE	C & M PIPE & SUPPLY CO	N	112.00	0.00	112.
COPSTEST	C.O.P.S. & F.I.R.E. PERSONNEL	N	1,500.00	0.00	1,500.
CCP	CCP DIRECT	N	809.97	0.00	809.
CHICOMM	CHICAGO COMMUNICATIONS, LLC.	Y	94.80	0.00	94.
COM2611	COMED	N	2,406.46	0.00	145.
CORE&MAI	CORE & MAIN LP	Y	89.23	0.00	89.
CROSSMAR	CROSSMARK PRINTING, INC.	N	2,778.23	0.00	2,778.
CRUSOR	RICHARD G. CRUSOR, JR.	Y	270.00	0.00	270.
DELUXE	DELUXE	N	140.46	0.00	140.
DIGICOM	DIGICOM INC	N	3,075.08	0.00	3,075.
DYNEGY	DYNEGY ENERGY SERVICES	N	3,770.17	0.00	3,770.
EAGLEUNI	EAGLE UNIFORM CO INC	N	2,530.85	0.00	2,530.
ELMER&SO	ELMER & SON LOCKSMITHS INC	N	831.10	0.00	831.
EMSMANAGE	EMS MANAGEMENT & CONSULTANTS	N	1,838.01	0.00	1,838.
EVTECH	EVT TECHNOLOGIES	N	2,767.55	0.00	2,767.
FELPAT	FELPAT HOLDINGS LLC	N	15.37	0.00	15.
FORDOFHOME	FORD OF HOMEWOOD	N	89.54	0.00	89.
FRONTLIN	FRONTLINE PUB SAFETY SOLUTIONS	Y	1,215.51	0.00	1,215.
GALLAMAT	GALLAGHER MATERIALS CORP.	N	442.52	0.00	442.
GALLS	GALLS, LLC	N	32.12	0.00	32.
GASVODA	GASVODA & ASSOCIATES INC	N	1,522.00	0.00	1,522.
GBJSALES	GBJ SALES, LLC	Y	783.35	0.00	783.
GRANICUS	GRANICUS	N	465.97	0.00	465.
HISKES	HISKES, DILLNER, O'DONNELL,	Y	2,200.25	0.00	2,200.
HSATAYLOR	CONSTANCE TAYLOR	N	1,875.00	0.00	1,875.
INTERSTA	INTERSTATE BATTERY OF CHICAGO	N	579.80	0.00	579.
INVOICE	INVOICE CLOUD	N	242.90	0.00	242.
KONICAVH	KONICA MINOLTA	N	514.25	0.00	514.
KTECH	K-TECH SPECIALTY COATINGS LLC	N	6,975.07	0.00	6,975.
LINDCO	LINDCO EQUIPMENT SALES, INC.	N	2,296.44	0.00	2,296.
M&K	M&K TRUCK CENTERS OF CHICAGO HTS	N	247.50	0.00	247.
M.E.SIMP	M.E. SIMPSON COMPANY, INC.	N	15,287.00	0.00	15,287.
MEDALLIA	MED ALLIANCE GROUP INC.	N	343.87	0.00	343.
METROMAY	METROPOLITAN MAYORS CAUCUS	N	436.68	0.00	436.
MCARD	MICHAEL CARDEN	N	306.07	0.00	306.
MIDWESTO	MIDWEST OFFICE INTERIORS	N	2,470.70	0.00	2,470.70

Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 7, 2025) (CONSENT AGENDA)

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/(
MONARCH	MONARCH AUTO SUPPLY INC	N	306.90	0.00	306.
MUNICIPALG	MUNICIPAL GIS PARTNERS INC	N	5,746.45	0.00	5,746.
NEXTDAY	NEXT DAY PLUS	N	142.12	0.00	142.
NORLAB	NORLAB INC	N	1,152.00	0.00	1,152.
NOEASTMR	NORTH EAST MULTI-REGIONAL	N	400.00	0.00	400.
NORTHWES	NORTHWESTERN UNIVERSITY	N	4,600.00	0.00	4,600.
ORKIN	ORKIN EXTERMINATING COMPANY	N	589.96	0.00	589.
OTTOSEN	OTTOSEN DINOLFO HASENBALG & CAST	Y	1,225.00	0.00	1,225.
OTTOSENORR	OTTOSEN, DINOLFO, HASENBALG	N	12,046.33	0.00	12,046.
PEERLESS	PEERLESS NETWORK	N	112.74	0.00	112.
PETTYPOL	PETTY CASH (PD)	N	275.03	0.00	275.
POSENFIR	POSEN FIRE ACADEMY	N	450.00	0.00	450.
QUINLAN	QUINLAN ALARM SYSTEMS, INC.	N	30,895.62	0.00	30,895.
RAYOHERR	RAY O'HERRON CO INC	N	761.12	0.00	761.
RUNCO	RUNCO OFFICE SUPPLY	N	471.14	0.00	471.
SCHMIDTK	KEN SCHMIDT	N	469.21	0.00	469.
SHARK	SHARK SHREDDING INC.	N	128.80	0.00	128.
SIKICH	SIKICH LLP	Y	6,965.18	0.00	6,965.
SMITTYS	SMITTY'S TREE SERVICE INC.	N	4,237.00	0.00	4,237.
SSACOP-4	SOUTH SUB ASSN OF CHIEFS OF POLI	N	75.00	0.00	75.
SSMMA	SOUTH SUBURBAN MAYORS & MGRS	N	5,644.00	0.00	5,644.
STATETRE	STATE TREASURER	N	1,175.04	0.00	1,175.
STRAND	STRAND ASSOCIATES, INC	N	2,097.37	0.00	2,097.
T.R.L.	T.R.L. TIRE SERVICE CORP	N	917.50	0.00	917.
THECOPFI	THE COP FIRE SHOP	N	458.00	0.00	458.
THERETAIL	THE RETAIL COACH LLC	N	771.26	0.00	771.
UDOS	UDO'S PROFESSIONAL CAR WASH	N	107.50	0.00	107.
UNIFORMSD	UNIFORMS DIRECT	Y	446.00	0.00	446.
UPS	UNITED PARCEL SERVICE	N	67.37	0.00	67.
VILHMD	VILLAGE OF HOMEWOOD	N	112,875.30	0.00	112,875.
WHOLESAL	WHOLESALE DIRECT INC	N	265.70	0.00	265.
	Grand Totals:		290,089.71	0.00	

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 03/28/25 thru 03/28/25

Vendor Name / Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
AT&T									
5846600014	03/11/25	$898.34	83978	03/28/25		VILLAGE INTERNET ACCT #831-001-1181-835			
							01-42-4-639	WEBSITE & INTERNET SERVICES	$898.34
								VENDOR TOTAL:	$898.34
BCBSIL									
APRIL 2025	03/17/25	$126,535.13	83966	03/21/25		APRIL 2025 PREMIUM			
							01-00-0-219	HEALTH INSURANCE PAYABLE	$23,157.82
							01-42-2-590	HEALTH INSURANCE PREMIUM	$7,208.12
							01-43-2-590	HEALTH INSURANCE PREMIUM	$9,911.16
							01-48-2-590	HEALTH INSURANCE PREMIUM	$46,557.87
							01-49-2-590	HEALTH INSURANCE PREMIUM	$14,471.77
							01-50-2-590	HEALTH INSURANCE PREMIUM	$4,505.07
							01-53-2-590	HEALTH INSURANCE PREMIUM	$901.01
							01-55-2-590	HEALTH INSURANCE PREMIUM	$1,802.03
							01-60-2-590	HEALTH INSURANCE PREMIUM	$18,020.28
								VENDOR TOTAL:	$126,535.13
COMCAST									
0001890 022325	02/23/25	$87.92	83968	03/21/25		FD XFINITY 3/1/25-3/31/25			
							28-01-4-639	COMCAST SERVICE	$87.92
235408925	03/01/25	$1,036.00	83969	03/21/25		VH ETHERNET 3/1/25-3/31/25			
							01-42-4-639	WEBSITE & INTERNET SERVICES	$1,036.00
0001666 030625	03/06/25	$214.90	83967	03/21/25		VH & DPWSC INTERNET 3/10/25-4/9/25			
							01-42-4-639	WEBSITE & INTERNET SERVICES	$214.90
								VENDOR TOTAL:	$1,338.82
CURRIE MOTORS									
E1585	03/07/25	$77,916.00	83963	03/20/25	2025-0025	TWO NEW FORD POLICE INTERCEPTOR VEHICLES			
							16-01-7-748	FORD EXPLORER POLICE INTERCEP	$90,416.00
							16-00-6-490	TRADE-IN PROCEEDS	$(12,500.00)
H16127	03/07/25	$50,323.00	83964	03/20/25	2025-0016	2024 F-150 4X4 SUPERCREW CAB 6.5' BOX 157" WB XL			
							16-01-7-755	2024 F-150 PER QUOTE ID: 2024-87	$50,323.00
H16185	03/04/25	$68,060.00	83965	03/20/25		2025 F-250 SUPER DUTY			
							16-01-7-755	CAPITAL EQUIPMENT-PUBLIC WORK	$68,060.00
								VENDOR TOTAL:	$196,299.[illegible]

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 03/28/25 thru 03/28/25

Vendor Name / Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
FORT DEARBORN LIFE INSURANCE									
APRIL 2025	03/07/25	$549.17	83970	03/21/25		APRIL 2025 PREMIUM			
							01-42-2-591	LIFE INSURANCE PREMIUM	$50.43
							01-43-2-591	LIFE INSURANCE PREMIUM	$51.10
							01-45-2-591	LIFE INSURANCE PREMIUM	$20.44
							01-48-2-591	LIFE INSURANCE PREMIUM	$157.73
							01-49-2-591	LIFE INSURANCE PREMIUM	$80.42
							01-50-2-591	LIFE INSURANCE PREMIUM	$40.88
							01-53-2-591	LIFE INSURANCE PREMIUM	$5.11
							01-55-2-591	LIFE INSURANCE PREMIUM	$20.44
							01-60-2-591	LIFE INSURANCE PREMIUM	$122.62
								VENDOR TOTAL:	$549.17
GUARDIAN LIFE INSURANCE CO.									
APRIL 2025	03/14/25	$8,142.66	83971	03/21/25		APRIL 2025 PREMIUM			
							01-00-0-219	HEALTH INSURANCE PAYABLE	$1,599.59
							01-42-2-590	HEALTH INSURANCE PREMIUM	$361.66
							01-43-2-590	HEALTH INSURANCE PREMIUM	$497.28
							01-48-2-590	HEALTH INSURANCE PREMIUM	$1,808.29
							01-49-2-590	HEALTH INSURANCE PREMIUM	$587.69
							01-50-2-590	HEALTH INSURANCE PREMIUM	$226.04
							01-53-2-590	HEALTH INSURANCE PREMIUM	$45.21
							01-55-2-590	HEALTH INSURANCE PREMIUM	$90.41
							01-60-2-590	HEALTH INSURANCE PREMIUM	$944.72
							01-00-0-219	HEALTH INSURANCE PAYABLE	$318.98
							01-42-2-590	HEALTH INSURANCE PREMIUM	$60.65
							01-43-2-590	HEALTH INSURANCE PREMIUM	$83.39
							01-48-2-590	HEALTH INSURANCE PREMIUM	$303.23
							01-49-2-590	HEALTH INSURANCE PREMIUM	$98.55
							01-50-2-590	HEALTH INSURANCE PREMIUM	$37.90
							01-53-2-590	HEALTH INSURANCE PREMIUM	$7.58
							01-55-2-590	HEALTH INSURANCE PREMIUM	$15.16
							01-60-2-590	HEALTH INSURANCE PREMIUM	$161.57
							01-00-0-235	ACCIDENT VOL COVERAGE PAYABLE	$379.46
							01-00-0-236	CRITICAL ILLNESS VOL COVERAGE	$515.30
								VENDOR TOTAL:	$8,142.

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 03/28/25 thru 03/28/25

Vendor Name / Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
MACQUARIE EQUIPMENT CAPITAL INC.									
292335	03/11/25	$2,094.14	83974	03/21/25		TELEPHONE LEASE AGRMT #1906979001-3/1/25-3/28/25			
							01-42-4-637	TELEPHONE	$236.64
							01-43-4-637	TELEPHONE	$157.06
							01-48-4-637	TELEPHONE	$724.57
							01-50-4-637	TELEPHONE	$157.06
							01-49-4-637	TELEPHONE	$393.70
							01-53-4-637	TELEPHONE	$125.65
							01-55-4-637	TELEPHONE	$299.46
								VENDOR TOTAL:	$2,094.14
PURCHASE POWER									
030525	03/05/25	$2,594.67	83975	03/21/25		POSTAGE METER REFILL/WATER BILL MAILING			
							01-42-3-603	POSTAGE	$43.48
							01-43-3-603	POSTAGE	$754.78
							01-48-3-603	POSTAGE	$361.85
							01-49-3-603	POSTAGE	$32.65
							01-53-3-603	POSTAGE	$55.95
							01-55-3-603	POSTAGE	$66.70
							08-10-3-603	POSTAGE	$513.44
							08-20-3-603	POSTAGE	$171.15
							08-10-3-603	POSTAGE	$443.42
							08-20-3-603	POSTAGE	$147.80
							08-10-3-603	POSTAGE	$2.59
							08-20-3-603	POSTAGE	$0.86
								VENDOR TOTAL:	$2,594.67
SAM'S CLUB/SYNCHRONY BANK									
030225	03/02/25	$200.00	83979	03/28/25		2025 MEMBERSHIP FEES			
							01-48-5-660	DUES AND SUBSCRIPTIONS	$66.67
							01-49-5-660	DUES AND SUBSCRIPTIONS	$66.67
							01-55-5-660	DUES AND SUBSCRIPTIONS	$66.66
								VENDOR TOTAL:	$200.00

Total Amount Being Paid: $338,651.93

Total Number of Invoices: 13

VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR
Activity From 03/20/2025 To 03/28/2025

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
AT&T3	AT&T	N	898.34	898.34	0.
BCBSIL	BCBSIL	N	126,535.13	126,535.13	0.
COMCAST3	COMCAST	N	214.90	214.90	0.
COMCAST FD	COMCAST	N	87.92	87.92	0.
COMCAST VH	COMCAST	N	1,036.00	1,036.00	0.
CURRIE	CURRIE MOTORS	N	196,299.00	196,299.00	0.
FDLIFE	FORT DEARBORN LIFE INSURANCE	N	549.17	549.17	0.
GRANICUS	GRANICUS	N	0.00	465.97	(465.
GUARDIAN	GUARDIAN LIFE INSURANCE CO.	N	8,142.66	8,142.66	0.
MACQUARIE	MACQUARIE EQUIPMENT CAPITAL INC.	N	2,094.14	2,094.14	0.
PURCHASE	PURCHASE POWER	N	2,594.67	2,594.67	0.
SAMSCLU	SAM'S CLUB/SYNCHRONY BANK	N	200.00	200.00	0.
GUARDIAN	VOID	N	0.00	0.00	0.
	Grand Totals:		338,651.93	339,117.90	

Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 7, 2025) (CONSENT AGENDA)

TO: Bridget Wachtel, Village Manager
FROM: Jonathan Bogue, Assistant Village Manager
DATE: April 7, 2025
SUBJECT: Purchase of a Storage Area Network

FLOSSMOOR

Our current Storage Area Network (SAN) is five years old and is now coming to the end of its useful service life. The replacement of the SAN is part of the Capital Equipment Schedule and budgeted this fiscal year.

I recommend purchasing a Dell Unity XT 380 as part of the FY25 capital replacement budget. We have deployed mostly Dell products in our environment, and our managed IT company coordinated with Dell on selecting a product that was right-sized for the needs of the Village. Our previous SAN had a three-year warranty; for this upgrade, I had Dell include a five-year warranty to cover the expected lifespan of the device.

The cost of the replacement project is approximately $38,929.04 for the replacement and installation of the new SAN. We had it budgeted in our Capital replacement schedule for $53,500. The reasons that the SAN project is under budget include our Managed IT right-sizing the equipment, our IT contract covering the installation, and purchasing it through a cooperative that has competitively priced its products like a bid.

I recommend the Board approve the purchase of replacement of the SAN in the amount of $38,929.04 from CDW-G using the Sourcewell (formerly NJPA) purchasing contract.

CDW•G

Thank you for choosing CDW. We have received your quote.

Hardware | Software | Services | IT Solutions | Brands | Research Hub

QUOTE CONFIRMATION

ANDY HEBERT,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PJMW377	3/21/2025	UNITY XT380 30TB	0338385	$38,929.04

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
DELL CTO UNITY XT 380 DPE Mfg. Part#: 3000187444302 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	1	8306374	$38,929.04	$38,929.04

SUBTOTAL	$38,929.04
SHIPPING	$0.00
SALES TAX	$0.00
GRAND TOTAL	**$38,929.04**

PURCHASER BILLING INFO	DELIVER TO
Billing Address: VILLAGE OF FLOSSMOOR ACCOUNTS PAYABL 2800 FLOSSMOOR RD FLOSSMOOR, IL 60422-1186 **Phone:** (708) 798-2300 **Payment Terms:** NET 30-VERBAL	**Shipping Address:** VILLAGE OF FLOSSMOOR ANDY HEBERT 2800 FLOSSMOOR RD FLOSSMOOR, IL 60422-1186 **Phone:** (708) 798-2300 **Shipping Method:** DROP SHIP-GROUND
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515

Sales Contact Info

Sam Raes | (877) 465-3134 | sam.raes@cdwg.com

Attachment: CDW SAN Quote (Storage Area Network (SAN))

LEASE OPTIONS			
FMV TOTAL	**FMV LEASE OPTION**	**BO TOTAL**	**BO LEASE OPTION**
$38,929.04	**$1,125.05/Month**	**$38,929.04**	**$1,284.27/Month**

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

Why finance?

• Lower Upfront Costs. Get the products you need without impacting cash flow. Preserve your working capital and existing credit line.

• Flexible Payment Terms. 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.

• Predictable, Low Monthly Payments. Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.

• Technology Refresh. Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.

• Bundle Costs. You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

General Terms and Conditions:

This quote is not legally binding and is for discussion purposes only. The rates are estimate only and are based on a collection of industry data from numerous sources. All rates and financial quotes are subject to final review, approval, and documentation by our leasing partners. Payments above exclude all applicable taxes. Financing is subject to credit approval and review of final equipment and services configuration. Fair Market Value leases are structured with the assumption that the equipment has a residual value at the end of the lease term.

Need Help?

My Account	Support	Call 800.800.4239

About Us | Privacy Policy | Terms and Conditions

This order is subject to CDW's Terms and Conditions of Sales and Service Projects at
http://www.cdwg.com/content/terms-conditions/product-sales.aspx
For more information, contact a CDW account manager.

TO: Mayor Nelson and Board of Trustees
FROM: Ann Novoa, Finance Director
DATE: April 7, 2025
SUBJECT: Pension Plan Election and Participation Memo

FLOSSMOOR

Please find a memo from our labor counsel attached regarding the Village of Flossmoor Pension Plan Election and Participation Ordinance.

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.

Memorandum

To: Board of Trustees, Village of Flossmoor

From: Carolyn Welch Clifford and Joseph Miller, Ottosen DiNolfo

Date: April 3, 2025

Re: Village of Flossmoor Pension Plan Election and Participation Ordinance for 475(b) Deferred Compensation Plan

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At the April 7, 2025, meeting, the Board of Trustees of the Village of Flossmoor will be approving "An Ordinance of the Village of Flossmoor, Cook County, Illinois Regarding Pension Plan Election and Participation." The ordinance will complete the framework for participation of the Village's new police chief—as well as future Village employees, where applicable—in the Village's 475(b) Deferred Compensation Plan. As you know, the Village established its 475(b) plan in accordance with the safe harbor provisions of the Internal Revenue Code ("IRC") as an eligible, governmental deferred compensation plan and Section 3-109.4 of the Illinois Pension Code ("Code") (40 ILCS 5/3-109.4).

As you may recall, P.A. 100-281 amended Sections 3-109.1 and 3-124.1 and added Section 3-109.4 of the Code to require municipalities to establish a defined contribution plan that would meet safe harbor provisions of the IRC. (40 ILCS 5/3-109.1, 3-109.4 and 3-124.1) Under these new provisions, the alternative deferred compensation plan is primarily established for police officers who had previously participated in another Article 3 plan prior to re-entering active service with any municipality which also has an Article 3 plan. (40 ILCS 5/3-109.4)[1]

Essentially, P.A. 100-281 was aimed at police officers who retire from one municipality with a defined benefit pension and subsequently re-enter active service with any Illinois municipality that also has an Article 3 pension fund to prevent future entitlement to more than one defined benefit pension; rather, such officers will only be allowed to contribute to a deferred compensation plan sponsored by the municipality. (40 ILCS 5/3-124.1)

Furthermore, under revisions made by this law to Section 3-109.1 which addresses the "chief of police," a police chief may no longer elect to participate in the Illinois Municipal Retirement Fund ("IMRF") unless that individual had participated in IMRF *before January 1, 2019*. (40 ILCS 5/3-109.1)

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[1] Note that under Illinois' Pension Protection Clause (ILL. CONST. 1970, art. XIII, §5), police officers who entered an Article 3 pension fund with any municipality prior to the effective date *("a police officer who first becomes a member on or after January 1, 2019")* are unaffected by the changes made by P.A. 100-281.

In preparing the ordinance, we conferred with Audra Ferguson and Rob Gauss, public pension fund tax attorneys with Ice Miller in Indianapolis, to ensure the implementation of the deferred compensation plan complied with both the Code and IRC provisions. Thus, the ordinance provides:

- Participation in the Village's Article 3 pension fund is mandatory for the Village's sworn police officers and participation in the Village's Article 4 pension fund is mandatory for the Village's sworn firefighters. Note that the employer-mandated Article 3 participation was particularly necessary, as decades ago, the Illinois Department of Insurance ("DOI") and an Illinois court had previously interpreted Section 3-106 of the Code as "optional" at the time of first hire.[2] Many municipalities have similarly mandated Article 3 participation to ensure compliance with IRC and applicable federal regulations governing qualified public pension plans.

- Police Chief Carl Estelle shall participate in the Village's 457(b) plan and will make a mandatory pre-tax contribution of 9.91% of salary into the plan, to align with the employee contributions required of the Village's police officers participating in the Article 3 plan.

Finally, to confirm the appropriate Social Security participation of the new police chief, we reviewed the Village's Section 218 agreement effective July 1, 1959. The agreement applies Social Security coverage to services performed by employees of the Village, subject to several exceptions. Specifically, the Village's "full-time paid policemen" (as well as the Village's elected officials) are excluded from Social Security participation. As a full-time police officer, Chief Estelle will not participate in Social Security in his new role; participation in the Village's 457(b) plan will exempt him from mandatory Social Security coverage because the plan provides a minimum benefit level that qualifies it to be a Social Security replacement plan.

If you have any questions regarding the ordinance or the implementation of the Village's 457(b) plan, please feel free to contact us.

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[2] See *Donnells v. Woodridge Police Pension Board,* 159 Ill. App. 3d 735, 741 (2nd Dist. 1987). It is unclear whether either the DOI or a court would make the same interpretation today.

ORDINANCE NO. __________

An Ordinance of The Village of Flossmoor, Cook County, Illinois, Regarding Pension Plan Election and Participation

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "Village") is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Village has established the Flossmoor Police Pension Fund pursuant to Article 3 of the Illinois Pension Code (40 ILCS 5/3-101 *et seq.*), a governmental, qualified plan under Internal Revenue Code ("Code") Section 401(a); and

WHEREAS, the Village has established the Flossmoor Firefighters' Pension Fund pursuant to Article 4 of the Illinois Pension Code (40 ILCS 5/4-101 *et seq.*), a governmental, qualified plan under Code Section 401(a); and

WHEREAS, the Village has established a 475(b) Deferred Compensation Plan that meets the safe harbor provisions of the Internal Revenue Code as an eligible, governmental deferred compensation plan and Section 3-109.4 of the Illinois Pension Code (40 ILCS 5/3-109.4); and

WHEREAS, as qualified plans under federal law, the Village wishes to clarify the mandatory participation of Village police officers and firefighters in the Village's Article 3 and Article 4 defined benefit plans, as well as elected participation in the Village's 457(b) deferred compensation plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois as follows:

Section 1. The foregoing recitals set forth above are hereby incorporated herein as if fully restated in Section 1.

Section 2. Pursuant to Section 3-106 of the Illinois Pension Code, any person appointed to the police force of the Village's police department and sworn and commissioned to perform police duties shall participate as a member in the Village's Article 3 fund. If the person has not previously been eligible for any other retirement plan sponsored by the Village, then the person shall make written application to the Board of Trustees of the Flossmoor Police Pension Fund within three months after receiving their first appointment to participate as a member. (40 ILCS 5/3-106) If the person has previously been eligible for another retirement plan sponsored by the Village, then the person must participate in the Village's Article 3 fund. Notwithstanding the provisions of this Section 2, Chief Carl Estelle shall participate in the Village's 457(b) plan in lieu of the Article 3 fund.

Section 3. Pursuant to Section 4-107(b) of the Illinois Pension Code, any person appointed as a firefighter in the Village and sworn and commissioned to perform firefighting duties shall participate as a member in the Village's Article 4 fund. If the person has not previously been eligible for any other retirement plan sponsored by the Village, then the person, within three months of their first appointment, shall make written application to the Board of Trustees of the Flossmoor Firefighters' Pension to participate as a member. (40 ILCS 5/4-107(b)) If the person has previously been eligible for another retirement plan sponsored by the Village, then the person must participate in the Village's Article 4 fund.

Section 4. Under Section 3-109.4 of the Illinois Pension Code, Police Chief Carl Estelle, having made a one-time irrevocable election, in order to avoid an impermissible cash or deferred arrangement, shall participate in the Village's 457(b) plan and make a mandatory pre-tax contribution of 9.91% of salary into the plan.

Section 5. The Village shall amend its 457(b) plan in order to effectuate this Ordinance.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

ADOPTED by the Board of Trustees on this 7th day of April, 2025.

AYES: ____

NOES: ____

ABSENT: ____

ABSTAINED: _____________________________________

PASSED: ____

APPROVED: ______________________________________

PUBLISHED: ______________________________________

APPROVED:

____
Mayor

ATTEST:

____
Village Clerk

TO: Bridget Wachtel, Village Manager
FROM: John Brunke, Public Works Director
DATE: April 7, 2025
SUBJECT: Consideration of a Contract Award for the Flossmoor Road Viaduct Drainage Improvements Phase 3

FLOSSMOOR

Included in the Fiscal Year 2025 Budget is $500,000 (2021 Streets and Storm Sewer Improvement Fund) and $1,500,000 (General Fund) for the construction of Phase 3 of the Flossmoor Road Viaduct Drainage Improvements Project. The Phase 3 project includes the installation of an 84" storm sewer on Lawrence Crescent, from the newly constructed Heather Hill Detention Basin to the existing 60" storm sewer on Maryland Avenue that was constructed as part of the Phase 1 Berry Lane Drainage Improvements project. The Phase 3 project will be partially funded with two DCEO grants that total $1,500,000 which offsets the General Fund budget. The DCEO grant funds will be expended first on the project, followed by the 2021 Streets and Storm Sewer Improvement Fund monies.

On March 20, 2025, bids were opened for the project. Six (6) total bids were received. One bid alternate was included in the bid package. This alternate item was for replacing two 9' diameter storm manholes with two 84" concrete pipe tees with manhole risers in the plan. This alternate was added as an addendum after a bidder inquired on whether the Village would be interested in allowing this substitution as a value engineering option in the bid. Below is a summary of the bids.

Contractor	Base Bid	Alternate 1	Total Bid
Airy's, Inc.	$1,585,932.00	($36,412.00)	$1,549,520.00
Acqua Contractors Corp.	$1,950,100.00	($100.00)	$1,950,000.00
Scanlon Excavating	$2,063,100.00	($0)	$2,063,000.00
Steve Spiess Construction	$2,312,094.35	($34,000.00)	$2,278,094.35
Pan-Oceanic Engineering	$2,324,219.89	($25,200.28)	$2,299,019.61
M&J Underground, Inc.	$2,437,112.00	($42,820.00)	$2,394,292.00
Engineer's Estimate			*$1,763,034.00*

The lowest bid was received from Airy's, Inc. in the total base bid plus alternate amount of $1,549,520.00. Their bid came in $211,480.00 under the engineer's cost opinion for the project and $450,480 under the budget allocation for this phase of the overall project. Given the cost savings of the bid alternate, Public Works Staff recommends that the alternate is accepted in the contract award. Airy's, Inc. has completed similar work for the Village in the past. This includes emergency water and sewer repair work and the Berry Lane Drainage Improvements Project, which was Phase 1 of the overall Flossmoor Road Viaduct Drainage Improvements. Airy's has always been a good contractor to work with, and their past work with the Village has been excellent. Attached for your reference is an award recommendation letter and bid tab from Baxter & Woodman.

Since a portion of this project will be funded through grants from the Illinois Department of Commerce and Economic Opportunity (DCEO), there is a required Business Enterprise Program (BEP) Goal of 28% for the project, as determined by the DCEO. 18% of the grant funds must go to minority-owned business enterprises (MBEs or WMBEs) and 10% of the grant funds must go to women-owned business enterprises (WBEs or WMBEs). Airy's, Inc. has indicated in their bid that they will fully meet this BEP Goal requirement through their subcontractors on the project. It should also be noted that Airy's, Inc. is a veteran-owned business.

With the above information in mind, Public Works Staff recommends that the Mayor and Board of Trustees approve a contract with Airy's, Inc. of Joliet, Illinois in the base bid plus alternate amount of $1,549,520.00. Following a pre-construction meeting, staff will plan a public open house for the project, which is anticipated to be held late April. The next phase of the overall project, Phase 4, should be bid in the coming month by the USACE, and that project should be starting this summer. The final phase, Phase 5, is slated to be bid in late summer with construction starting in the fall. The timing of this final phase is dependent on the timing of the outstanding grant applications that are currently pending.

BAXTER & WOODMAN
Consulting Engineers

March 21, 2025

President and Board of Trustees
Village of Flossmoor
2800 Flossmoor Road
Flossmoor, IL 60422

RECOMMENDATION TO AWARD

Subject: Village of Flossmoor – Flossmoor Road Viaduct Storm Sewer Improvements Phase 3

Dear President and Board of Trustees:

The following bids were received for the Project on March 20, 2025:

Bidders	Amount of Bid (Alternate)
Airy's Inc. Joliet, IL	$1,585,932.00 ($1,549,520.00)
Acqua Contractors Elmhurst, IL	$1,950,100.00* ($1,950,000.00)
Scanlon Excavating and Paving Kankakee, IL	$2,063,100.00 (2,063,100.00)
Steve Spiess Construction, Inc. Frankfort, IL	$2,312,094.35 ($2,278,094.35)
Pan-Oceanic Engineering Co., Inc. Chicago, IL	$2,324,219.89 ($2,299,019.61)
M&J Underground, Inc. Monee, IL	$2,437,112.00 (2,394,292.00)

*Denotes corrected bid amount. Math errors did not affect bid results.

Our pre-bid opinion of probable cost for this Project was $1,763,034.00.

We have analyzed each of the bids and find Airy's Inc. to be the lowest responsible and responsive Bidder. Based on our prior experience with this bidder, we believe that Airy's Inc., in Joliet, Illinois is qualified to complete the Project.

We recommend award of the Contract to Airy's Inc. in the amount of $1,585,932.00 (alternate bid $1,549,520.00). A copy of our Bid Tabulation is enclosed for your records.

Please advise us of your decision.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Corey J. VanDyk, P.E.

Corey Van Dyk, PE, CFM
Project Manager

Encl.

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VILLAGE OF FLOSSMOOR, IL
FLOSSMOOR ROAD VIADUCT STORM SEWER IMPROVEMENTS
PHASE 3

No.	Item	Quantity	Unit	Engineer's Estimate Unit Price	Engineer's Estimate Total Price	Airy's, Inc. Unit Price	Airy's, Inc. Total	Acqua Contractors Unit Price	Acqua Contractors Total	Scanlon Excavating and Paving Unit Price	Scanlon Excavating and Paving Total
1	MOBILIZATION	1	L SUM	$ 80,000.00	$ 80,000.00	$ 49,051.00	$ 49,051.00	$ 173,689.00	$ 173,689.00	$ 225,000.00	$ 225,000.00
2	PRECONSTRUCTION VIDEO RECORDING	1	L SUM	$ 3,800.00	$ 3,800.00	$ 1,550.00	$ 1,550.00	$ 3,500.00	$ 3,500.00	$ 2,500.00	$ 2,500.00
3	TRAFFIC CONTROL AND PROTECTION	1	L SUM	$ 65,000.00	$ 65,000.00	$ 13,029.00	$ 13,029.00	$ 212,896.00	$ 212,896.00	$ 35,000.00	$ 35,000.00
4	CONSTRUCTION LAYOUT AND STAKING	1	L SUM	$ 25,000.00	$ 25,000.00	$ 3,950.00	$ 3,950.00	$ 15,000.00	$ 15,000.00	$ 25,000.00	$ 25,000.00
5	INLET FILTERS	6	EA	$ 240.00	$ 1,440.00	$ 160.00	$ 960.00	$ 185.00	$ 1,110.00	$ 150.00	$ 900.00
6	STORM SEWER REMOVAL 10"	87	FT	$ 17.00	$ 1,479.00	$ 6.00	$ 522.00	$ 5.00	$ 435.00	$ 25.00	$ 2,175.00
7	INLET REMOVAL	3	EA	$ 630.00	$ 1,890.00	$ 405.00	$ 1,215.00	$ 100.00	$ 300.00	$ 500.00	$ 1,500.00
8	SANITARY SEWER REMOVAL AND REPLACEMENT 8"	50	FT	$ 310.00	$ 15,500.00	$ 171.00	$ 8,550.00	$ 100.00	$ 5,000.00	$ 225.00	$ 11,250.00
9	REMOVE AND REPLACE WATER MAIN 6"	24	FT	$ 390.00	$ 9,360.00	$ 699.00	$ 16,776.00	$ 450.00	$ 10,800.00	$ 375.00	$ 9,000.00
10	STORM SEWER PIPE, 12" RCP	92	FT	$ 135.00	$ 12,420.00	$ 128.00	$ 11,776.00	$ 135.00	$ 12,420.00	$ 120.00	$ 11,040.00
11	STORM SEWER PIPE, 84", RCP, 12'-16' DEEP	841	FT	$ 850.00	$ 714,850.00	$ 1,300.00	$ 1,093,300.00	$ 1,000.00	$ 841,000.00	$ 1,200.00	$ 1,009,200.00
12	MANHOLES, TYPE A, 9'-DIAMETER, TYPE 1 FRAME,	2	EA	$ 22,000.00	$ 44,000.00	$ 42,082.00	$ 84,164.00	$ 5,000.00	$ 10,000.00	$ 45,000.00	$ 90,000.00
13	CATCH BASINS, TYPE A, 4'-DIAMETER, EJ 7020 TYPE M1	1	EA	$ 3,700.00	$ 3,700.00	$ 4,453.00	$ 4,453.00	$ 4,500.00	$ 4,500.00	$ 4,000.00	$ 4,000.00
14	INLET TYPE A, EJ 7020 TYPE M1 GRATE, T1 BACK	3	EA	$ 2,300.00	$ 6,900.00	$ 2,395.00	$ 7,185.00	$ 1,800.00	$ 5,400.00	$ 2,500.00	$ 7,500.00
15	INLET TYPE A, BIKE SAFE GRATE	1	EA	$ 3,000.00	$ 3,000.00	$ 2,395.00	$ 2,395.00	$ 1,700.00	$ 1,700.00	$ 2,500.00	$ 2,500.00
16	CONNECTION OF SEWER TO EXISTING STRUCTURE	2	EA	$ 4,000.00	$ 8,000.00	$ 6,253.00	$ 12,506.00	$ 25,000.00	$ 50,000.00	$ 18,000.00	$ 36,000.00
17	CONNECTION OF EXISTING SEWERS TO NEW	1	EA	$ 1,000.00	$ 1,000.00	$ 2,343.00	$ 2,343.00	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
18	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	1,235	CU YD	$ 20.00	$ 24,700.00	$ 30.00	$ 37,050.00	$ 20.00	$ 24,700.00	$ 1.00	$ 1,235.00
19	TRENCH BACKFILL	6,700	CU YD	$ 65.00	$ 435,500.00	$ 1.00	$ 6,700.00	$ 40.00	$ 268,000.00	$ 55.00	$ 368,500.00
20	PAVEMENT REMOVAL	2,630	SQ YD	$ 7.00	$ 18,410.00	$ 17.00	$ 44,710.00	$ 12.00	$ 31,560.00	$ 6.00	$ 15,780.00
21	TEMPORARY ACCESS (ROAD)	3	EACH	$ 715.00	$ 2,145.00	$ 200.00	$ 600.00	$ 500.00	$ 1,500.00	$ 1,500.00	$ 4,500.00
22	HMA SURFACE COURSE, 2"	300	TONS	$ 115.00	$ 34,500.00	$ 100.00	$ 30,000.00	$ 183.50	$ 55,050.00	$ 105.00	$ 31,500.00
23	HMA BINDER COURSE, 5"	740	TONS	$ 115.00	$ 85,100.00	$ 95.00	$ 70,300.00	$ 131.00	$ 96,940.00	$ 90.00	$ 66,600.00
24	AGGREGATE SUBGRADE IMPROVEMENT	135	CU YD	$ 62.00	$ 8,370.00	$ 95.00	$ 12,825.00	$ 40.00	$ 5,400.00	$ 20.00	$ 2,700.00
25	PREPARATION OF BASE	2,630	SQ YD	$ 24.00	$ 63,120.00	$ 5.00	$ 13,150.00	$ 2.00	$ 5,260.00	$ 4.00	$ 10,520.00
26	CONCRETE CURB AND GUTTER REMOVAL AND	150	FT	$ 60.00	$ 9,000.00	$ 60.00	$ 9,000.00	$ 74.00	$ 11,100.00	$ 100.00	$ 15,000.00
27	CONCRETE SIDEWALK REMOVAL AND REPLACEMENT	1,400	SQ FT	$ 24.00	$ 33,600.00	$ 15.00	$ 21,000.00	$ 27.00	$ 37,800.00	$ 14.50	$ 20,300.00
28	HMA DRIVEWAY REMOVAL AND REPLACEMENT	30	SQ YD	$ 75.00	$ 2,250.00	$ 75.00	$ 2,250.00	$ 318.00	$ 9,540.00	$ 65.00	$ 1,950.00
29	WATER SERVICE REMOVAL AND REPLACEMENT	7	EA	$ 2,000.00	$ 14,000.00	$ 825.00	$ 5,775.00	$ 1,500.00	$ 10,500.00	$ 3,500.00	$ 24,500.00
30	SANITARY SERVICE REMOVAL AND REPLACEMENT	10	EA	$ 2,800.00	$ 28,000.00	$ 875.00	$ 8,750.00	$ 3,000.00	$ 30,000.00	$ 1,500.00	$ 15,000.00
31	FRAMES AND LIDS TO BE ADJUSTED (SPECIAL)	3	EA	$ 1,000.00	$ 3,000.00	$ 699.00	$ 2,097.00	$ 1,000.00	$ 3,000.00	$ 650.00	$ 1,950.00
32	PARKWAY RESTORATION (TOPSOIL, SEEDING,	200	SQ YD	$ 20.00	$ 4,000.00	$ 40.00	$ 8,000.00	$ 35.00	$ 7,000.00	$ 20.00	$ 4,000.00
	TOTALS				$ 1,763,034.00		$ 1,585,932.00		$ 1,950,100.00		$ 2,063,100.00
	As Read								$1,950.000.00		
	ALTERNATIVE										
12	MANHOLES, TYPE A, 9'-DIAMETER, TYPE 1 FRAME,	(2)	EA			$ 42,082.00	$ (84,164.00)	$ 5,000.00	$ (10,000.00)	$ 45,000.00	$ (90,000.00)
33	REINFORCED CONCRETE PIPE TEE, 84" PIPE WITH 48"	2	EA			$ 23,876.00	$ 47,752.00	$ 4,950.00	$ 9,900.00	$ 45,000.00	$ 90,000.00
							$ (36,412.00)		$ (100.00)		$

VILLAGE OF FLOSSMOOR, IL
FLOSSMOOR ROAD VIADUCT STORM SEWER IMPROVEMENTS
PHASE 3

			Steve Spiess Construction, Inc.		Pan-Oceanic Engineering Co., Inc.		M&J Underground, Inc.	
No.	Item	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION	1	$ 113,000.00	$ 113,000.00	$ 99,072.50	$ 99,072.50	$ 31,375.00	$ 31,375.00
2	PRECONSTRUCTION VIDEO RECORDING	1	$ 1,500.00	$ 1,500.00	$ 5,103.00	$ 5,103.00	$ 538.00	$ 538.00
3	TRAFFIC CONTROL AND PROTECTION	1	$ 20,680.00	$ 20,680.00	$ 16,590.00	$ 16,590.00	$ 14,321.00	$ 14,321.00
4	CONSTRUCTION LAYOUT AND STAKING	1	$ 15,500.00	$ 15,500.00	$ 15,750.00	$ 15,750.00	$ 11,321.00	$ 11,321.00
5	INLET FILTERS	6	$ 300.00	$ 1,800.00	$ 402.50	$ 2,415.00	$ 246.00	$ 1,476.00
6	STORM SEWER REMOVAL 10"	87	$ 15.00	$ 1,305.00	$ 77.49	$ 6,741.63	$ 40.00	$ 3,480.00
7	INLET REMOVAL	3	$ 140.00	$ 420.00	$ 575.00	$ 1,725.00	$ 908.00	$ 2,724.00
8	SANITARY SEWER REMOVAL AND REPLACEMENT 8"	50	$ 251.00	$ 12,550.00	$ 307.85	$ 15,392.50	$ 295.00	$ 14,750.00
9	REMOVE AND REPLACE WATER MAIN 6"	24	$ 400.00	$ 9,600.00	$ 827.43	$ 19,858.32	$ 943.00	$ 22,632.00
10	STORM SEWER PIPE, 12" RCP	92	$ 85.00	$ 7,820.00	$ 496.39	$ 45,667.88	$ 240.00	$ 22,080.00
11	STORM SEWER PIPE, 84", RCP, 12'-16' DEEP	841	$ 2,050.00	$ 1,724,050.00	$ 1,823.76	$ 1,533,782.16	$ 1,757.00	$ 1,477,637.00
12	MANHOLES, TYPE A, 9'-DIAMETER, TYPE 1 FRAME,	2	$ 41,000.00	$ 82,000.00	$ 45,411.97	$ 90,823.94	$ 48,836.00	$ 97,672.00
13	CATCH BASINS, TYPE A, 4'-DIAMETER, EJ 7020 TYPE M1	1	$ 4,200.00	$ 4,200.00	$ 6,465.10	$ 6,465.10	$ 5,681.00	$ 5,681.00
14	INLET TYPE A, EJ 7020 TYPE M1 GRATE, T1 BACK	3	$ 2,200.00	$ 6,600.00	$ 4,036.04	$ 12,108.12	$ 3,304.00	$ 9,912.00
15	INLET TYPE A, BIKE SAFE GRATE	1	$ 2,600.00	$ 2,600.00	$ 4,979.31	$ 4,979.31	$ 2,983.00	$ 2,983.00
16	CONNECTION OF SEWER TO EXISTING STRUCTURE	2	$ 15,000.00	$ 30,000.00	$ 28,929.39	$ 57,858.78	$ 21,717.00	$ 43,434.00
17	CONNECTION OF EXISTING SEWERS TO NEW	1	$ 900.00	$ 900.00	$ 1,568.73	$ 1,568.73	$ 3,954.00	$ 3,954.00
18	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	1,235	$ 0.01	$ 12.35	$ 5.75	$ 7,101.25	$ 93.00	$ 114,855.00
19	TRENCH BACKFILL	6,700	$ 0.01	$ 67.00	$ 5.75	$ 38,525.00	$ 44.00	$ 294,800.00
20	PAVEMENT REMOVAL	2,630	$ 18.00	$ 47,340.00	$ 28.13	$ 73,981.90	$ 12.00	$ 31,560.00
21	TEMPORARY ACCESS (ROAD)	3	$ 5,700.00	$ 17,100.00	$ 6,995.26	$ 20,985.78	$ 1,039.00	$ 3,117.00
22	HMA SURFACE COURSE, 2"	300	$ 120.00	$ 36,000.00	$ 87.26	$ 26,178.00	$ 105.00	$ 31,500.00
23	HMA BINDER COURSE, 5"	740	$ 100.00	$ 74,000.00	$ 86.10	$ 63,714.00	$ 96.00	$ 71,040.00
24	AGGREGATE SUBGRADE IMPROVEMENT	135	$ 74.00	$ 9,990.00	$ 127.15	$ 17,165.25	$ 93.00	$ 12,555.00
25	PREPARATION OF BASE	2,630	$ 4.00	$ 10,520.00	$ 4.75	$ 12,492.50	$ 6.00	$ 15,780.00
26	CONCRETE CURB AND GUTTER REMOVAL AND	150	$ 65.00	$ 9,750.00	$ 146.25	$ 21,937.50	$ 65.00	$ 9,750.00
27	CONCRETE SIDEWALK REMOVAL AND REPLACEMENT	1,400	$ 20.00	$ 28,000.00	$ 29.78	$ 41,692.00	$ 17.00	$ 23,800.00
28	HMA DRIVEWAY REMOVAL AND REPLACEMENT	30	$ 93.00	$ 2,790.00	$ 126.11	$ 3,783.30	$ 68.00	$ 2,040.00
29	WATER SERVICE REMOVAL AND REPLACEMENT	7	$ 1,600.00	$ 11,200.00	$ 3,170.22	$ 22,191.54	$ 2,818.00	$ 19,726.00
30	SANITARY SERVICE REMOVAL AND REPLACEMENT	10	$ 2,400.00	$ 24,000.00	$ 3,000.29	$ 30,002.90	$ 2,760.00	$ 27,600.00
31	FRAMES AND LIDS TO BE ADJUSTED (SPECIAL)	3	$ 1,000.00	$ 3,000.00	$ 575.00	$ 1,725.00	$ 3,073.00	$ 9,219.00
32	PARKWAY RESTORATION (TOPSOIL, SEEDING,	200	$ 19.00	$ 3,800.00	$ 34.21	$ 6,842.00	$ 19.00	$ 3,800.00
	TOTALS			$ 2,312,094.35		$ 2,324,219.89		$ 2,437,112.00
	As Read							
	ALTERNATIVE							
12	MANHOLES, TYPE A, 9'-DIAMETER, TYPE 1 FRAME,	(2)	$ 41,000.00	$ (82,000.00)	$ 45,411.97	$ (90,823.94)	$ 48,836.00	$ (97,672.00)
33	REINFORCED CONCRETE PIPE TEE, 84" PIPE WITH 48"	2	$ 24,000.00	$ 48,000.00	$ 32,811.83	$ 65,623.66	$ 27,426.00	$ 54,852.00
				$ (34,000.00)		$ (25,200.28)		$ (42,820.00)

TO: Bridget Wachtel, Village Manager
FROM: John Brunke, Public Works Director
DATE: April 7, 2025
SUBJECT: Consideration of an Award of Contract for the Flossmoor Road Viaduct Drainage Improvements Phase 3 Construction Engineering Services

FLOSSMOOR

As part of the Flossmoor Road Viaduct Drainage Improvements Phase 3 project, construction engineering services will be needed to oversee and manage the construction of the project. The project is slated to start the first week of May and be substantially complete by August 15, 2025, with final completion on or before October 30, 2025.

Attached is a proposal from Baxter & Woodman Consulting Engineers for the construction engineering services needed for the construction of the Flossmoor Road Viaduct Drainage Improvements Phase 3. Baxter & Woodman is completing the design engineering for the overall project. Therefore, it makes sense to have them also complete the construction engineering services for this phase for continuity reasons. Since construction for this project will commence directly in established residential neighborhood, construction engineering services are critical to ensure the work is being done appropriately, safely, and in a timely manner. The proposed contract is comprised of five specific tasks. The total not-to-exceed cost for this contract is $123,440.00. These construction engineering services are budgeted for in the FY 26 Budget in the 2021 Streets and Storm Sewer Improvement Fund. The following is a list of the tasks included in the scope.

1. Act as the Village’s representative
2. Project Initiation
3. Construction Administration
4. Field Observation - Full Time (40 hours per week)
5. Completion of Project

With the above information in mind, Public Works Staff recommends that the Mayor and Board of Trustees award the contract for the Flossmoor Road Viaduct Drainage Improvements Phase 3 Construction Engineering Services to Baxter and Woodman Consulting Engineers in the not-to-exceed amount of $123,440.00. A representative from Baxter and Woodman will attend the meeting on Monday to answer any questions.

BAXTER & WOODMAN Consulting Engineers

Proposal

March 21, 2025

Mr. John Brunke, PE, CFM
Director of Public Works
Village of Flossmoor
2800 Flossmoor Road
Flossmoor, IL 60422

Subject: Village of Flossmoor – Flossmoor Road Viaduct Storm Sewer Improvements, Phase 3

Dear Mr. Brunke:

Baxter & Woodman, Inc. is pleased to submit the following proposal. This proposal outlines our scope of services and engineering fee.

Scope of Services

1. Act as the Owner's representative with duties, responsibilities and limitations of authority as assigned in the construction contract documents.

2. PROJECT INITIATION
   A. Prepare Award Letter, Agreement, Contract Documents, Performance/Payment Bonds, and Notice to Proceed. Receive Contractor insurance documents.
   B. Attend and prepare minutes for the preconstruction conference, and review the Contractor's proposed construction schedule and list of subcontractors.

3. CONSTRUCTION ADMINISTRATION
   A. Attend periodic construction progress meetings.
   B. Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs of precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
   C. Review construction record drawings for completeness prior to submission to CADD.
   D. Prepare construction contract change orders and work directives when authorized by the Owner.

E. Review the Contractor's requests for payments as construction work progresses, and advise the Owner of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
F. Research and prepare written response by Engineer to request for information from the Owner and Contractor.
G. Project manager or other office staff visit site as needed.

4. FIELD OBSERVATION – Full Time
   A. Engineer's site observation shall be at the times agreed upon with the Owner. Engineer will provide Resident Project Representatives at the construction site on a full-time basis of forty (40) hours per week from Monday through Friday, not including legal holidays, as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
   B. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.
   C. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work, and provide weekly reports to the Owner of the construction progress and working days charged against the Contractor's time for completion.

5. COMPLETION OF PROJECT
   A. Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
   B. Review the Contractor's written guarantees and issue a Notice of Acceptability for the Project by the Owner.
   C. Review the Contractor's requests for final payment, and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
   D. Prepare construction record drawings which show field measured dimensions of the completed work which the Engineers consider significant and provide the Owner with an electronic copy within ninety (90) days of the Project completion.

Fee

The Owner shall pay the Engineer for the services performed or furnished, based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed **$123,440**.

This proposal is valid for 90 days from the date issued.

Schedule

Contractor Notice to Proceed	April 14, 2025
Contractor Mobilization	May 1, 2025
Substantial Completion	August 15, 2025
Final Completion	October 30, 2025

Standard Terms and Conditions

The attached Standard Terms and Conditions apply to this proposal.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Reggie Jansen at 815-444-3391 or rjansen@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Craig D. Mitchell

Craig D. Mitchell, PE
Vice President, Construction

Village of Flossmoor

ACCEPTED BY: ______________________________

TITLE: ______________________________

DATE: ______________________________

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BAXTER & WOODMAN Consulting Engineers

Standard Terms and Conditions

PLEASE READ THESE STANDARD TERMS AND CONDITIONS ("TERMS") CAREFULLY BEFORE EXECUTING THE LETTER PROPOSAL PRESENTED BY BAXTER & WOODMAN, INC. ("Baxter & Woodman"). BY EXECUTING THE LETTER PROPOSAL, OWNER AGREES TO BE BOUND BY THESE TERMS, THE PROVISIONS OF THE LETTER PROPOSAL, AND THE PROVISIONS OF ANY DOCUMENT REFERRING TO THESE TERMS OR THE LETTER PROPOSAL, ALL OF WHICH SHALL COLLECTIVELY CONSTITUTE THE "AGREEMENT".

Owner's Responsibility – Provide Baxter & Woodman with all criteria and full information for the "Project," which is generally otherwise identified in the Letter Proposal. Baxter & Woodman will rely, without liability, on the accuracy and completeness of all information provided by the Owner (as defined in the Letter Proposal) including its consultants, contractors, specialty contractors, subcontractors, manufacturers, suppliers and publishers of technical standards ("Owner Affiliates") without independently verifying that information. The Owner represents and warrants that all known hazardous materials on or beneath the site have been identified to Baxter & Woodman. Baxter & Woodman and their consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials unless this service is set forth in the Letter Proposal.

Schedule for Rendering Services – The agreed upon services shall be completed within a reasonable amount of time. If Baxter & Woodman is hindered, delayed or prevented from performing the services as a result of any act or neglect of the Owner, any Owner Affiliate, or force majeure event, Baxter & Woodman's work shall be extended and the rates and amounts of Baxter & Woodman's compensation shall be equitably adjusted in a written instrument executed by all Parties.

Invoices and Payments – The fees to perform the proposed scope of services constitutes Baxter & Woodman's estimate to perform the agreed upon scope of services. Circumstances may dictate a change in scope, and if this occurs, an equitable adjustment in compensation and time shall be agreed upon by all Parties by written agreement. No service for which added compensation will be charged will be provided without first obtaining written authorization from the Owner. Baxter & Woodman invoices shall be due and owing by Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

Opinion of Probable Construction Costs – Baxter & Woodman's opinion of probable construction costs represents its reasonable judgment as a professional engineer. Owner acknowledges that Baxter & Woodman has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. Baxter & Woodman cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Baxter & Woodman's opinion of probable construction costs.

Standards of Performance – (1) The standard of care for all services performed or furnished by Baxter & Woodman will be the same care and skill ordinarily used by professionals practicing under similar circumstances, at the same time and in the same locality on similar projects. Baxter & Woodman makes no warranties, express or implied, in connection with its services; (2) Baxter & Woodman shall be responsible for the technical accuracy of its services and documents; (3) Baxter & Woodman shall use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards; (4) Baxter & Woodman may employ such sub-consultants as Baxter & Woodman deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objection by Owner; (5) Baxter & Woodman shall not supervise, direct, control, or have authority over any contractors' work, nor have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work; (6) Baxter & Woodman neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents; (7) Baxter & Woodman is not acting as a municipal advisor as defined by the Dodd-Frank Act. Baxter & Woodman shall not provide advice or have any responsibility for municipal financial products or securities; (8) Baxter & Woodman is not responsible for the acts or omissions of any contractor, subcontractor, or supplier, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work; (9) Shop drawing and submittal review by Baxter & Woodman shall apply only to the items in the submissions and only for the purpose of assessing if, upon installation or incorporation in the Project work, they are generally consistent with the contract documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the construction documents. Owner further agrees that Baxter & Woodman's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Baxter & Woodman's consideration of a component does not constitute acceptance of the assembled item; (10) Baxter & Woodman's site observation during construction shall be at the times agreed upon in the Project scope. Through standard, reasonable means, Baxter & Woodman will become generally familiar with observable completed work. If Baxter & Woodman observes completed work that is inconsistent with the construction documents, information shall be communicated to the contractor and Owner for them to address.

Insurance – Baxter & Woodman will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request:

Worker's Compensation:	Statutory Limits	Excess Umbrella Liability:	$10 million per claim and aggregate
General Liability:	$1 million per claim	Professional Liability:	$5 million per claim
	$2 million aggregate		$10 million aggregate
Automobile Liability:	$1 million combined single limit		

In no event will Baxter & Woodman's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the contract sum to be paid to Baxter & Woodman under this Agreement. Any claim against Baxter & Woodman arising out of this Agreement may be asserted by the Owner, but only against the entity and not against Baxter & Woodman's directors, officers, shareholders or employees, none of whom shall bear any liability and may not be subject to any claim.

Indemnification and Mutual Waiver – (1) To the fullest extent permitted by law, Baxter & Woodman shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any grossly negligent act or omission of Baxter & Woodman; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless Baxter & Woodman and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and Baxter & Woodman waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the Baxter & Woodman and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) The Owner acknowledges that Baxter & Woodman is a business corporation and not a professional service corporation, and further acknowledges that the corporate entity, as the party to this contract, expressly avoids contracting for individual responsibility of its officers, directors, or employees. The Owner and Baxter & Woodman agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

Termination – Either party may terminate this Agreement upon ten (10) business days' written notice to the other party in the event of failure by the other party to comply with the terms of the Agreement through no fault of the terminating party. A condition precedent to termination shall be conformance with the Dispute Resolution terms below. If this Agreement is terminated, Owner shall receive reproducible copies of drawings, developed applications and other completed documents upon written request. Owner shall be liable, and shall promptly pay Baxter & Woodman, for all services and reimbursable expenses rendered through the effective date of suspension/termination of services.

Use of Documents – All Baxter & Woodman documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Baxter & Woodman to Owner pursuant to this Agreement) are instruments of service and Baxter & Woodman retains ownership and property interest therein (including copyright and right of reuse). Owner shall not rely on such documents unless in printed form, signed or sealed by Baxter & Woodman or its consultant. Electronic format of Baxter & Woodman's design documents may differ from the printed version and Baxter & Woodman bears no liability for errors, omissions or discrepancies. Reuse of Baxter & Woodman's design documents is prohibited, and Owner shall defend and indemnify Baxter & Woodman from all claims, damages, losses and expenses, including attorney's fees, consultant/expert fees, and costs arising out of or resulting from said reuse. Project documents will be kept for time periods set forth in Baxter & Woodman's document retention policy after Project closeout.

Successors, Assigns, and Beneficiaries – Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Baxter & Woodman to any third party, including any lender, contractor, subcontractor, supplier, manufacturer, other individual, entity or public body, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the Owner and Baxter & Woodman and not for the benefit (intended, unintended, direct or indirect) of any other entity or person.

Dispute Resolution – All disputes between the Parties shall first be negotiated between executives who have authority to settle the dispute for a period of thirty (30) days. If unresolved, disputes shall be then submitted to mediation as a condition precedent to litigation. The mediation session shall be held within forty-five (45) days of the retention of the mediator, and last for at least one (1) full mediation day, before any party has the option to withdraw from the process. If mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

Miscellaneous Provisions – (1) This Agreement is to be governed by the law of the state or jurisdiction in which the project is located; (2) all notices must be in writing and shall be deemed effectively served upon the other party when sent by certified mail, return receipt requested; (3) all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion and/or termination for any reason; (4) any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Baxter & Woodman, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision; (5) a party's non-enforcement of any provision shall not constitute a waiver of the provision, nor shall if affect the enforceability of that provision or of the remainder of this Agreement; (6) to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended; (7) this Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter; (8) no amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: April 7, 2025
SUBJECT: Development of 19725 Governors Highway

FLOSSMOOR

As a reminder, in 2021, the Village acquired 19725 Governors Highway through a donation in lieu of demolition from John and Nancy Slowey with the intent to redevelop this property into a viable commercial use. Since that time, the Village has marketed the property and met with prospective developers.

On March 17, 2025 Ayom Siengo and Chef Won Kim (On the Fly Hospitality) presented Flossmoor Smokehouse to the Village Board. The concept is a BBQ restaurant with indoor and outdoor space to dine and entertain in a family-friendly environment including private parties and catering. This multi-phase development would redevelop the single-family house to use as a kitchen and quick service restaurant, and the garage into a smokehouse. The rest of the property would be developed over phases with outdoor dining and entertainment space. The property has been zoned B-3 Planned Business Center District and the proposed use would be permitted.

The Board was receptive to the plan and directed the Village Attorney and staff to construct a development agreement for the Board's consideration. The attached agreement has been drafted and agreed to by On the Fly Hospitality. Highlights of the agreement include:

- A timeline by which On the Fly Hospitality has to submit plans, prove financing and receive plan and permit approvals of approximately 6 to 9 months. During such time, the Village will not be marketing the property to any other developers. Once On the Fly Hospitality has permits for construction they have one year to complete Phase 1 of their proposal.
- The Village agrees to convey the land to On the Fly Hospitality once they receive their permits. On the Fly Hospitality will provide a $100,000 performance bond or letter to credit as security for the construction and completion of the project. The bond or letter of credit will be released upon receiving an occupancy permit.
- The Village agrees to support a Class 8 tax abatement, and On the Fly Hospitality agrees to a Make Whole Agreement on the Village’s portion of their tax bill, understanding that Flossmoor Smokehouse will receive Village services.
- On the Fly Hospitality reserves the right to terminate the agreement prior to the commencement of construction, in the event of circumstances beyond its reasonable control that materially impact the feasibility or viability of the project, including but not limited to: (a) unforeseen environmental conditions or hazards; (b) changes in applicable laws or regulations; (c) inability to secure necessary permits, approvals, or financing related to unforeseen cost overruns; or (d) other force majeure events as defined in Section 7.4. In the event of such termination, On the Fly Hospitality’s liability is limited to reimbursement of any non-refundable, third-party costs directly incurred by the Village

up to the date of termination, not to exceed $2,000.00. This is a reasonable provision; if the development cannot move forward, we want to terminate the agreement as soon as possible so that the Village can continue to identify and work with a developer who can bring a project to fruition.

- Should the developer default on any obligation in the contract, the developer will have 30 days to correct upon written notice. Those 30 days may be extended if 30 days is not reasonable to cure the default, and if the developer has taken measures to begin to correct the default. Should the developer not remedy the default and all other measures have been exhausted, the security of $100,000 (value of the property) shall become immediately due and payable to the Village.

The attached ordinance directs the Mayor and Clerk to sign the agreement, and the Village Attorney and Village Manager to implement provisions of the agreement.

ORDINANCE NO. __________

An Ordinance of The Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement By and Between The Village of Flossmoor and On The Fly Hospitality Group Co.

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the *"Village"*) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Village is engaged in redeveloping property owned by the Village in order to return such property to the tax rolls including the property commonly known as 19725 Governors Highway, Flossmoor, Illinois, and identified by parcel numbers 31-11-402-017 and -018 (the "*Subject Property*"), which the Village has owned since 2021; and

WHEREAS, On The Fly Hospitality Co., an Illinois corporation (the "*Developer*") has submitted a proposal to the Village to acquire the Subject Property from the Village and to undertake the rehabilitation of a residential structure on the Subject Property for commercial use to operate a 2,000 square foot restaurant with indoor and outdoor seating serving wood-smoked barbeque (the "*Project*"); and

WHEREAS, after a review of the Project as presented by the Developer, the Mayor and Board of Trustees of the Village have determined that the Project is in furtherance of the Village's plan for economic development, and therefore, the Village is prepared to approve the Development Agreement attached hereto as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois as follows:

Section 1. The foregoing preambles are hereby incorporated into this Ordinance as if fully restated.

Section 2. The Development Agreement By and Between the Village of Flossmoor, Cook County, Illinois and On the Fly Hospitality Co., in the form attached hereto and made a part hereof is hereby approved and the Mayor and the Village Clerk are authorized to execute said Agreement.

Section 3. The Village Manager and Village Attorney are hereby directed to undertake any and all actions as required to implement the terms of the Development Agreement.

Section 4. That this Ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided by law.

Passed this ____ day of __________________, 2025.

AYES: ____

NOES: ____

ABSENT: ____

ABSTAINED: _____________________________________

PASSED: ____

APPROVED: ______________________________________

PUBLISHED: ______________________________________

APPROVED:

____
Mayor

ATTEST:

____
Village Clerk

DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND ON THE FLY HOSPITALITY GROUP CO.

THIS DEVELOPMENT AGREEMENT (the "*Agreement*") is entered into as of the _______ day of _______________, 2025, by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation ("*Village*"), and On the Fly Hospitality Group Co., an Illinois corporation ("*Developer*").

In consideration of the mutual covenants and agreements set forth in this Agreement, the Village and the Developer hereby agree as follows:

ARTICLE 1: RECITALS

1.1 The Village is engaged in the revitalization of its commercial properties which includes certain parcels of property commonly known as 19725 Governance Highway, Flossmoor, Illinois, and identified by parcel numbers 31-11-402-017 and -018 (the "*Subject Property*"), which the Village has owned since 2021.

1.2 The Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

1.3 The Developer has submitted a proposal to the Village to acquire the Subject Property from the Village and to undertake the rehabilitation of residential structure for commercial use in accordance with the Phase 1 Preliminary Architectural Site Plan, attached hereto as Exhibit A, and thereafter operate a 2,000 square foot restaurant serving wood-smoked barbecue, d/b/a Flossmoor Smokehouse with indoor and outdoor seating (the "*Project*') which shall require an investment by the Developer of approximately $1,000,000.

1.4 After a review of the proposed Project as presented by the Developer, the Mayor and Board of Trustees of the Village (the "*Corporate Authorities*") have concluded that the Project is in furtherance of the Village's plan for economic development, and therefore, the Village is prepared to convey the Subject Property to the Developer in accordance with the terms and conditions as hereinafter provided.

1.5 The Village believes that the development of the Subject Property with the use as has been proposed, shall increase the tax base of the Village and the taxing districts authorized to levy taxes upon the Subject Property; provide job opportunities for its citizens; and, improve the general welfare of the community and therefore the Village is willing to proceed as hereinafter set forth.

ARTICLE 2: CONDITIONS PRECEDENT TO THE CONVEYANCE OF THE SUBJECT PROPERTY; DEVELOPER OBLIGATIONS

2.1 Within sixty (60) days of the date of the execution of this Agreement the Developer shall submit the following to the Village:

(a) a planned unit development ("*PUD*") plat in electronic format;
(b) a written application providing a clear way in which the Subject Property is to be developed including detailed site plan of buildings, roads, and walkways;
(c) identification of existing natural and environmental resources and methods to protect the physical amenities; and
(d) preliminary engineering information on existing; and proposed sanitary, storms and water to service the proposed development.

2.2 Within sixty (60) days of the execution of this Agreement, the Developer shall submit to the Village an estimated budget listing all costs to be incurred to develop the Subject Property including all legal fees; architectural, engineering and design fees; costs for the construction of the buildings, including landscaping, signage and any other cost as may be required to complete the Project (the "*Project Budget*").

2.3 Within thirty (120) days after the submission of the Project Budget, the Developer shall submit to the Village proof of financing in an amount equal to the Project Budget.

2.4 Within thirty (30) days of approval of the Planned Unit Development for the Subject Property by the Village's Plan Commission, the Developer shall submit all applications for permits as required for the development of the Subject Property pursuant to the Village Building Code.

2.6 Within thirty (30) days of issuance of all required permits, the Developer shall have commenced construction of the Project and have received certificates of occupancy on or before one year from the date of the issuance of all permits required to construct the Project and shall have commenced operation of the restaurant.

2.8 In the event the Developer receives a Class 8 Real Estate Tax Incentive from Cook County, the Developer agrees to enter into an agreement with the Village in the form attached hereto as Exhibit B to annually reimburse it for any reduction in the Village's portion of the real estate taxes in the Subject Property.

2.9 In the event that environmental inspections, assessments, or reports conducted by qualified professionals reveal conditions that (a) violate applicable environmental laws or regulations, (b) pose a material risk to the environment, or (c) would require remediation or mitigation efforts that are commercially unreasonable or cost-prohibitive, the Developer shall have the right, at its sole discretion, to:
(i) terminate this Agreement without penalty or further obligation, or
(ii) renegotiate the terms of this Agreement,

2.10 The Developer reserves the right to terminate this Agreement, at its sole discretion, prior to the commencement of construction, in the event of circumstances beyond its reasonable control that materially impact the feasibility or viability of the Project, including but not limited to: (a) unforeseen environmental conditions or hazards; (b) changes in applicable laws or regulations; (c) inability to secure necessary permits, approvals, or financing related to unforeseen cost overruns; or (d) other force majeure events as defined in Section 7.4. In the event of such termination, the Developer shall provide written notice to the Village, and the Developer's liability shall be limited to reimbursement of any non-refundable, third-party costs directly incurred by the Village up to the date of termination, not to exceed $2,000.00.

ARTICLE 3: OBLIGATIONS OF THE VILLAGE

3.1 The Village agrees to waive all permit fees due from the Developer for the construction of the Project other those fees payable by the Village to a third-party provider.

3.2 Within thirty (30) days of satisfaction of all obligations of the Developer as required by Sections 2.1 through 2.6 above, the Village agrees to convey the Subject Property to the Developer in accordance with the terms and conditions hereinafter set forth.

3.3 At the sole cost of the Developer, the Village shall deliver to the Developer at closing a title insurance policy in the amount of $100,000 insuring title to the Developer subject to all covenants and conditions of record. The Village shall not be responsible for the cost of any survey, environmental investigations or closing costs on the transfer of the Subject Property. Conveyance of the Subject Property to the Developer shall be by recordable warranty deed.

3.4 Upon conveyance of the Subject Property, the Village shall also adopt a Resolution supporting a Class 8 Real Estate Tax Incentive to be approved by Cook County for the Subject Property, in the form attached as Exhibit C.

3.5 At the sole cost of the Developer, at or prior to the conveyance of the Subject Property, the Developer shall deliver to the Village security in the form of a performance bond or letter to credit in the amount of $100,000 as security for the construction and completion of the Project for a term commencing with the conveyance of the Subject Property and to be released upon the issuance of certificate of occupancy for the Subject Property.

ARTICLE 4: DEVELOPER'S OBLIGATIONS REGARDING USE OF THE SUBJECT PROPERTY

4.1 The Developer covenants to construct the Project and maintain the Subject Property as required by all applicable Village Codes.

4.2 The Developer further warrants, covenants and agrees:

(a) To pay all fees, licenses, taxes of any kind assessed upon the Subject Property, including real estate taxes; and

(b) Not to sell, transfer, gift or convey the Subject Property prior to the issuance of a certificate of occupancy without the consent of the Village; and

ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS

5.1 To induce the Village to enter into this Agreement and to grant the rights herein provided to the Developer, the Developer represents, covenants, warrants, and agrees, as the basis for the undertakings on the Developer's part herein contained, that:

(a) All representations and agreements made by the Developer in the Agreement are true, complete, and accurate in all respects.

(b) The Developer is an Illinois corporation duly formed and existing under the laws of the State of Illinois authorized to do business in Illinois, and the Developer has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as a corporation authorized to do business in the State of Illinois.

(c) The execution, delivery, and performance of this Agreement by the Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any disclosure statement made, or to be made, on behalf of the Developer, or any restriction, organizational document, agreement, or instrument to which the Developer, or any of its partners or venturers, is now a party or by which the Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.

5.2 The Developer further warrants there are no actions at law or similar proceedings either pending or, to the best of the Developer's knowledge, threatened against the Developer that would materially or adversely affect:

(i) The ability of the Developer to proceed with the acquisition of the Subject Property and the construction of the Project;

(ii) The Developer's financial condition;

(iii) The level or condition of the Developer's assets as of the date of this Agreement; or,

(i) The Developer's ability to operate the restaurant.

5.3 To induce the Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the Village represents, covenants, warrants and agrees as follows:

(a) All representations and agreements made by the Village in this Agreement are true, complete, and accurate in all respects.

(b) The Village has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Mayor and Village Clerk to execute and deliver this Agreement.

(c) The execution, delivery, and performance of this Agreement by the Village, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the Village is a party or by which the Village is now bound.

ARTICLE 6: ENFORCEMENT AND REMEDIES

6.1 Enforcement: Remedies. The Village may enforce or compel the performance by the Developer of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

6.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement by the Developer, the Village agrees that, the Developer shall have thirty (30) days after notice of any breach delivered in accordance with Article 9 to correct the same prior to the pursuit of any remedy provided for herein; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the Developer has promptly initiated the cure of the breach, and (iii) if the Developer diligently and continuously pursues the cure of the breach until its completion. If the Developer shall fail to perform any of its obligations under this Agreement, and if the Village shall have given written notice of the default to the Developer, and if the Developer shall have failed to cure the default as herein provided. In any event, the Developer hereby agrees to pay and reimburse the Village for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

6.3 Any of the following events or circumstances shall be an event of default by Developer with respect to this Agreement:

(a) If any material representation made by the Developer in this Agreement, or in any certificate; notice, demand to the Village; or request made by the Village in connection with any of documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) The Developer's default in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement.

(c) The Developer's breach of or failure to perform the covenants as set forth in Article 2.

(d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.

(e) The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by the Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of the Developer or of any substantial part of the Developer' s property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

6.4 The Village shall have the following remedies in the event of default by the Developer:

(a) Demand payment of security provided in the event of default prior to the issuance of a certificate of occupancy for the Subject Property.

(b) In case the Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Village, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken.

6.5 The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) the Developer's development, construction, maintenance, or use of the Subject Property; or, (ii) the Developer's default under the provisions of this Agreement.

ARTICLE 7: GENERAL PROVISIONS

7.1 The Developer acknowledges and agrees that (i) the Village is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

7.2 The Developer shall hold harmless the Village, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans or improvements or (ii) the Village's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the Village as a result of a Village event of default under this Agreement, claims that are made against the Village that relate to one or more of the Village's representations, warranties, or covenants under Section 5.3 and claims that the Village, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

7.3 The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

7.4 Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party’s part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party’s agents, employees or invitees) or similar causes beyond the reasonable control of such party (“*Force Majeure*”). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

7.5 This Agreement may not be assigned by the Developer without the prior written consent of the Village.

ARTICLE 8. TERM

8.1 This Agreement shall be in full force and effect upon its execution by the parties and terminate upon the issuance of a certificate of occupancy for the Subject Property.

ARTICLE 9. NOTICES

9.1 All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

On The Fly Hospitality Group Co.
1300 Brassie
Flossmoor, IL
60422

With a copy to:
Won Kim
9518 S. Seeley Ave.
60643

Notices and communications to the Village shall be addressed to and delivered at these addresses:

Village of Flossmoor
2800 Flossmoor Road
Flossmoor, Illinois 60422
Attn : Village Manager

With a copy to:

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
Attn: Kathleen Field Orr
1804 N Naper Blvd., Suite 350,
Naperville, Illinois 60563

By notice complying with the requirements of this Article, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

ARTICLE 10. IN GENERAL

10.1 No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

10.2 No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or the Developer.

10.3 This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

10.4 This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the date first written above.

VILLAGE OF FLOSSMOOR

Attest:

By: ____________________________ Village President

By: ________________________________ Village Clerk

Date: ____________________, 2025

On The Fly Hospitality Group Co.

Attest:

By: ____________________________ CEO

By: ________________________________ Secretary

Date: ______________________, 2025

Exhibit A

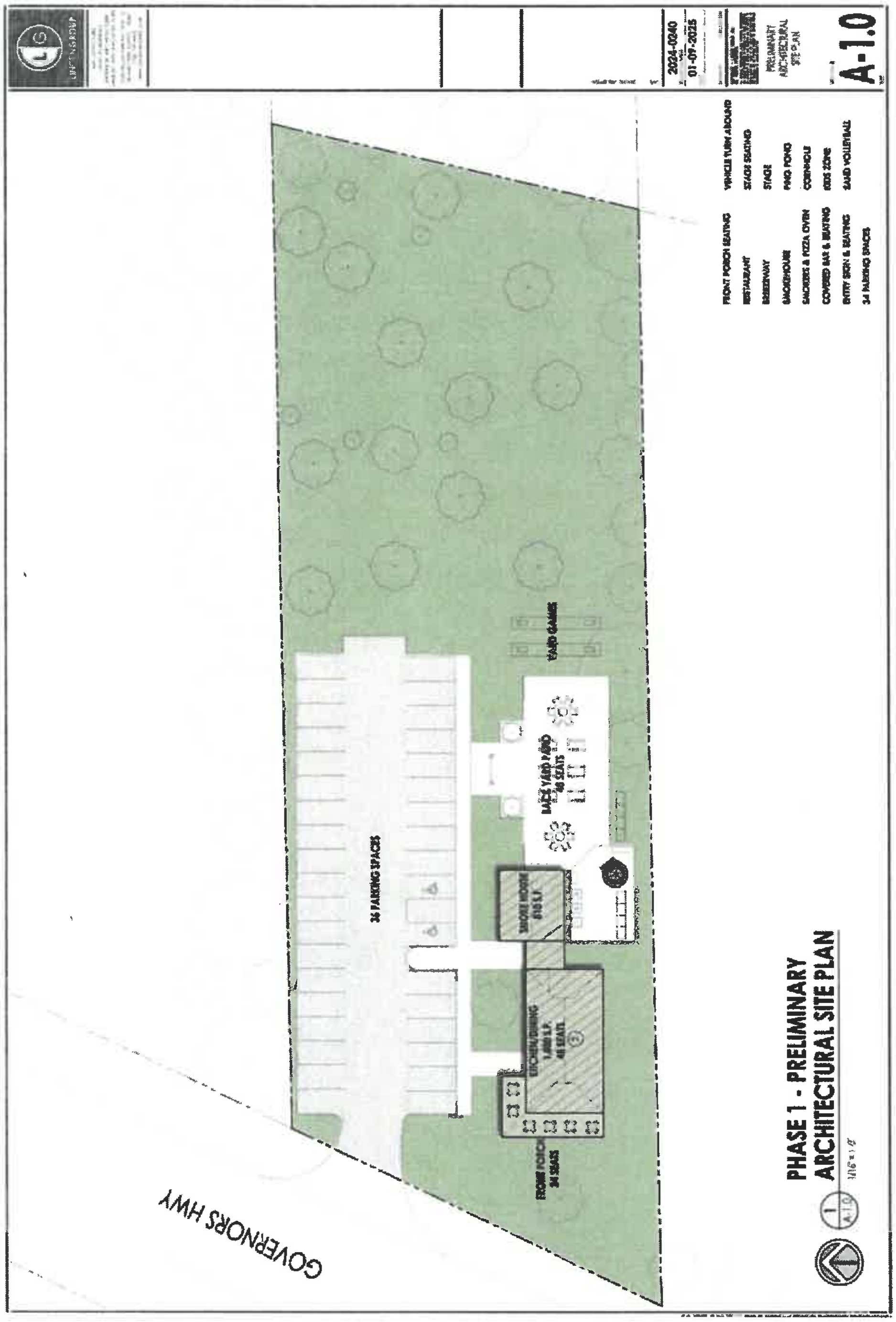
GOVERNORS HWY
26 PARKING SPACES
YARD GAMES
PHASE 1 - PRELIMINARY
ARCHITECTURAL SITE PLAN
2024-0240
01-09-2025
A-1.0

EXHIBIT B

Resolution No. 2025- ____

A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, RICH AND BLOOM TOWNSHIPS, COOK COUNTY, ILLINOIS, IN SUPPORT OF CLASS 8 DESIGNATION

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "*Village*"), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Governors Highway is a primary commercial thoroughfare within the Village; and

WHEREAS, certain properties along Governors Highway are in need of development, revitalization or substantial rehabilitation; and,

WHEREAS, On The Fly Hospitality Group Co., an Illinois corporation, has acquired the property commonly known as 19725 Governance Highway, Flossmoor, which it has renovated and rehabilitated to operate a restaurant serving American barbeque with indoor and outdoor seating (the "*Development*") which will make a significant contribution to the development and revitalization goals of the Village; and,

WHEREAS, the Mayor and Board of Trustees of the Village do find that, but for the Class 8 incentive, this Development is not economically viable and that major capital is needed to rehabilitate the existing residence on the property and equip the proposed facility thereby warranting the benefits of Class 8 tax relief; and,

WHEREAS, the Village of Flossmoor supports the Class 8 Eligibility Application to be filed with Cook County Assessor for the Development at 19725 Governors Highway and requests Class 8 tax relief.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1. The preambles above are incorporated herein; and further,

Section 2. The Village of Flossmoor supports and consents to the application for Class 8 for the property located at 19725 Governors Highway, Flossmoor, Illinois, identified as parcel numbers 31-11-402-017 and -018 to be filed with the Cook County Assessor's Office.

Section 3. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

AYES: ________________________________

NAYS: ________________________________

ABSENT: ______________________________

PASSED: ______________________________

APPROVED: ___________________________

PUBLISHED: __________________________

Approved this ____ day of _______________ 2025.

____
Mayor

Attest:

____
Village Clerk

AGREEMENT BY AND BETWEEN THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND ON THE FLY HOSPITALITY GROUP CO.

THIS AGREEMENT by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation ("*Village*"), and On the Fly Hospitality Group Co., an Illinois corporation ("*Petitioner*"), is dated this _____day of _____________, 2025.

WITNESSETH:

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "*Village*"), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Petitioner is the owner of certain property commonly known as 19725 Governors Highway, Flossmoor, Illinois and identified by parcel nos. 31-11-402-017 and -018, (the "*Subject Property*") which the Petitioner has renovated and rehabilitated to operate a restaurant serving American barbeque (the "*Development*") on the Subject Property; and,

WHEREAS, the Petitioner has filed a petition seeking the Village's endorsement of an application for the Class 8 Real Estate Tax Incentive for the Subject Property, with the Cook County Assessor's Office; and,

WHEREAS, Petitioner did present its petition to the Mayor and Board of Trustees of the Village (the "*Corporate Authorities*") at the Village Board Meeting on March 17, 2025, which included a provision committing the Petitioner to execute a "make whole" agreement thereby agreeing to reimburse the Village on an annual basis for the reduction of its portion of real estate taxes on the Subject Property; and,

WHEREAS, the Corporate Authorities have duly considered the petition and the Petitioner's commitment to reimburse the Village in an amount equal to the reduction in real estate taxes which would have otherwise been paid to the Village had the Class 8 designation not been granted and find it to be in the best interests of the Village to proceed as hereinafter provided.

NOW THEREFORE, IT IS HEREBY AGREED by the parties hereto as follows:

Section 1: The preambles hereinabove set forth are incorporated herein as if fully restated.

Section 2: The Village hereby agrees to support and consent to the Petitioner's application for a Cook County Class 8 Real Estate Tax Incentive (the "*Class 8 Designation*") on the condition that the Petitioner agrees to reimburse the Village for any loss in real estate taxes suffered by it as a result of the Class 8 Designation as provided in Section 3 below.

Section 3: The Petitioner hereby covenants and agrees to annually reimburse the Village for any reduction of its portion of the real estate taxes on the Subject Property by reason of the granting by Cook County of a Class 8 Designation for the Subject Property and the portion of all other funds on behalf of which the Village collects or receives real estate taxes (the "*Reduction*").

Section 4. The Petitioner and the Village agree that the amount of the Reduction shall be paid to the Village within thirty (30) days of receipt of the second installment real estate tax bill for the Subject Property.

Section 5. All notices and other communications in connection with this Agreement shall be deemed to have been delivered to the addressee thereof if delivered by email when confirmed in writing by persona service or deposited in any branch of the United States post office at the following address:

Village of Flossmoor	On the Fly Hospitality Group Co.
2300 Flossmoor Road	______________________________
Flossmoor, Illinois 60422	______________________________
Bridget Wachtel, Village Manager	______________________________
708-798-2300	

Section 6. This Agreement shall commence upon its execution and terminate after the Reduction for the final year of the Class 8 Designation has been paid to the Village.

Section 7. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the day and year first above written.

Village of Flossmoor, Cook County,
an Illinois municipal corporation

____
Mayor

Attest:

____
Village Clerk

On The Fly Hospitality Group Co.,
an Illinois corporation

____

TO: Bridget Wachtel, Village Manager
FROM: Ann Novoa, Finance Director
DATE: April 7, 2025
SUBJECT: Water and Sewer Rates

FLOSSMOOR

Traditionally, as part of the analysis associated with preparing and approving the annual budget, there has also been a review of the Village water and sewer "retail" utility rates and this memo is prepared for this purpose.

The Village recently received notice of the increase in the water supply costs under the Water Sale and Purchase Agreement with the Village of Homewood. Similar to the Agreement between Flossmoor and Homewood, the various water supply agreements "upstream" of the Village's Agreement with Homewood (involving Hammond, Chicago Heights, and Homewood) have common provisions for increasing rates annually based on the change in the Consumer Price Index (CPI-U) with a 3% annual cap. Based on the higher inflation rates at this time, a 2.9% increase occurred.

From the notification letter received from Homewood in March, and the additional information that has been provided (copy of the January 2025 notification letter from Chicago Heights to Homewood and supporting CPI-U statistics), the CPI-U measurement period is December to December. With inflation rates slightly up subsequent to last year's utility rates memo, the actual water supply increase will be 2.9%. The water supply cost under the Agreement is now $5.01 (per thousand gallons), increasing $0.14 from the initial rate of $4.87. The water cost has increased to the Village of Homewood effective 1 February 2025, resulting in an effective date to the Village of 1 March 2025 due to the 30-day notice provision under the Agreement.

There are a number of factors to consider in establishing the Village "retail" rates:

A. Recovering the water supply costs.

B. Coverage of Flossmoor's operating costs of the utility (Water and Sewer) systems.

C. Providing sufficient funds for the necessary reinvestment in the utility system infrastructure and equipment.

D. Maintain any established Net Asset or Reserve requirements applicable to the Village's Enterprise Funds.

In accounting terminology, the various utility funds are considered "Business-Type Activities," or also referred to as Proprietary Funds, or Enterprise Funds. As Proprietary Funds, the various utility funds should be operated similar to a private business and should be "self-sustaining." Each utility fund should be paying for its related system expenses and improvements from its own financial resources without reliance on the Village's other assets (e.g., the General Fund).

The recent water meter replacement was partially financed from other Village capital resources outside of the utility (Water and Sewer) funds, which indicated that the Water and Sewer Funds could not operate entirely in a “self-sustaining” manner. With that being said, after seeing the results of the FY24 audit and the projections for FY25, it can be interpreted that the current utility rates, in conjunction with the new water meters, are sufficient to produce the revenues needed to support the current operations of the Water and Sewer systems.

The details found as part of this memo will explore the methodologies utilized in formulating the rate options and their components based on cost accounting principles.

Rate options - Establish rates to:

1. Remain unchanged
2. Cover water supply increase only (2.9%) - Option A
3. Cover water supply and operations only - Option B
4. Cover water supply, operations, and bad debt - Option C
5. Cover operations and fund capital reinvestment (Estimated Full Cost) - Option D

Each of these options are discussed in further detail and are incorporated and summarized in the tables in Exhibit A. This detail is presented in the same sequence as the rates are found in the Flossmoor Municipal Code.

Recommendation

The option to remain unchanged or pass through the water supply increase only (Option A) are the least complex discussions. As the Board opted to elect Option C in the previous year, there was an overall increase of $2.46 across water and sewer utilities.

As stated above, the Fiscal Year 24 financial statements, the FY25 Mid-Year analysis, and the FY26 Budget preparation have shown that the Water and Sewer fund is reaching self-sustainability levels and growing a healthy fund balance. The increase in the water rates in the prior year along with valiant efforts from the Board to update the large and small meters, and infrastructure over the last decade all contribute to the growing fund balance of the Water and Sewer Fund. With this good news, and with the recent completion of the small water meter replacement project, my recommendation is Option A, which solely includes a pass through of the increase being mandated by the Homewood contract in accordance with the Village’s contract to purchase water. The cost increases are beyond the Village’s control as we are subject to the contract. A second reason for my recommendation of Option A is the new meter project. The newer technology in the new meters account for more low flow usage. This improvement will capture some of the unbilled usage. Letting a year pass to see how the system performs is reasonable. The projected and budgeted surplus does not create an immediate need to include cost recovery measures in the rate. With the consideration of Option A, the rates would increase by $.32 per 1000 gallons across Water ($0.27) and Sewer ($0.05)- a total of 2.9%

increase to the current total rates.

My recommendation for the Sanitary Sewer Surcharge fee and the Storm Sewer fee is to remain unchanged this year and to reconsider a change next budget cycle after a year of data collection from the new meters.

The following is an analysis of the various components that can contribute to a rate increase - a description of the component and a calculation of its cost. After the Board's discussion, I will be looking for direction on which option the Board would like to adopt. Flossmoor Municipal Code ordinances will be presented for adoption at the April 21 meeting with an effective date of April 1, 2025.

Water Rate (Flossmoor Municipal Code 150-9-9A)

Prior to last year, the Village utilized water purchased as the denominator for calculating rates. Beginning last year, the Village changed its methodology and considered recovering a portion of operating utility costs including water loss, bad debts, and capital infrastructure or reinvesting into the water system.

The volumetric rates (both for water purchase, and for sales) are in the commonly used thousand-gallon units. Accordingly, where water volumes are referenced, they are also presented in thousand-gallon units (000 omitted). Calculations use an estimated water purchase of 345,000 units and estimated 256,000 billed units which are based in part on the average of the seven most recent years from Village records. The water sales revenue projections for FY 2026 have utilized the current $14.09 rate and 245,576 billed units and is arguably appropriately conservative for budgetary purposes based on activity history.

Water Loss

As referenced, the Village has a history of experiencing a relatively high "water loss" ratio, defined for this purpose as the difference between the amount of water purchased and the amounts billed to customers.

Some water losses are to be expected due to undetected leaks in the system. Main breaks and hydrant flushing, as well as public water use for fire services, are all part of the water purchased but not resold. These "uses" can typically be estimated and quantified to account for some of the unbilled water purchases. The goal, of course, is to minimize the water losses and their sources. The water purchased and billed should be regularly monitored and reconciled with a constant goal of minimizing the water loss, and especially unaccountable losses. Even though the aforementioned "uses" can be quantified, they still result in an operating cost that will not be recovered when using Water Purchased as the basis for setting rates.

It should go without saying that where water is purchased, but is not sold (billed), this unsold water volume adds to the operating overhead. With expected ongoing repairs to the system, and the recent meter replacement program, it would be anticipated that this ratio should be improving (i.e., decreasing) over time.

Impact on rates for water loss

Assuming that 24% (average for the past seven years) of the water purchased did not get rebilled, this unbilled water creates an additional rate of $1.63 that must be added to the initial water rate calculations.

Recalculating the “cost recovery” for the other operating expenses using the projected billed gallons instead of the purchased gallons and subtracting the cost of the unbilled water purchases (the $1.63 calculated above), adds another $2.43 to the rate.

Uncollectible accounts

It has been noted that the Village experiences a relatively low level of uncollectible utility billing. While the level of collection is generally favorable, rates should also consider recovery of the impact of “bad debts.” Based on the total of the other rate components, this equates to an additional $0.18 to be factored into the rate.

Reinvestment in water system infrastructure

The fiscal year 2024 financial statements reflect over $15 million in water system assets. These assets were purchased over a number of years and represent the historic costs. As an accounting principle, depreciation is recorded to reflect the reduced value and usefulness of these assets over time due to use, age, and normal wear and tear. It has not been uncommon to view covering/recovering the depreciation in the rates as setting aside funds for replacements. However, as current replacement costs will undoubtably be higher than the original costs, recovering only depreciation in the rate structure is not sufficient for the fund to continue to operate self-sufficiently and adequately maintain its operating infrastructure.

Based on experience, with the typical aging infrastructure of a water and sewer system, money should be programmed on an annual basis for capital reinvestments including, for example, replacement or lining of mains. The amount of water loss also supports making annual incremental improvements to “tighten up” the system.

A reasonable rule of thumb is to look to reinvest 5% or more of the asset value (before depreciation) on an annual basis. This approach would add $2.15 to the rate based on gallons billed.

Total Water rate

Collectively, all the pieces discussed above, would produce a total “full cost” rate of $18.08 which would represent an increase of $3.99, or approximately 28% above the current established rate.

Recognizing that this collective total may be more than the Village Board would be willing to move the water rate in one rate change, the three rate options (B, C, and D) reflect adding the rate components discussed earlier incrementally finally arriving at the “Total Cost” rate (Option D).

Sewer (Collection and Transmission) Rate (Flossmoor Municipal Code 150-9-9B)

The Village’s Sewer rate is intended to cover the ongoing costs associated with the operation and maintenance of the Village’s sanitary sewer system. The sanitary sewer system collects the sewerage wastes from each business and dwelling unit and transports it to an “intercept sewer main” maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago (MWRD). As its name implies, the MWRD reclaims and treats the water so that it may be safely returned to our waterways and disposes of the remaining solid wastes. While sanitary sewer collection systems utilize a slight pitch to the sewer line and gravity to move wastes through the mains, due to the local topography and geography, lift stations are often required to pump wastes up to a new grade to continue the gravitational downhill flow towards its delivery point destination.

Studies have shown that most of the water brought into a location will end up going down the drain. It is because of this relationship that municipal sewer collection rates have traditionally been based on water consumption for determining the charges.

As you are aware, the MWRD continues to push municipalities to expend greater efforts toward the elimination of Infiltration and Inflow (I/I) into the sewer systems that are tributary to the MWRD’s services through the various provisions of the Watershed Maintenance Ordinance adopted in 2014. The most recent requirement was that each satellite entity served by the MWRD needed to adopt a Long-Term Operation and Maintenance Plan (LTOMP) and related Private Sector Program (PSP). The former (LTOMP) focused on the Village’s municipal sewer system, the latter (PSP) on the private sewer laterals that connect each building to the Village’s sewer system. In any case, all satellite entities served by the MWRD are expected to increase their maintenance efforts to identify and eliminate I/I. These requirements support ongoing sewer system evaluations and assessments and investment in sewer lining and replacements on an ongoing basis.

Cost of Operations

The proposed FY 2025 budget for Sewer reflects operating costs of $1,700,000, or roughly $1,900,000 (rounded) with expected depreciation included. If these costs were divided by anticipated water purchases using the traditional methodology referenced earlier, it would produce a rate of $5.55 per thousand gallons.

Water Loss impact on Sewer rates

As referenced under the water rate discussion, the current rate analysis assumes that 24% of the water purchased did not get rebilled. Recalculating the “cost recovery” using the projected billed gallons instead of the purchased gallons, adds another $1.93 to the rate.

Uncollectible accounts

It has been noted that the Village experiences a relatively low level of uncollectible utility billing. Rates should also consider recovery of the impact of “bad debts” otherwise it will not be covering all of its operating costs from its net billing revenue. Based on the total of the other rate components, this equates to an additional $0.11 rate.

Reinvestment in sewer system infrastructure

The fiscal year 2024 financial statements reflect nearly $11 million in sewer system assets. As referenced under the water rate discussions, these assets were acquired over a number of years and the total assets represent the historic costs. Depreciation is recorded to reflect the reduced value and usefulness of these assets over time for accounting purposes. It has not been uncommon to view covering/recovering the depreciation in the rates as setting aside funds for replacements. However, as current replacement costs will be undoubtably higher than the original costs, recovering only depreciation is not enough for the fund to continue to operate self-sufficiently.

Based on experience, with the typical aging infrastructure of a water and sewer system, money should be programmed on an annual basis for capital reinvestments into the system infrastructure including, for example, replacement or lining of mains. Such activities are further supported by the newer requirements that have been imposed by the MWRD referenced earlier. A reasonable rule of thumb is to look to reinvest 5% or more of the asset value (before depreciation) on an annual basis. This approach would add $3.12 to the rate based on gallons billed.

Total Sewer rate

The cumulative total of the rate components discussed above would produce a total "full cost" rate of $10.71 which would represent an increase of $5.83, or adding 120% of the current established rate.

The Utility Rate Options (B, C, and D) incrementally include the individual rate components discussed as alternatives to a single adjustment to the suggested "Total Sewer rate."

Sewer Only Charge (Flossmoor Municipal Code 150-9-9D)

The Village has established a "Sewer Only" charge for circumstances were sewer collection and transmission services are being provided, but there is no water meter or other means to measure consumption (in this case, sewer use). "Sewer Only" service is only a small component of the overall Sewer customer base, and is viewed as an "exception" to the typical utility customer receiving both water and sewer services. "Sewer Only" service is most commonly provided to residential customers. The municipal utility records indicate that there are approximately a dozen "Sewer Only" accounts at this time.

The "Sewer Only" fee has been set at a flat amount of $81 per quarter which equates to $27 per month. This fee was last adjusted in April 2024. It is not clear what methodology was used to determine this fee. The Village Board reviewed and adjusted in the previous year which ensured the system remains in sync with the Village's regular sewer charges and the costs of providing the unmetered sewer services.

My recommendation is to keep the flat rate at $81.00 for the current year.

Sanitary Sewer Rehabilitation (Flossmoor Municipal Code 150-9-9E)

The Village has adopted what is also referred to as a "Sewer Surcharge" to assist in the rehabilitation of the sanitary sewer system and to assist in achieving compliance with MWRD maintenance requirements.

Established as a flat $27 quarterly charge per utility customer, this fee is the cornerstone revenue for a separate Enterprise Fund. The key expenditures in this Fund are associated with sewer system maintenance and supplementing similar activities within the main Water and Sewer Fund. The largest single category of expense within the Sanitary Sewer Rehabilitation Fund is for debt service on IEPA loans that have been utilized to fund various sewer rehabilitation projects over several years.

Analysis shows that, at this time, the established rate is covering the anticipated/budgeted costs including the aforementioned IEPA debt service, currently with one loan left to pay. However, the Village may wish to incrementally increase this surcharge over time to add to its capacity to support the sewer system maintenance and related debt service as these costs increase. The Village is actively seeking an additional IEPA loan for a portion of the water supply improvements.

If this fee were incrementally increased by $1 per quarter as proposed, it would produce roughly an additional $15,000 annually to begin to build additional financial resources earmarked for maintenance of the sanitary sewer system. While this is a relatively small amount, it is an incremental step in the right direction to accumulate funds for use in the future for sanitary sewer maintenance. It would be recommended to continue to incrementally increase this fixed fee on an annual basis even where the IEPA debt service has not increased.

Storm Sewer rate (Flossmoor Municipal Code - 150-9-9F)

The Storm Sewer Fund has been established as an Enterprise Fund, and thus is intended to be self-supporting through the revenues generated by the Storm Sewer rate which is computed based on water consumption.

“Purists” will argue that storm water fees should be based on detailed analysis and calculations for each property including the overall square footage of the site with further delineation of the amount of pervious and impervious (structures and cement/asphalt surfaces) areas within the property. Typically, a credit against the primary fee would be calculated for the amount of on-site detention/retention basins. This involves gathering, compiling, computing, and processing a lot of data regarding the characteristics of each individual property in the community. Additionally, this data must be updated each time there is a change to a property. Gathering and maintaining this data is labor intensive and can be costly, especially if outside engineering or other consultants are required.

An increasing number of local governments, like Flossmoor, have chosen to establish Storm Sewer (storm water) water consumption-based rates in lieu of the costlier and labor-intensive methods to determine (and charge) a Storm Sewer fee applicable to each individual property in the community. The Storm Sewer rate is intended to generate the funds necessary to support the operation and maintenance of the community’s storm water management infrastructure (including storm sewers, drainage ditches, retention and detention ponds, etc.) as well as the monitoring, measuring, and reporting required under the Federal Environmental Protection

Agency (EPA) National Pollutant Discharge Elimination System (NPDES) regulations. This fund is also used to financially support the Villages' smaller projects in the Residential Drainage Improvement Program.

Cost of Operations

The proposed FY 2026 budget for Storm Sewer reflects operating costs of $660,000, or roughly $776,000 (rounded) with expected depreciation included. If these costs were divided by anticipated water purchases referenced earlier, it would produce a rate of $2.25 per thousand gallons.

Water Loss impact on Sewer rates

As referenced under the water rate discussion, analysis assumes that 24% of the water purchased did not get rebilled. Recalculating the "cost recovery" using the projected billed gallons instead of the purchased gallons, adds $0.78 to the rate.

Uncollectible accounts

As has been noted, the Village experiences a relatively low level of uncollectible utility billing. However, rates should also consider recovery of the impact of "bad debts." Based on the total of the other rate components, this equates to an additional $0.04 rate.

Reinvestment in sewer system infrastructure

The Storm Sewer assets are not clearly identified in the fiscal year 2024 financial statements. Historically, storm sewer infrastructure has been considered a "general government" asset of the Village, and accordingly has been commingled with other non-proprietary assets in the financial reporting. As with the water and sewer systems, the storm sewer infrastructure includes costs that were incurred over a number of years and represent the historic costs. Depreciation is recorded to reflect the reduced value and usefulness of these assets over time. It has not been uncommon to view covering/recovering the depreciation in the rates as setting aside funds for replacements. However, as current costs will be undoubtably higher than the original costs, recovering only depreciation is not enough for the fund to continue to operate self-sufficiently.

Based on experience, with the typical aging infrastructure of a storm sewer system, money should be programmed on an annual basis for capital reinvestments into the system infrastructure including, for example, replacement or lining of mains, dredging ponds, regrading and contouring ditches, etc. Such activities are further supported by the newer requirements that have been imposed by the MWRD referenced earlier related to the elimination of I/I in the sanitary sewers equates to increased demands on the storm sewer system. The storm water (I/I) being displaced from the sanitary sewer (where it doesn't belong) needs to be accommodated elsewhere - primarily by the storm sewer system. A reasonable rule of thumb is to look to reinvest 5% or more of the asset value (before depreciation) on an annual basis. In this analysis, an estimated $200,000 annual reinvestment has been included. It can be argued that roughly $91,000 of this will be captured in the projected billing rate from accounting depreciation, the remaining $109,000 would add $0.33 to the rate based on gallons billed.

Total Storm Sewer rate

The cumulative total of the rate components discussed above would produce a total "full cost" rate of $3.40 which would represent an increase of $0.93, or adding 38/% of the current established rate.

The Utility Rate Options (B, C, and D) incrementally include the individual rate components discussed as alternatives to a single adjustment to the suggested "Total Storm Sewer rate."

Other Considerations

Currently, the Village has a minimum utility bill which consists of 1,000 gallons imputed use of each of the volumetric rates (Water, Sewer, and Storm), plus the fixed-fee Sewer Rehabilitation Fee for a total of $45.98 per quarter. Similar to "Sewer Only" accounts, it is not anticipated that a minimum bill would be generated for very many customers on a regular basis.

There are substantial costs involved in the construction, maintenance, and operation of the water and sewer utility systems just to have the systems available for use "at whim." In other words, there is a cost to having the system infrastructure and equipment in place that allows water to flow when a faucet is opened, and to remove wastes when a toilet is flushed. It is very common for municipal and other utilities to recoup some portion of these "fixed costs of operation" through base service charges in combination with volumetric rates.

The Village currently programs for transfers from the Water and Sewer funds to cover the costs associated with administration of the utility billing that are initially paid for from the General Fund. This is appropriate since, as an accounting Enterprise Fund, it should be operating like a business and be self-sustaining without general assistance from other Village resources. These transfers appear to be substantially to "make whole" for the resources expended from the General Fund. If desired, the Village could program into its rate setting a "return on investment" factor that would either help to boost utility system reserves, or allow for an additional transfer to the General Fund.

Village of Flossmoor, Illinois
Utility Rate Options

Volumetric Rates:
Rate Components

Per 1000 gallons	Current Rate	Rate Using Water Purchased	Rates Calculated using Water Sold: Water Loss Impact	Operating Cost Recovery	Bad Debts	Capital Reinvest
Water	$14.09	$11.69	$1.63	$2.43	$0.18	$2.15
Sewer	4.88	5.55		1.93	0.11	3.12
Storm	2.47	2.25		0.78	0.04	0.33

Option A - Cost of water - Homewood Increase

Per 1000 gallons	Current Rate	Proposed Rate	Dollar Change	Percent Change
Water	$14.09	$14.36	$0.27	1.9%
Sewer	4.88	4.93	0.05	1.0%
Storm	2.47	2.47	0.00	0.0%

Option B - Cost of water and operations only

Per 1000 gallons	Current Rate	Proposed Rate	Dollar Change	Percent Change
Water	$14.09	$15.75	$1.66	11.8%
Sewer	4.88	7.48	2.60	53.3%
Storm	2.47	3.03	0.56	22.7%

Option C - Cost of water, operations, plus bad debts

Per 1000 gallons	Current Rate	Proposed Rate	Dollar Change	Percent Change
Water	$14.09	$15.93	$1.84	13.1%
Sewer	4.88	7.59	2.71	55.5%
Storm	2.47	3.07	0.60	24.3%

Option D - Total Cost - Cost of water, operations, bad debts, and capital reinvestment

Per 1000 gallons	Current Rate	Proposed Rate	Dollar Change	Percent Change
Water	$14.09	$18.08	$3.99	28.3%
Sewer	4.88	10.71	5.83	119.5%
Storm	2.47	3.40	0.93	37.7%

Fixed Rate Fees	Current Rate	Proposed Rate	Dollar Change	Percent Change
Sanitary Sewer Rehab	$27.00	$28.00	$1.00	3.7%
Sanitary Sewer Only	81.00	81.00	0.00	0.0%
Sewer Only - Imputed	Alternate	72.00	-9.00	-11.1%

Global Assumptions:

Water purchased 345,000 Water sold 256,000
Uncollectible accounts/bad debts 1% of revenues

Attachment: Exhibit A Water Rates (FY 26 Water and Sewer Rates)

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: April 7, 2025
SUBJECT: FY26 Finance and Facilities Plan

FLOSSMOOR

The Public Works Department has prepared the attached Capital Program for Infrastructure Rehabilitation, Maintenance and Improvements over the next three years. This document provides an excellent history of the capital infrastructure projects that have been completed for the last thirty years. Within this document, the plan reflects the completion of projects during the current fiscal year and suggests a prioritization of our capital work for the next three years. The Capital Plan continues to uphold the Village Board's "save then spend" philosophy toward capital projects; through the use of fund balance, we will be able to set aside available funds to finance a majority of these projects with cash as opposed to utilizing debt and other more expensive financing mechanisms. At the April 7 Village Board meeting, we will review the Fiscal Year 2026 through Fiscal Year 2028 projects.

At the conclusion of the Capital Plan is a listing of future Finance and Facilities Program projects that are needed. This summary of the report is divided into two categories: set-asides in the Finance and Facilities Plan and projects included in the Capital Program (immediate needs within the next three years) and future projects (long-term projects not included in either document). Several projects are grant dependent and will only move forward if grant funds are received; these projects also reflect the source of funding (i.e. General Fund, Water and Sewer Fund, bond proceeds) if no grant funding is received. This summary is beneficial in planning for our future.

Finance also has provided spreadsheets depicting the work completed in Fiscal Year 2024 and the recommended funding and set asides based on the Capital Program. The funding set-asides include local matches for grants for which the Village has applied; should the Village be awarded these grants, workload and funding may need to be re-prioritized to fulfill these grant funded projects. While the Board can consider financing mechanisms, keep in mind that the use of cash is always less expensive than debt, and when debt is used, a repayment source must be identified.

Capital project planning remains an important component of our budget. Utilizing the "save then spend" philosophy has allowed us to absorb these capital projects without much of an impact on our operational budget. Part of the Village's financial success is rooted in the systematic capital improvement planning that we undertake to ensure that capital investment in our community remains strong. The pursuit of grant funding and other financing mechanisms is an important consideration in maintaining our Capital Program schedule.

We look forward to receiving the Board's input on this plan at the April 7 meeting. The Board will need to provide direction to staff that you concur with this plan and set-asides or provide alternative direction. The Capital Program and the Finance and Facilities Plan will then be adopted into the Fiscal Year 2026 Budget which will be approved at the April 21 meeting.

Attachments:
Capital Program
Finance and Facilities Plan spreadsheets

Village of Flossmoor

CAPITAL PROGRAM

for

Infrastructure Rehabilitation, Maintenance, and Improvements

For the past 34 years, the Village has implemented an ongoing capital program referred to as the Finance and Facilities Plan. The Plan has been developed as a continuing effort by the Village to identify important infrastructure needs, and to plan for meaningful maintenance and rehabilitation several years in advance. By proactively planning and identifying capital projects for the future, the Village developed a financial savings plan that covers the costs associated with major projects, while still maintaining day-to-day Village services at a level desired by the community. By laying out the long-range capital goals of the Village, the following challenges and improvements were accomplished:

Street Maintenance Program

A street maintenance program was developed to keep Village streets in "good to excellent" condition at all times using primarily funding from Motor Fuel Taxes (MFT). The program goal is that each year repairs and resurfacing are completed on approximately one mile of the Village's 40+ miles of streets at an annual cost of approximately $300,000. The plan was originally created so that every street in Flossmoor is resurfaced on a 15-year rotation. Over the last several years, the MFT Fund had become financially stressed and rehabilitation costs increased, resulting in approximately one mile of the streets resurfaced each year compared to the 2.5 miles of streets resurfaced per year when the program was designed. In Fiscal Years 2019-2021, and 2024, the Village Board supplemented MFT funds with a General Fund contribution to complete more street maintenance at a cost of $137,481, $250,000, $11,137, and $150,893 respectfully. This supplemental funding was a viable short term solution but knowing it was not viable long term it became one of the reasons to pursue a G.O. Bond for streets as discussed below. By Fiscal Year 2022, MFT fund balances dropped to a point where it could only support approximately $300,000 for the program. That year, Staff recommended that the MFT Street Rehabilitation be deferred while the approved bond funded Street Rehabilitation Program work was completed. Staff recommended that the MFT Street Rehabilitation be deferred again in Fiscal Years 2023 and 2024 while the bond/grant funded Street Rehabilitation Program work continued on the Brumley Road Reconstruction Project. This temporary change allowed the MFT Fund to build up balance and allow future work to be completed at a greater funding level following the bond funded program. In Fiscal Year 2025, Staff continued with the annual street resurfacing program, using funds from the MFT Fund. Below is a summary of the previous years of the street resurfacing program.

- Fiscal Year 2016 – Resurfaced 1.34 miles at cost of $264,636 (MFT)
- Fiscal Year 2017 – Resurfaced 1.15 miles at cost of $227,925 (MFT)
- Fiscal Year 2018 – Resurfaced 1.11 miles at cost of $188,685 (MFT)
- Fiscal Year 2019 – Resurfaced 1.38 miles at cost of $288,494 (MFT & General Fund)
- Fiscal Year 2020 – Resurfaced 1.55 miles at cost of $451,367 (MFT & General Fund)
- Fiscal Year 2021 – Resurfaced 0.69 miles at cost of $450,000 (MFT & General Fund)

- Fiscal Year 2022 – Program Deferred
- Fiscal Year 2023 – Resurfaced 3.19 miles at cost of $2,022,760 (2021 Streets G.O. Bond)
- Fiscal Year 2024 – Program Deferred
- Fiscal Year 2025 – Resurfaced 1.15 miles at cost of $526,688 (MFT)

New in Fiscal Year 2024 was the creation of the Village's first street pavement crack filling program. This program was recommended in the 2017 Pavement Management Report to extend the useful life of newly resurfaced and reconstructed asphalt pavements in our street inventory. This program involves the filling of asphalt pavement cracks with fiber asphalt sealant that prevents water and debris from filling the cracks, which leads to pavement potholes and pavement failure. It is estimated that this program can extend the life of asphalt pavements by an additional 5+ years, as compared to pavements that do not receive this treatment. This work is recommended on streets that exhibit cracks and have a PASER rating between 6-8. In Fiscal Year 2024, approximately 9.7 miles of streets were crack filled at a cost of $76,863. In Fiscal Year 2025, approximately 5.51 miles of streets were crack filled at a cost of $49,984. Staff plans to continue this program to help extend the life of our streets into the future.

Street Pavement Rehabilitation Program

In Fiscal Year 2017, Public Works staff retained a consultant to complete a Pavement Management Report of all streets in the Village. This report assigned a grade to each street and also recommendations for rehabilitation and cost estimates. The total cost of repair/rehabilitation in 2017 dollars for all Village owned streets was $20,057,360. The street rehabilitation work consists of crack sealing and patching, mill and resurface, full depth pavement reconstruction, curb and gutter repairs, and sidewalk and ADA repairs. The report became the outline for the street maintenance program moving forward.

In November 2020, voters approved a $10M General Obligation Bond referendum to be used to fund the Flossmoor Road Viaduct Drainage Improvements and this Street Rehabilitation Program. Staff has developed a major pavement rehabilitation project that can be supported by this bond issue. The scope of the project was developed at an estimated cost of $5M.

Due to high inflation and escalated construction costs, the first project in the program was cut back to an amount of approximately $2M. The 2022 Street Rehabilitation Project was completed in the summer of 2022 at a final total cost of $2,022,760 for construction and construction engineering. Depending on what bond funds are available after the Flossmoor Road Viaduct Project is finalized and grant funding is received, another street rehabilitation project may be completed.

Sidewalk Replacement Program

The first phase of the Village's sidewalk replacement program was completed in Fiscal Year 2008. The program included the removal and replacement of approximately 750 defective sidewalk squares in the Old Flossmoor and Flossmoor Park neighborhoods. Due to the age of the community and an anticipated high number of sidewalk squares throughout the remainder of the Village warranting replacement, the program was initially designed to be implemented over a five-year period but has taken longer to complete based on shrinking funding levels. In recent years, the Sidewalk Replacement Program work had coincided with the Street Rehabilitation Program streets; sidewalk along the resurfacing routes had been replaced at the same time as the streets have been resurfaced. However, due to funding limitations in the street resurfacing program, the sidewalk replacement work has been removed from that program. Below is a summary of the sidewalk replacement program over the previous years.

- Fiscal Year 2009 – Replaced 600 defective squares in Pinewood subdivision and Flossmoor Hills
- Fiscal Year 2010 – Replaced 600 defective squares in Flossmoor Hills and Highlands
- Fiscal Year 2012 – Replaced 175 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2013 – Replaced 220 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2014 – Replaced 242 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2015 – Replaced 446 defective squares in the Heather Hill Neighborhood and other various locations in the Village
- Fiscal Year 2016 – Replaced 467 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2017 – Replaced 376 defective squares in the Heather Hill Neighborhood and on Flossmoor Road
- Fiscal Year 2018 – Replaced 397 defective squares in the Heather Hill, Old Flossmoor, and Flossmoor Park Neighborhoods.
- Fiscal Year 2019 – Replaced 537 defective squares in the Dartmouth neighborhood, on Avers Ave., and in the CBD island area.
- Fiscal Year 2020 – Replaced 506 defective squares in the Heather Hill, Old Flossmoor, Flossmoor Park, Flossmoor Hills, Southeast Flossmoor, and Chestnut Hills Neighborhoods.
- Fiscal Year 2021 – Replaced 239 defective squares in the Flossmoor Hills and Highlands neighborhoods and other concrete maintenance at the Village Hall Complex.
- Fiscal Year 2022 – Replaced 578 defective squares on Flossmoor Road, Governors Highway, and other various locations in the Village during Fiscal Year 2024.
- Fiscal Year 2025 – Planned replacement of approximately 300 defective squares on Flossmoor Road and other various locations in the Village in CY2025. This project was contracted in 2024, but work will not begin until the spring of 2025.
- Fiscal Year 2026 – Continued planned replacement of approximately 300 defective squares on Flossmoor Road and other various locations in the Village in CY2025. This project will be bid in the spring of 2025.

Parkway Trees

Due to the importance of parkway trees in terms of aesthetics and impact on property values, the Village initiated a progressive parkway tree program in 1991. The program has resulted in the following:

1. A computer-based inventory of each and every tree on public property in Flossmoor. The inventory also maintains information on the location, species, size, health, appearance, and value of each tree.
2. A Village-subsidized planting program encourages residents to plant new parkway trees. Since 1991, approximately 2,983 new trees have been planted on Village parkways and public properties. This includes 100 new trees that were planted in 2024 in recognition of the Village's Centennial celebration.
3. A rotational trimming program has been in place to ensure that each parkway tree is trimmed every five years.

In 2007, the Village dedicated additional financial resources to tree trimming throughout the Village. The additional funding toward an enhanced tree trimming program enables the Village to restore this program to a nearly five-year cycle for all parkway trees. Over the past seventeen years, the annual rotational Parkway Tree Trimming Program was completed in the following neighborhoods:

- Fiscal Year 2008 – Southeast Flossmoor and the Braeburn/Brassie Neighborhood
- Fiscal Year 2009 – South Section of the Heather Hill Neighborhood
- Fiscal Year 2010 – North Section of the Heather Hill Neighborhood and the East Section of the Flossmoor Hills Neighborhood
- Fiscal Year 2011 - West Section of the Flossmoor Hills Neighborhood, the Flossmoor Highlands Neighborhood and the Pinewood Neighborhood
- Fiscal Year 2012 – Old Flossmoor Neighborhood
- Fiscal Year 2013 – Flossmoor Park Neighborhood and Southeast Flossmoor
- Fiscal Year 2014 – Southeast Flossmoor and the Braeburn/Brassie Neighborhood
- Fiscal Year 2015 – North Section of the Heather Hill Neighborhood
- Fiscal Year 2016 – South Section of the Heather Hill Neighborhood
- Fiscal Year 2017 – Flossmoor Hills and Highlands Neighborhoods
- Fiscal Year 2018 – Old Flossmoor and Ballantrae Neighborhoods
- Fiscal Year 2019 – Flossmoor Park Neighborhood
- Fiscal Year 2020 – Southeast Flossmoor and Ballantrae Neighborhoods
- Fiscal Year 2021 - Braeburn/Brassie Neighborhood and the Dells Neighborhood
- Fiscal Year 2022 – Heather Hill Neighborhood
- Fiscal Year 2023 – Heather Hill, Ballantrae, and Flossmoor Highlands Neighborhoods
- Fiscal Year 2024 – Flossmoor Hills and Monterrey Neighborhoods, Embassy Row, and Imperial Court
- Fiscal Year 2025 – Old Flossmoor Neighborhood

Beginning in Fiscal Year 2021, the Village eliminated its 50/50 Parkway Tree Program and offered free trees instead. The intent of this program change was to reduce any financial barriers to populating trees in needed spaces. The change in the program was well received and has greatly increased the participation. Further, the Village has been able to increase tree plantings with the receipt of grants from the Great Lakes Restoration Initiative from the USDA Forest Service, Open Lands, and the Trees Forever Illinois Recover, Replant & Restore Program. Since 2018, these grants have provided approximately 465 free trees that have been planted throughout the Village.

In Fiscal Year 2023, the Village was awarded a $30,000 tree grant from the Chicago Region Trees Initiative to plant approximately 300 trees along the Hidden Gem Half Marathon route. The “Plant the Gem” project recruited more than 250 volunteers, dug 45 pre-established holes, and distributed more than 300 trees to locations across Flossmoor. Volunteers of all ages from across the Village worked alongside CRTI volunteers to accomplish one of the largest tree plantings in Illinois.

<u>**Emerald Ash Borer**</u>

In Fiscal Year 2010, the Emerald Ash Borer was officially identified in the Village of Flossmoor. Confirmation was made by our certified arborist from Natural Path Forestry who was updating the

Village's Parkway Tree Inventory. Between Fiscal Year 2010 and Fiscal Year 2014, 1,350 ash trees were removed. As of January 1, 2019, our parkway tree inventory consists of five large ash trees, which are in good condition and being treated by residents.

Water System Improvement Program

In November 2012, Flossmoor residents voted in favor of a general obligation bond referendum in the amount of $7.28 million dollars for the replacement of approximately the worst 6 miles of water main throughout the Village. The Phase 1A, Phase 1B, Phase 2A, Phase 2B, and Phase 2C Projects of the Water System Improvement Program are completed. A brief description of each project is provided below.

Phase 1A (CY 2013) Completed the replacement of water main and services on Bob O'Link Road, Golfview Lane, Robertson Lane, Mast Court, Bunker Avenue, Brassie Avenue, First Private and Second Private Roads. The project included installation of 8,931 linear feet (1.7 miles) of new water main, 135 new water services, 27 new fire hydrants, and 26 new operating valves.

Phase 1B (CY 2014) Completed the replacement of water main and services on Gardner Road, Vollmer Road and Princeton Road. The project included the installation of 7,574 lineal feet (1.4 miles) of new water main, 53 new water services, 29 new fire hydrants, and 24 new operating valves.

Phase 2A (CY 2015) Completed the replacement of water main and services on Hutchison Road (Western Avenue to Marston Lane), Collett Lane (Hutchison Road to Latimer Lane), the Heather Hill North Neighborhood, and the block surrounded by Carroll Parkway, Evans Road, Travers Lane, and Flossmoor Road. The project included the installation of 5,911 lineal feet (1.1 miles) of new water main, 111 new water services, 23 new fire hydrants, and 23 new operating valves.

Phase 2B (CY 2016) Completed the replacement of water main and services on Travers Lane (Collett Lane to Vardon Lane), Latimer Lane (Collett Lane to Cummings Lane), Marston Lane (Travers Lane to Latimer Lane), Cummings Lane (Travers Lane to Latimer Lane), and Vardon Lane (Hutchison Road to Travers Lane). Also included in this project was the water main replacement for Tina Lane (Dixie Highway to End), Thomas Court (Tina Lane to End), Markey Lane (Dixie Highway to Tina Lane), and Pinehurst Lane (Dixie Highway to Tina Lane). The project included the installation of 8,554 lineal feet (1.6 miles) of new water main, 166 water services, 26 new fire hydrants, and 26 new operating valves.

Phase 2C (CY 2017) Completed the replacement of water main and services on Dundee Ave., Perth Ave. (Heather Rd. to Brumley Rd.), Sterling Ave. (Heather Rd. to Brumley Rd.), Berry Ln. (Flossmoor Rd. to Sunset Ave.), and Cambridge Ave. (1350 Cambridge Ave. to the Dartmouth bike path). The project included installing 3,414 linear feet (0.65 miles) of new water main, 45 new water services, 11 new fire hydrants, and 14 new operating valves. The Phase 2C Project was the last project in the 2014 Water

Main Improvement Fund, and the final planned project in the Water System Improvement Program. This program resulted in a total of 6.5 miles of new water main, 510 new water services, 116 new fire hydrants, and 113 new operating valves. Funding for additional water main improvements will need to be identified, but this work represented the worst 10% of the system.

More than ten years have passed since the Village has been able to invest in the water main distribution system. With the new water supply contract, various capital improvements are planned for the next few years. However, there is still a growing need to replace deteriorated water main throughout the Village as indicated by the list of projects at the end of this document.

Another large investment that is needed in the water supply system is the Lead Service Line Replacement Program. This program includes the replacement of an estimated 400 lead water service lines or galvanized requiring replacement (GRR) water service lines in the Village as required by the IEPA and USEPA. The project will begin by 2027 and is estimated to be completed as a phased program over four years pending available funding. This project may also include water main replacements since some the subject lead or GRR water services are connected to rear yard water mains that are also in need of replacement and relocation to the public right-of-way in the front of residences. The project will also include design engineering and construction engineering services to manage the project. The Village is seeking grant funding to help support this initiative.

Sanitary Sewer System

Prior to 1996, the Village began initial planning for extensive sanitary sewer improvements. This included project engineering and coordination with the Illinois Environmental Protection Agency (IEPA) on loan application procedures for funding the necessary improvements. As a result of these efforts, the following projects were completed:

Phase I (CY 1999) A $1.9 million project to rehabilitate the 80-year-old sanitary sewers in Flossmoor Park and Old Flossmoor neighborhoods.

Phase II (CY 2001) A $1.7 million project to rehabilitate the sanitary sewers in the Braeburn/Brassie neighborhood.

Phase III (CY 2003) A $2.2 million project to rehabilitate the sanitary sewers and lift stations in the southeast section of the Village.

Phase IV (CY 2022) With the announcement of federal stimulus monies to support infrastructure rehabilitation in 2009, staff began the design engineering for Phase IV of the program in the Flossmoor Hills/Highlands. Due to an influx of funding requests, the Village did not immediately receive a loan, and the project was placed on hold. The IEPA allocated loan funds for the project in 2022. The project was bid in the spring of 2022 with construction starting in the summer of 2022. The construction was completed in the summer of 2023 at a cost of $1,847,640.

Funding for three of the four projects was secured by low-interest loans obtained through the IEPA.

Repayment of the loans is pledged with funds derived from an existing Sanitary Sewer Rehabilitation surcharge that residents pay along with their water and sewer bill each quarter. Repayment of the Phase I loan was completed in Fiscal Year 2020, Phase II was repaid at the end of Fiscal Year 2022 and Phase III was repaid at the end of Fiscal Year 2024.

In Fiscal Year 2017, the Village approved a design-build project for the reconstruction/rehabilitation of the Woods Lift Station, located behind the Flossmoor Golf Club. This project involved the conversion of the station from a dry pump well configuration to a wet-well station. Also included was the installation of a natural gas-powered emergency back-up generator to power the station during storm events.

In Fiscal Year 2018, Public Works contracted with a vendor to install a new SCADA system for the Village's six wastewater lift stations at a cost of $56,630. The old system utilized phone circuits to relay alarms to the Public Works Department via ECOM. The new system utilizes cellular based cloud technology to relay alarms to the Department via text messages. The system is web-based and allows staff to monitor the station remotely on their cell phones and computers. This improvement paid for itself in less than two years because of the savings related to the disconnected phone circuits.

In Fiscal Year 2026, Public Works will be completing the engineering and construction of a large-scale emergency back-up portable generator project for the Butterfield Lift Station, Dartmouth Lift Station, Sylvan Lift Station, Heather Lift Station, Commons Lift Station, Meinheit Water Booster Station, and Kedzie Water Booster Station. These sanitary lift stations and water booster stations are critical facilities and are in need of an emergency back-up power source in the event of power outages.

Contract Sanitary Sewer Cleaning and Televising Program

The Village will continue to implement its annual rotational contract sewer cleaning and televising program. Components of the program include regular cleaning and maintenance for all sanitary sewers throughout the Village. Scheduling of this program ensures that all sanitary sewer mains are cleaned every five years. The success of these programs is readily apparent in the reduced incidences of sewer failure, sewer blockages, and flooded basements. As part of this program, in Fiscal Year 2008, a televising program was implemented along with the annual cleaning. A televising program provides Public Works the ability to proactively identify maintenance and repair needs before they become major reconstruction issues.

The last section of rotational cleaning and televising occurred in Fiscal Year 2022 in the HF High School Campus, Pinewood neighborhood, Baythorne neighborhood, and the Hampton Ct. and Pembrooke Ct. neighborhood. In Fiscal Year 2025, the sanitary and storm sewers in the Central Business District will be cleaned and televised in preparation for the upcoming streetscape improvements project in Fiscal Year 2026. In Fiscal Year 2026, rotational cleaning and televising will be completed in sections of the Old Flossmoor and Flossmoor Park neighborhoods.

Storm Sewer Drainage System

In 2000, the Village received approximately $115,000 through state grants for the completion of a storm sewer cleaning and rehabilitation study for Flossmoor Park and Old Flossmoor neighborhoods. The study identified that $1.2 million in rehabilitation work was necessary to restore the storm system back to original design capacity. After reviewing and discussing the report, the Village completed final engineering and approved an $836,000 contract to rehabilitate the storm sewer systems in both sections of the Village. The rehabilitation work was completed during the spring and summer months of 2002.

In 2000, the Mayor and Board approved funding for an engineering study to analyze the drainage conditions in the Oak Court area of Flossmoor Hills. Following periodic rain events, residents experienced significant flooding as a result of the Village's existing storm sewers' inability to convey proper flow. After reviewing the various alternatives, the Village determined that a larger bypass pipe extending from Flossmoor Road to a pond located on Coyote Run Golf Course was the best option. The design and construction were completed concurrently with the H-F Park District golf course renovation. The contract for construction of the storm sewer improvement was awarded in 2003. Pipe installation, final landscaping and paving were completed in 2005. This improvement provided significant relief to the Oak Court area.

In 2005, the Mayor and Board reviewed an engineering study and cost estimates for a potential federally assisted storm sewer project to reduce flooding in the central business district viaduct. It included the installation of a large diameter sewer pipe that would extend from the Canadian National viaduct to Butterfield Creek at Dixie Highway. The estimated cost of the project was $2.7 million. After all options were considered, it was determined that the cost-benefit ratio did not justify moving forward with this project at that time.

During 2006, the Village examined additional solutions for resolving the Flossmoor Road viaduct flooding. One option included upstream improvements to divert water away from the viaduct. After further investigation into the components associated with implementing this option, the Village determined that the costs were not justifiable at that particular time. In 2020, after several large storm events, staff contracted with our consultant for an updated study of the issue, including extending the scope of study west to Leavitt Park and the tie-in to the Leavitt detention basin. During heavy rainfall events, the viaduct floods and cuts off vehicular access between the west and east sides of the Village. The flooding also inundates the adjacent downtown businesses as well as residences upstream in Heather Hill. This is a very serious issue because private property has been damaged, and emergency vehicles cannot access the east side of town in a timely response time. The study was completed, and several alternatives were developed for consideration. The viable alternative includes constructing a relief storm sewer flowing south on Sterling Avenue, to the Heather Hill Elementary School where a detention basin has been constructed this past year to serve the viaduct and the Berry Lane Drainage Improvements. Stormwater south and west of the viaduct around Berry Lane, Maryland, Bob-o-Link and Oakmont collects and contributes to the stormwater carried through the viaduct; improvements to this area of Heather Hill were defined as the Berry Lane Drainage Improvements Project and were considered the first phase of the viaduct improvements. The Berry Lane Drainage Improvements project was constructed in 2022 by the USACOE through a Section 219 Grant. In addition, green infrastructure grants were awarded by the MWRD and IEPA, which were used for the reconstruction of Berry Lane with permeable street pavers and stormwater storage in the aggregate sub- base. Bond proceeds from the November 2020 G.O. Bond referendum and Water and Sewer Fund provided the matching funds for the project. Additional storm sewer improvements between the basin and the viaduct will be completed over this next as outlined below.

In Fiscal Year 2010, Phase II of the Village's Storm Sewer Rehabilitation Program was completed in the Estates neighborhood. The project included a combination of spot repairs, total segment replacement, and cured in place relining to restore the function and integrity of our aging system at a cost of over $1,000,000. This capital improvement has been vital to the performance of the Village's overall storm sewer system as this section of the Village has many of the larger diameter pipes that carry the Village's storm water to Butterfield Creek.

In Fiscal Year 2012, the Village established a Storm Sewer Fee and Storm Sewer utility fund. The fee covers the operational costs associated with storm management services as well as accounts for savings toward storm sewer capital improvements. When the fund was established, the Board directed staff to establish a Finance and Facilities plan similar to the other major funds once fund balance became available to set aside toward capital improvements. As a result of a small projected fund balance for Fiscal Year 2012, 75% of the Butterfield Lane Culvert Replacement project was paid for with storm sewer utility fee monies. Also, beginning in Fiscal Year 2016, 75% of the engineering design costs for the Brookwood Bridge and Butterfield Road Culvert were allocated to the Storm Sewer Fund. Small residential drainage improvements impacting multiple properties have been identified, rated and funded as outlined below using available storm sewer fund balance.

In Fiscal Year 2020, the Village contracted with our consultant for a study to investigate the causes of the flooding in the rear yards area between Hagen Lane and Evans Road. Another area that was studied in Fiscal Year 2021 was the rear yards of Douglas Avenue between the Parker Junior High School and Douglas Avenue. Staff submitted these projects to the MWRD for funding consideration in their Stormwater Partnership Program, and we were selected for participation. The project was constructed in Fiscal Year 2022 with approximately 90.4% of it paid for with grant funds. The final construction cost was $833,849, and the MWRD grant provided $754,000 towards the project.

Residential Drainage Improvement Program

In 2023, Public Works Staff developed the Residential Drainage Improvement Program. The Village Board approved the program for implementation in October 2023. This program was developed to help residents solve their drainage problems to keep their properties safe from potential flood damages and to mitigate issues associated with the standing water on properties. The program also serves to promote transparency and communication to our residents on how the Village addresses drainage issues. For a residential property to be eligible for Village assistance in this program, the property must conform to all of the following criteria:

1. Standing water must remain in the problem area for more than 48 hours after the end of the rain event, or flood waters are impacting a habitable structure or roadway.
2. The drainage problem can't be solved by conventional methods, such as regrading portions of the yard to provide positive pitch or removing objects that are blocking the flow of storm water.

If a property does not meet the above criteria, Public Works Staff will provide technical assistance to the property owner so that they can correct the problem individually. If a property does meet the above criteria, Public Works Staff will further evaluate the drainage problem, develop a plan for mitigation, provide a score for the drainage problem, and add the project to Village's drainage improvement project list. The following is the current Village drainage improvements project list:

1. Flossmoor Road Viaduct Drainage Improvements ($7,800,000, Score – 95)
2. Latimer Lane Drainage Improvements ($1,706,400, Score – 100)
3. Heather Road Drainage Improvements ($1,000,000, Score – 95)
4. 1344 Brassie Avenue Rear Yard Drainage Improvements ($60,000, Score – 80)
5. 1413 Heather Hill Crescent Rear Yard Drainage Improvements ($50,000, Score – 75)
6. 18727 Springfield Avenue Drainage Ditch Improvements (Cost TBD, Score – 65)
7. 900 Western Avenue Front Yard Drainage Improvements ($15,000, Score – 60)
8. 1213 Berry Lane Rear Yard Drainage Improvements ($50,000, Score – 55)
9. 1110 Western Avenue Rear Yard Drainage Improvement ($40,740, Score – 55)
10. 1255 Berry Lane Rear Yard Drainage Improvement ($10,000, Score – 55)
11. 1029 Hamlin Avenue Rear Yard Drainage Improvement ($15,000, Score – 55)
12. 1329 – 1345 Bunker Avenue Rear Yard Drainage Improvement ($30,000, Score – 50)
13. 724 Central Park Avenue Rear Yard Drainage Improvement (Cost TBD, Score – 45)
14. 2925 MacFarlane Crescent Rear Yard Drainage Improvement ($10,000, Score – 40)
15. 740 Sterling Avenue Side Yard Drainage Improvement ($20,000, Score – 40)

A combination of a high rating score and available fund balance determines the ability to move these projects forward. The Fiscal Year 2026 budget includes 1344 Brassie Avenue, 1413 Heather Hill Crescent and 900 Western Avenue Drainage Improvements projects.

<u>**Municipal Facilities**</u>

The age of the municipal complex requires significant facility maintenance and improvements on an annual basis. The following municipal facilities' projects have been implemented:

- Replaced four rooftop air handlers and various undersized and deteriorated ductwork.
- Ventilated the exterior soffits of the Village Hall and sealed the perimeter of the building to eliminate infiltration of unconditioned outside air into the building.
- Conditioned the air in the space between the ceiling tiles and the roof pan.
- Replaced the twenty-year-old roof on the Public Works Service Center.
- Replaced all ceiling tiles and various sections of the ceiling tile suspension system. The cost of the replacement was $92,000, and the project was completed in Fiscal Year 2006. A portion of the project was paid for with grant funding from the Illinois Department of Commerce and Economic Opportunity.
- In Fiscal Year 2008, improvements were made to both Public Works and Fire Department bay floors. The Public Works Department's portion of the contract was for preventative maintenance purposes. The work conducted ensures that the integrity of the floor remains intact for at least the next 10 years. The Fire Department's portion of the contract included a complete restoration of their entire bay floor area. The Fire Department Bay Floor was resurfaced again in Fiscal Year 2023.
- The furnaces in the Fire Department apparatus bay were replaced with a new infrared heating

system designed for greater efficiency. The project was completed in Fiscal Year 2008.

- Through a FEMA assistance grant, a new vehicle exhaust capture system was installed on the Fire Department apparatus bay floor. The system contributes to the overall health of the Department's personnel throughout the building. The project was completed in Fiscal Year 2008.
- In Fiscal Year 2009, a centralized computer network server room was constructed in the Village Hall. The project included several facility improvements such as a separate air conditioner, humidity control unit and new flooring. The purpose of the room is to extend the overall life of the server equipment by storing it in a properly controlled environment. The HVAC in the room will be upgraded in Fiscal Year 2024.
- In Fiscal Year 2009, through the Illinois Clean Energy Foundation, the Village received a grant through the Public Safety Lighting Upgrade Program. With the grant money received, the Village converted all florescent fixtures, ballasts and exit lighting in the Village Hall to a more energy efficient system.
- In Fiscal Year 2010, the thirty year old exhaust fans were replaced in the Fire Department apparatus room.
- In Fiscal Year 2011, the Village received an Energy Efficiency Block Grant from Cook County in the amount of $100,000 for the replacement of the Village Hall boiler. This replacement is the first replacement of the boiler since the building was constructed in 1979.
- In Fiscal Year 2015, the Village completed another HVAC system replacement at the Village Hall Complex. The project also included renovations to the Police Department Firing Gun Range, which enhanced the ventilation and cooling system in the shooting area. Other improvements included duct work insulation, new electronic thermostats, VAV upgrades, and a new computer controlled automation system.
- In Fiscal Year 2017, the Village completed the HVAC system replacement at the Public Works Service Center. Other improvements included new electronic thermostats and improvements to the outside air economizer which is an energy savings improvement. The roof at the Public Works Service Center was also replaced.
- In Fiscal Year 2023, the generator at the Municipal Complex was replaced with a more robust generator that will service the entire facility in a power outage allowing full municipal operations to continue in such circumstances. A generator was also installed at the Public Works Service Center in Fiscal Year 2023.
- In Fiscal Year 2023, the roof at the Municipal Complex was replaced at a cost of $683,332.
- Village Hall front desk security was enhanced in Fiscal Year 2024.
- In Fiscal Year 2024, the lower-level Fire Department women's locker room remodeling project was completed.
- In Fiscal Year 2024, the Village Hall dead-air space HVAC unit and the server room HVAC unit were replaced.
- In Fiscal Year 2025, the Fire Department bay doors and openers were replaced.
- In Fiscal Year 2025, the Village Hall Complex flooring replacement project was completed.

Given the age of the Village Hall Municipal Complex (over 40 years old) along with the increased use of technology in operations and onerous records retention requirements, the Village Hall Municipal Complex needs attention. Those needs range from common area aesthetics and landscaping up to and including the provision of technology, storage and office space. In Fiscal Year 2016, Staff contracted with an architect to conduct an Assessment Study of the Village Hall complex. This study can be used to better plan for future capital projects and needs in the complex. The study presented improvement projects that can be completed in a phased approach. In Fiscal Year 2020, Staff worked with an architect on the planning for the Phase 1 improvements. These improvements included front desk security measures at the Administration/Finance and Building Departments, and remodeling of the Complex's bathrooms and locker rooms. The project was bid in Fiscal Year 2020, and bids were rejected due to them coming in well over the project budget. Given the economic uncertainty of the pandemic, this project was put on hold. Fiscal Year 2025 projects still currently underway include the installation of front desk security improvements in the Building Department and the renovation of a women's locker room in the lower level of the Police Department. Both of these projects will carryover into Fiscal Year 2026.

Municipal Parking Lots

As part of the Fiscal Year 2024 budget preparation, Staff updated the schedule for the resurfacing and maintenance of the municipal parking lots. Below is a summary of the lots, schedule, and cost.

North Commuter Lot Seal Coating and Patching (FY24) -	$25,000
South Commuter Lot Seal Coating and Patching (FY25) -	$25,000
Library Lot Seal Coating and Patching (FY25) -	$10,000
Public Works Service Center Seal Coating & Patching (FY25) -	$60,000
Merchant Lot Seal Coating and Patching (FY26) -	$ 5,000
Village Hall Lot Seal Coating and Patching (FY26) -	$15,000
Central Drive Lot Resurfacing (FY27) -	$50,000

The health of the Municipal Parking Lots fund has suffered since the pandemic. The reduction in the commuter population has resulted in a lack of revenue to sustain the fund and support resurfacing and maintenance. Staff suggests using established planning monies to ascertain future commuter parking needs and whether portions of the lots need to be repurposed.

Water Meter Replacement

Stemming from a recommendation in the 2004 Water System Study, the Village implemented Phase I of the Water Meter Replacement Program in Fiscal Year 2008. This program installed 250 residential water meters and outside touch pad reading devices for accounts within Billing Cycle #2. The upgraded meter equipment provided a means to more effectively account for the Village's water usage and provided the ability to read the meters more efficiently. Following the Phase I program, a more aggressive meter replacement schedule was implemented. Throughout Fiscal Year 2009, approximately 1,000 meters in the Village were replaced and upgraded. Also, in Fiscal Year 2010 an additional 500 meters were replaced and upgraded to the electric touch pad technology.

Between Fiscal Year 2014 and 2019, the Village replaced a majority of the large meters in the inventory to the newer style Sensus Omni meter. The larger meters are true performers in capturing lower water usages and have advanced tracking for daily and monthly usage at each location through a laptop computer.

For several years, the Village has also had a priority to replace the residential (small) meters with the newer technology. Considering high water rates and the community-wide impact of accounting for unbilled water, the replacement of water meters to improve the equitable accounting of water usage was the next logical step. The Village learned that the project expense is eligible for funding through the Village's share of the American Rescue Plan Act (ARPA) monies. In Fiscal Year 2023, Public Works Staff revisited the delivery of this project with our consultants and brought the project to fruition in Fiscal Year 2024. The project was completed by the fall of 2024 at a cost of $2,007,841. This project has resulted in a reduction in water loss due to poor metering accuracy and efficiency improvements in meter reading.

Grant Funding

As appropriate, the Village pursues available federal, state, and other grant funds to assist with the financing of these large capital projects. Current projects for which the Village has received grant funds through other governmental agencies include:

- Central Business District Roadway, Pedestrian and Streetscape Improvements (Cook County, IDOT)
- Flossmoor Road Viaduct Drainage Improvements (DCEO, FEMA)
- Dartmouth Pedestrian Bridge Replacement and Streambank Stabilization Project (IEPA)

Over the past fifteen years, the following projects were all supported with federal, state or regional grant funding.

- Local Road Safety Plan (CMAP)
- Lead Water Service Inventory (CNT)
- Hagen Lane and Douglas Avenue Drainage Improvements (MWRD)
- Berry Lane Drainage Improvements (ACOE, MWRD, IEPA)
- Water System Automation
- Crawford Avenue North Water Main Extension
- Resurfacing of Flossmoor Road from Western Avenue to Dixie Highway
- Resurfacing of Flossmoor Road from Sterling Avenue to Governors Highway
- Central Business District Street Light Replacement
- Meinheit Water Tower Painting
- Village Hall HVAC Upgrade Project
- Vollmer Road Water Main Replacement
- Brookwood Bridge and Butterfield Road Culvert Reconstruction
- Brumley Drive Reconstruction Project

Proposed Future Projects

As part of the Fiscal Year 2026 budget preparation, the Public Works Department, the Village Manager and the Finance Department prepared the current Finance & Facilities Plan for the Mayor and Village Board's review. Before a tentative schedule was set, we discussed the list of potential Capital Projects, fund balances and reserves, along with other possible funding sources that may be available. The following is a three-year capital improvement schedule for the Mayor and Board of Trustee's consideration and approval. The budget identified is the full budget with no consideration of outside funding sources such as grants.

FISCAL YEAR 2026

- **Water Supply System Improvements – Phase 1 Water SCADA System Improvements**
  Projected Budget: $744,300 (General Fund and Water & Sewer Fund) – The Water Supply System Improvements Program includes the upgrade of the Water SCADA System ($744,300, FY25 and FY26), Sterling Avenue Pump Station Improvements ($361,700, FY27), demolition of the Sterling Avenue Water Tower ($208,700, FY27), and the Vollmer Road Pump Station and Reservoir Improvements ($1,613,800, FY28). Staff has been working with our consultant on the development of this program, which is planned to be completed in phases over several years and multiple potential funding sources. This phase includes the implementation of the Water SCADA System improvements, which started in FY25 and will be completed in FY26.

- **Flossmoor Road Viaduct Drainage Improvements Phases 3 - 5**
  Projected Budget: $4,091,666 (General Fund, DCEO Grants, 2021 Streets and Storm Sewer Improvement Fund) – This portion of the project includes the construction and construction engineering of Phases 3 – 5 of the overall project. While the project moves forward with engineering, Staff is continuing to pursue additional grant opportunities to help offset the cost for the project. The project construction will more than likely be completed by the spring of 2026, depending on timelines set by the various grant agencies.

- **Public Works Salt Storage Building Reconstruction**
  Projected Budget: $200,000 (General Fund) – This project includes the reconstruction of the Public Works Salt Storage Building, located at the Public Works Service Center. The existing pre-cast concrete salt storage building is 29 years old and is showing its age and deterioration from salt corrosion and heavy use. Staff is investigating other alternatives for the reconstruction of this building that will be both cost effective and long lasting.

- **Central Business District Roadway, Pedestrian and Streetscape Improvements – Phase 3 Construction**
  Projected Budget: $1,031,202* (General Fund, IDOT ITEP Grant) - The project includes the Phase III Construction and the Construction Engineering for the Central Business District Roadway, Pedestrian and Streetscape Improvements project. The Village received an IDOT IllinoisTransportation Enhancement Program grant, that will fund 80% of the project's construction engineering and construction costs up to the ITEP grant amount of $1,184,456. The project was bid on the March 7, 2025 State IDOT letting and construction will be completed in the summer of 2025. ***IDOT ITEP construction funds not included in this budget since construction contract will be managed through IDOT.**

- **1344 Brassie Avenue Rear Yard Drainage Improvement**
  Projected Budget: $60,000 (Storm Sewer Fund) - This project includes a storm sewer improvement to the rear yard area of 1344 Brassie Avenue and surrounding properties. This area experiences rear yard flooding that impacts surrounding residential structures. The project was

included in the MWRD Butterfield Creek Stormwater Study and is also on the Village's Residential Drainage Improvement Project list with a score of 80.

- **1413 Heather Hill Crescent Rear Yard Drainage Improvement**
  Projected Budget: $50,000 (Storm Sewer Fund) - This project includes a storm sewer improvement to the rear yard area of 1413 Heather Hill Crescent. The rear yard area of this residence does not have a positive gravity outfall away from the rear lower level of the home. A storm sewer installation will solve the issue and provide positive drainage away from the home. The project is included in the Village's Residential Drainage Improvement Project list with a score of 75.

- **900 Western Avenue Front Yard Drainage Improvement**
  Projected Budget: $15,000 (Storm Sewer Fund) The front yard of this property has a small detention basin that is dewatered by electric sump pumps. When power is out, the basin backs up and water enters the residential structure in heavy rain events. The improvement includes connecting IDOT storm sewer system in the west parkway of Western Avenue to a storm basin with storm sewer. The project is included in the Village's Residential Drainage Improvement Project list with a score of 60.

- **Dartmouth Pedestrian Bridge Replacement and Streambank Stabilization Project**
  Projected Budget: $690,800 (General Fund*) – This project includes the design engineering and construction for the Dartmouth Road Bridge replacement and bank stabilization of Butterfield Creek. Baxter & Woodman Consulting Engineers was retained to complete a Preliminary Design Memorandum in Fiscal Year 2016. This memorandum identified the scope for the project, alternative design options, cost estimates, and potential grant funding sources to offset the cost for the project. In 2024, the Village was awarded a Section 319 Grant from the IEPA for the streambank stabilization portion of the project that has an estimated cost of $186,000. The Section 319 Grant would cover 60% of this portion of the project, or $111,600. The total estimated cost of the project, which includes the streambank stabilization and the bridge reconstruction, is $690,800. The project will be designed and constructed in Fiscal Year 2026.

FISCAL YEAR 2027

- **Water Supply System Improvements – Phase 2 Improvements**
  Projected Budget: $570,400 (IEPA loan*) – The Water Supply System Improvements Program includes the upgrade of the Water SCADA System ($759,300, FY25 and FY26), Sterling Avenue Pump Station Improvements ($361,700, FY27), demolition of the Sterling Avenue Water Tower ($208,700, FY27), and the Vollmer Road Pump Station and Reservoir Improvements ($1,613,800, FY28). The second phase project includes the engineering and construction of the Sterling Avenue Pumping Station Improvements and the demolition of the Sterling Avenue Water Tower.
  ***(Project is contingent on receiving IEPA loan funding.)**

- **Central Drive Lot Resurfacing**
  Projected Budget: $50,000 (Municipal Parking Lots Fund) - This project includes the patching, resurfacing, and re-striping of the Central Drive Parking Lot. The project is planned to be funded with the Municipal Parking Lots Fund.

- **Lead Service Line Replacement Program – Phase 1**
  Projected Budget: $1,125,000 (Water & Sewer Fund*) - This program includes the replacement of an estimated 400 lead water service lines or galvanized requiring replacement (GRR) water service lines in the Village as required by the IEPA and USEPA at an estimated cost of $4,500,000. The project will begin by 2027 and is estimated to be completed as a phased program over four years pending available funding (100 service replacements per year). At a minimum, the Village will need to replace 28 of the services per year over a 15 year period ($315,000 annually) to be in compliance with the IEPA requirements. The project will also include design engineering and construction engineering services to manage the project. *** Project is contingent on receiving grant funding to support project at this annual cost level. If grant funding is not received, project will be completed over 15 years using local funding.**

FISCAL YEAR 2028

- **Water Supply System Improvements – Phase 3 Engineering and Construction**
  Projected Budget: $1,613,800 (IEPA Loan*) – The Water Supply System Improvements Program includes the upgrade of the Water SCADA System ($759,300, FY25 and FY26), Sterling Avenue Pump Station Improvements ($361,700, FY27), demolition of the Sterling Avenue Water Tower ($208,700, FY27), and the Vollmer Road Pump Station and Reservoir Improvements ($1,613,800, FY28). The third phase of the project includes the engineering and construction for the Vollmer Road Pump Station and Reservoir Improvements. ***(Project is contingent on receiving IEPA loan funding.)**

- **Lead Service Line Replacement Program – Phase 2**
  Projected Budget: $1,125,000 (Water & Sewer Fund*) - The project is Phase 2 of the overall Lead Service Line Replacment Program and includes the replacement of 100 service lines. *** Project is contingent on receiving grant funding to support project at this annual cost level. If grant funding is not received, project will be completed over 15 years using local funding.**

Based on a continuous evaluation of infrastructure needs, a significant number of projects have been planned for the next three years. Each year, as progress is made, Village-wide capital project needs will be re-evaluated, and the plan will be extended. By planning into the future, major infrastructure conditions and service can be preserved, and every attempt can be made to finance these ongoing projects with money already saved for the purpose, along with additional revenue conservatively anticipated during ensuing years.

SUMMARY OF CAPITAL PROJECTS:

Included in the Capital Plan and the Finance and Facilities Plan for the next three years:

Fiscal Year 2026

- Water Supply System Improvements – Phase 1 Construction $744,300
- Flossmoor Road Viaduct Drainage Improvements Phase 3-5 $4,091,666
- Public Works Salt Storage Building Reconstruction $200,000
- CBD Roadway, Pedestrian and Streetscape Improvements – Phase 3 Const. $1,031,202
- 1344 Brassie Avenue Rear Yard Drainage Improvement $60,000
- 1413 Heather Hill Crescent Rear Yard Drainage Improvement $50,000
- 900 Western Avenue Front Yard Drainage Improvement $15,000
- Dartmouth Bike Bridge Replacement Project – Engineering and Construction $690,800

Fiscal Year 2027

- Water Supply System Improvements – Phase 2 Engineering and Construction $570,400
- Central Drive Lot Resurfacing $50,000
- Lead Service Line Replacement Program – Phase 1 $1,125,000

Fiscal Year 2028

- Water Supply System Improvements – Phase 3 Engineering and Construction $1,613,800
- Lead Service Line Replacement Program – Phase 2 $1,125,000

Other projects listed below have been identified as infrastructure needs but have not been scheduled in the Capital Plan in the next three years nor the Finance and Facilities Plan. These projects will be scheduled as funding becomes available or as priorities are changed.

- Lead Water Service Line Replacement Program (Phases 3 & 4) $2,250,000
- Latimer Lane Drainage Improvement (MWRD FLON2) $1,706,400
- Heather Road Drainage Improvement $1,000,000
- 18727 Springfield Avenue Drainage Ditch Improvement TBD
- 1213 Berry Lane Rear Yard Drainage Improvement $50,000
- 1110 Western Avenue Rear Yard Drainage Improvement (MWRD FLON1) $40,740
- 1255 Berry Lane Rear Yard Drainage Improvement $10,000
- 1029 Hamlin Avenue Rear Yard Drainage Improvement $15,000
- 1329-1345 Bunker Avenue Rear Yard Drainage Improvement $30,000
- 724 Central Park Avenue Rear Yard Drainage Improvement TBD
- 2925 MacFarlane Crescent Rear Yard Drainage Improvement $10,000
- 740 Sterling Avenue Side Yard Drainage Improvement $20,000
- Public Works Service Center Lot Resurfacing (FY30) $120,000
- Village Hall Lot Resurfacing (FY31) $100,000
- North Commuter Lot Resurfacing (FY29) $80,000
- South Commuter Lot Resurfacing (FY30) $150,000
- Flossmoor Library Lot Resurfacing (FY35) $60,000
- Central Drive Lot Resurfacing (FY27) $50,000
- Merchant Lot Resurfacing (FY36) $40,000

- Western Avenue Tower Painting and Repairs $500,000
- Phase III Storm Sewer Rehabilitation - Engineering $175,000
- Phase III Storm Sewer Rehabilitation - Construction $1,100,000
- Dells Neighborhood Water Main Replacement $726,000
- Lynwood Ct. Water Main Replacement $690,000
- Vollmer Road 24” Sanitary Sewer Rehabilitation $910,000
- Imperial Ct. & Embassy Row Water Main Replacement $155,000
- Elm Ct. Water Main Replacement $75,000
- Hamlin Ave. Water Main Replacement $550,000
- Central Park Ave. Water Main Extension $232,500
- Butterfield Lift Station Forcemain – Assessment & Rehabilitation $1,120,000
- Woods Lift Station Forcemain – Assessment & Rehabilitation $660,000
- Heather Road Lift Station Forcemain – Assessment & Rehabilitation $165,000
- Sylvan Ct. Lift Station Forcemain – Assessment & Rehabilitation $225,000
- Commons Lift Station Forcemain – Assessment & Rehabilitation $30,000
- Dartmouth Rd. Lift Station Forcemain – Assessment & Rehabilitation $315,000
- Heather Rd. Lift Station Reconstruction $250,000
- Braeburn Ave. Sanitary Sewer Improvement $500,000
- Village Hall Municipal Complex Improvements – future phases $1,000,000

GENERAL FUND
FINANCE AND FACILITIES PLAN
WITH FY 25-26 BUDGET PROJECTIONS

Designation	Fin & Fac Plan Balance 4/30/24	Projected Allocated/ Expended 2024-25	Projected Balance 5/1/25	Expenditure Account Number (s)
Fund Balance	$8,322,025	($995,749)	$7,326,276	n/a*
FY 25/FY 26 Budget Operating Deficit		($973,383)	($973,383)	n/a
Reserves	4,576,756	150,479	4,727,235	33% '24 acfr
Village Hall Municipal Complex Improvements	200,000	(200,000)	200,000	01-67-7-765
Public Works Salt Storage Building Reconstruction	200,000	-	200,000	01-67-7-768
Local Share - CBD Streetscape Grants	347,217	-	843,299	01-55-7-772/773
Local Share - Dartmouth Bike Bridge Grant	579,200	-	579,200	01-55-7-770
Water Supply System Improvements	744,300	(63,739)	-	01-55-7-779
Balance Available For Allocation	$1,674,552		$1,749,925	

Notes:
April 30, 2025 set aside balances based on Board approved budget.
Includes fund balance assignment to fund FY 26 budget operating deficit.
*Projected fund balance figure based on projections in FY 25-26 budget

WATER & SEWER FUND
FINANCE AND FACILITIES PLAN
WITH FY 25-26 BUDGET PROJECTIONS

Designation	Fin & Fac Plan Balance 4/30/24	Projected Allocated/ Expended 2024-25	Projected Balance 5/1/25	Expenditure Account Number (s)
Net Unrestricted Assets*	$1,937,080	$714,794	$2,651,874	
Reserves	1,260,407	(106,988)	1,153,419	30% '24 cafr
CBD Sanitary Sewer Relocation	-	-	450,000	08-21-7-750
Water Supply System Improvements	680,561	-	680,561	08-11-7-771
Balance Available For Allocation	($3,888)		$367,894	

Notes:
April 30, 2025 set aside balances based on Board approved budget.
Projected figures based on projections in FY 25-26 budget.
*Does not include depreciation which posts to Net Capital Assets;
FY 24 depreciation expense = $145,164; includes costs impacting NUA only.

SANITARY SEWER REHABILITATION FUND
FINANCE AND FACILITIES PLAN
WITH FY 25-26 BUDGET PROJECTIONS

Designation	Fin & Fac Plan Balance 4/30/24	Projected Allocated/ Expended 2024-25	Projected Balance 5/1/25	Expenditure Account Number (s)
Net Unrestricted Assets*	$482,575	$176,123	$658,698	n/a
IEPA Loan Repayment-Dedicated Repayment Source	115,050		115,050	09-01-8-807
IEPA Loan-Dedicated to Sanitary Sewer System Maintenance	108,500	-	108,500	09-01-6-671to677,714
Balance Available For Allocation	$259,025		$435,148	

Notes:
April 30, 2025 set aside balances based on Board approved budget.
Projected figures based on projections in FY 25-26 budget.
Dedicated repayment source represents end of fiscal year unrestricted net assets commitment to IEPA per Phase 4 loan application.
*Does not include depreciation which posts to Net Capital Assets; FY 24 depreciation expense = $149,268.

Attachment: Ffplan26 (FY 26 Finance and Facilities Plan)

MFT FUND

FINANCE AND FACILITIES PLAN
WITH FY 25-26 BUDGET PROJECTIONS

Designation	Fin & Fac Plan Balance 4/30/24	Projected Allocated/ Expended 2024-25	Projected Balance 5/1/25	Expenditure Account Number (s)
Fund Balance	$1,086,529	($297,819)	$788,710	n/a
No Projects Allocated	-	-	-	
Balance Available For Allocation	$1,086,529		$788,710	

Notes:

April 30, 2025 set aside balances based on Board approved budget.
Projected figures based on projections in FY 25-26 budget.

Attachment: Ffplan26 (FY 26 Finance and Facilities Plan)

MUNICIPAL PARKING LOTS FUND
FINANCE AND FACILITIES PLAN
WITH FY 25-26 BUDGET PROJECTIONS

Designation	Fin & Fac Plan Balance 4/30/24	Projected Allocated/ Expended 2024-25	Projected Balance 5/1/25	Expenditure Account Number (s)
Net Unrestricted Assets*	$170,289	($106,063)	$64,226	n/a
North Commuter Lot Seal Coating	25,000	(18,039)	-	40-32-7-703
South Commuter Lot Seal Coating	25,000	(25,000)	-	40-32-7-704
Library Seal Coating	10,000	(10,000)	-	40-32-7-705
Balance Available For Allocation	$120,289		$64,226	

Notes:
April 30, 2025 set aside balances based on Board approved budget.
Projected figures based on projections in FY 25-26 budget.
*Does not include depreciation which posts to Net Capital Assets
FY 24 depreciation expense = $10,142

GENERAL FUND

FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2025

Designation	Projected Balance 5/1/25
Fund Balance	$7,326,276
FY 26 Budget Operating Deficit	($973,383)
Reserves	4,727,235
Village Hall Municipal Complex Improvements	200,000
Public Works Salt Storage Building Reconstruction	200,000
Local Share - CBD Streetscape Grants	843,299
Local Share - Dartmouth Bike Bridge Grant	579,200
Balance Available For Allocation	$ 1,749,925

WATER & SEWER FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2025

Designation	Projected Balance 5/1/25
Net Unrestricted Assets*	$2,651,874
Reserves	1,153,419
CBD Sanitary Sewer Relocation	450,000
Water Supply System Improvements	680,561
Balance Available For Allocation	367,894

*Does not include depreciation which posts to Net Capital Assets;
FY 24 depreciation expense = $145,164; includes costs impacting NUA only.

SANITARY SEWER REHABILITATION FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2025

Designation	Projected Balance 5/1/25
Net Unrestricted Assets*	$658,698
IEPA Loan Repayment-Dedicated Repayment Source	115,050
IEPA Loan-Dedicated to Sanitary Sewer System Maintenance	108,500
Balance Available For Allocation	$435,148

*Does not include depreciation which posts to Net Capital Assets;
FY 24 depreciation expense = $149,268.

MFT FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2025

Designation	Projected Balance 5/1/25
Fund Balance	$788,710
No Projects Allocated	-
Balance Available For Allocation	$788,710

MUNICIPAL PARKING LOTS FUND

FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2025

Designation	Projected Balance 5/1/25
Net Unrestricted Assets*	$64,226
No Projects Allocated	-
Balance Available For Allocation	$64,226

*Does not include depreciation which posts to Net Capital Assets
FY 24 depreciation expense = $10,142

TIF FUND
FINANCE AND FACILITIES PLAN
FINAL APRIL 30, 2019

Designation	Actual Balance 4/30/19
Fund Balance	$12,788
Development Consultant Advisory Services	8,000
Balance Available For Allocation	$4,788

#Other expenses budgeted in FY 20 = $4,788