

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MARCH 7, 2022*

VILLAGE HALL / ZOOM MEETING

MARCH 7, 2022

7:30 pm

Mayor Nelson called the meeting to order at 7:30 pm.

Village Clerk Gina A. LoGalbo took roll.

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

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Police Chief Tod Kamleiter; Fire Chief Bob Kopec; Assistant Director of Public Works Dan Milovanovic; Finance Director Scott Bordui; Building & Zoning Administrator Scott Bugner; Village Attorney Kathi Orr; Program & Event Coordinator Stephanie Wright; Village Clerk Gina A. LoGalbo; 22 residents

Mayor Nelson called the meeting to order. Mayor Nelson noted that the meeting was being held in person and via Zoom, which is permitted by Public Act 101-0640. Mayor Nelson noted that the public was invited to monitor the meeting via zoom or attend the meeting in person. She noted that per CDC guidelines, masks were no longer required. However, residents should feel free to wear a mask based on their own personal preference. Public participation would be permitted only in person during the citizen comment portion of the agenda, and citizens could submit comments via email at info@flossmoor.org to share with the Village Board.

Citizens Present Wishing to Address the Board:

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

Jenny Curtis who lives on Bruce Avenue stated that she has lived in Flossmoor for eighteen (18) months and would like the Board to consider above-ground pools. She created a petition through change.org to gauge community interest about above-ground pools and received 111 signatures on the petition. Ms. Curtis read from the petition, which stated that her family moved to Flossmoor not knowing about the restrictions for pool ownership. She provided background regarding her previous experience with pool ownership and noted that other towns like Homewood have ordinances allowing above-ground pool ownership. She stated that Flossmoor's current ordinance is very restrictive and has no allowance for above-ground pools. She noted the high cost of in-ground pools, delays in construction, and increased property taxes associated with owning an in-ground pool. Ms. Curtis noted the staffing challenges for community pools and how pool ownership could enrich the lives of Flossmoor residents. She stated that the benefit of above-ground pools includes no increase in property taxes, attract homeowners, cost, safer than in-ground pools, a decrease of crowds with a possible decrease of communicable infections, an outlet for increased exercise, improved mental health, they take up less space, can be removed, ease of installation, and more cost-effective to maintain. She suggested that Flossmoor needs an ordinance that makes pools more attainable, and reflects the diversity of family make-up and income. She requested that the Village Board amend the ordinance regarding pools to include above-ground pools with a height of, but not limited to, fifty-four (54) inches. She noted that comments from Facebook community pages stated how people removed Flossmoor from their list of possible places to move to because of the current pool ordinance.

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MARCH 7, 2022*

VILLAGE HALL / ZOOM MEETING

MARCH 7, 2022

7:30 pm

Village Manager Bridget Wachtel stated that the Board has looked at the issue of pools three (3) times in three (3) years and that the options are to place the issue on an upcoming agenda for discussion. The discussion could result in a few options: 1) Do nothing, or 2) With direction from the Board, staff would draft a modification to the Building and Zoning Codes. The issue would have to go to the Zoning Board if the Zoning Code would need modification, or 3) They could place the issue on an advisory referendum and should consider following through with the outcome of the referendum.

Trustee Lofton stated that he is favor of the Board continuing the discussion about pools and believes that residents should be able to enjoy their property.

Trustee Mustafa stated that she would like the Board to discuss the issue and is in favor of a referendum about the issue. Depending on the results of the referendum, she would like to follow how the majority votes.

Trustee Bradley-Scott stated that the referendum is probably the best idea to get the community's buy-in. She stated that in regards to the parameters, the Board needs to think about the staff to manage provisions that are put in place and to consider any issues with water flooding and drainage.

Trustee Daggett stated that he is in favor of continuing the discussion about the pool ordinance.

Village Manager Bridget Wachtel stated that the referendum could go on the primary election ballot in June and that the deadline for filing is April 11, 2022. She also noted that several homeowners' associations in the community do not allow pools, and that their covenants could still restrict pools if the Village's ordinance was changed to allow pools.

Trustee Driscoll stated that it might be premature for the issue to be placed on a referendum and noted that the Board had several open hearings regarding the truck ordinance before that issue was placed on a referendum. First, he would like to get more community feedback. He stated that he asked neighbors their opinion on the pool issue, and they weren't as supportive of a change like they were for the truck ordinance. He noted that community aesthetics were an issue because a community full of pools doesn't look good. He stated that code enforcement is also an issue because getting pools taken down when they're in disrepair is difficult.

Mayor Nelson stated that the conversation should continue and requested that the topic be put on the next agenda.

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

No citizen wished to address the Board on an agenda item in person or via Zoom. No emails were submitted to info@flossmoor.org for presentation to the Board.

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 1-8):

- 1. Approval of the Minutes of the Regular Meeting Held on February 7, 2022.*
- 2. Ratification of Bills for Approval and Payment as Approved by the Finance Committee (February 21, 2022)*

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MARCH 7, 2022

VILLAGE HALL / ZOOM MEETING

MARCH 7, 2022

7:30 pm

3. *Presentation of Bills for Approval and Payment as Approved by the Finance Committee (March 7, 2022)*
4. *Consideration of a Contract Award and Budget Amendment for the Berry Lane Drainage Improvements Project Construction Engineering Services*
5. *Consideration of a Contract Award for the Phase 4 Sanitary Sewer Rehabilitation Project Construction Engineering Services*
6. *Consideration of a Resolution Requesting Temporary State Highway Closures for the Hidden Gem Half Marathon*
7. *Consideration of a Resolution Requesting Temporary Cook County Road Closures for the Hidden Gem Half Marathon*
8. *Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Agreement by and between the Village of Flossmoor and Flossmoor Fraternal Order of Police Officers FOP Labor Council (May 1, 2020 – April 30, 2023)*

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Lofton so moved, seconded by Trustee Bradley-Scott. Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

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

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

Mayor Nelson referred to Agenda Item #9 – Consideration of a Request for Voluntary Annexation of 19810 and 19812 Governors Highway. Mayor Nelson called for a motion for Consideration of a Request for Voluntary Annexation of 19810 and 19812 Governors Highway. Trustee Mustafa so moved, seconded by Trustee Daggett. Mayor Nelson introduced former Mayor Paul Braun to begin the presentation. Mr. Braun stated that he was appearing as an attorney on behalf of his client, Oasis House of Refuge, an Illinois Corporation. The principals of the Corporation are Sade and Hakeem Bello. They are the contract purchasers of 19810 and 19812 Governors Highway. The property is vacant, 2.25 acres, and is surrounded by Flossmoor. Mr. Braun stated that they weren't requesting action from the Board at this time but wanted to give them a preview of what they were trying to do with the property. Their proposal is to purchase the property and construct a 12,500 square-foot facility for in-patient hospice care. He stated that it would be useful to the community. The Bellos have broad experience with hospice care and have a long-term commitment to the community. Mr. Braun stated that if they are successful with the annexation, they will be requesting rezoning of the property to R-7 and a special use permit.

Jason Berghoff from Apex Design Build provided details about the design of the building and property, including the proposed parking lot, setbacks, landscaping, and signage. He stated that they would like to break ground on the project this summer, and it will take about one year to finish.

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MARCH 7, 2022*

VILLAGE HALL / ZOOM MEETING

MARCH 7, 2022

7:30 pm

Sade Bello provided information about her family's background within the community. She stated that she is the Administrator of Oasis House of Refuge, which they started in 2014 at another location. At their Flossmoor location it's going to be like a mini-ICU where they will treat patients at their end of life who also have symptoms that need to be managed but, in a home,-like setting. The maximum rooms they can have is sixteen (16) per state licensure, but they are only going to have a maximum of fourteen (14) rooms. They also plan to move their administration office to Flossmoor. She noted that they would use private ambulances and wouldn't rely on the Flossmoor Fire Department for transportation of their clients.

Trustee Driscoll made inquiries about their business and stated his support for their business.

Paul Braun stated that his clients would be pursuing Class 8 incentives, but also plan to make the Village whole with a make-whole agreement. Their business would not impact schools or other taxing bodies, and the business would generate property taxes for the Village.

Trustee Daggett stated his support for their business.

Mayor Nelson inquired about the total amount of parcels.

Paul Braun stated that his clients' project just involved the two (2) parcels they previously noted.

Village Manager Bridget Wachtel inquired about whether they would need to transport patients to the hospital for acute care.

Mrs. Bello explained that the patients wouldn't be going to the hospital for care.

Trustee Mustafa inquired about the details of the plans.

Paul Braun stated that more details would be forthcoming after they move further along in the process.

Village Attorney Kathi Orr stated that there would be several actions for the Board to take after the issue goes to the Plan Commission: An annexation agreement, re-zoning, and then the actual annexation.

No vote was required.

Mayor Nelson referred to Agenda Item #10 – Discussion of the FY 23 Preliminary Budget. Village Manager Bridget Wachtel stated that the Executive Summary Report, which she would be reviewing, contains the highlights of the FY 23 Preliminary Budget. She stated that the Board would be discussing the Budget for the next four (4) Board meetings. She noted that the Preliminary Budget doesn't include wage adjustments for personnel. She proceeded to provide a detailed review of the Executive Summary and FY 23 Preliminary Budget (which can be found on the Village's website, www.flossmoor.org).

An overview of the General Fund and Water & Sewer Fund was provided. The Manager presented information regarding the projected FY 22 and the preliminary FY 23 budget. She reviewed both fund's operating and total fund position and explained significant variances to both revenues and expenditures for both fiscal years.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MARCH 7, 2022

VILLAGE HALL / ZOOM MEETING

MARCH 7, 2022

7:30 pm

Water and Sewer Fund:

	<i>FY23 Budget</i>	<i>FY 22 Projections</i>	<i>FY 22 Budget</i>
<i>Operating Revenue</i>	\$3,761,820	\$3,624,747	\$3,846,620
<i>Operating Expenditures</i>	\$3,752,516	\$3,804,968	\$3,702,206
<i>Net Operating Water & Sewer</i>	\$ 9,304	\$ (180,221)	\$ 144,414

	<i>FY23 Budget</i>	<i>FY 22 Projections</i>	<i>FY 22 Budget</i>
<i>Total Revenue</i>	\$3,761,820	\$3,626,247	\$3,846,620
<i>Total Expenditures</i>	\$3,977,516	\$3,829,748	\$3,722,206
<i>Net Total Water & Sewer</i>	\$ (215,696)	\$ (203,501)	\$ 124,414

The Village's Water and Sewer Fund is projected to end FY 22 with a small deficit in its operating position. The total fund deficit is a draw down of fund balance for the water supply feasibility study. The Preliminary FY 23 budget reflects a break-even operating position and a draw down of fund balance for the water meter replacement project.

General Fund:

	<i>FY23 Budget</i>	<i>FY 22 Projections</i>	<i>FY 22 Budget</i>
<i>Operating Revenue</i>	\$11,617,928	\$11,526,551	\$11,044,975
<i>Operating Expenditures</i>	\$11,743,374	\$10,662,885	\$11,495,891
<i>Net Operating General Fund</i>	(\$ 125,446)	\$ 863,666	(\$ 450,916)

The Village is projecting to end FY 22 with an operating and total fund surplus due in part to improved sales tax revenues, deferred capital and operating expenses, and vacant positions. The FY23 preliminary budget has a small operating deficit.

	<i>FY23 Budget</i>	<i>FY 22 Projections</i>	<i>FY 22 Budget</i>
<i>Total Revenue</i>	\$13,059,424	\$12,505,966	\$12,051,362
<i>Total Expenditures</i>	\$14,715,839	\$11,767,055	\$13,130,327
<i>Net Total General Fund</i>	(\$ 1,656,415)	\$ 738,911	(\$1,078,965)

The Village does not anticipate spending all of the money allocated this year for capital and non-operating projects, most notably the water supply system improvements, an expense that cannot be absorbed by the water and sewer fund. Mid-fiscal year, the Village received ARPA funding which can be used for water improvements, which is now the plan. The preliminary FY 23 budget shows a planned use of fund balance for the water meter replacement project at a cost of approximately \$1.5M to the General Fund.

Discussion ensued among the Board regarding the Preliminary Budget. No vote was required. The next meeting will include a review of the Capital Equipment Fund and Additional Funding Requests.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MARCH 7, 2022

VILLAGE HALL / ZOOM MEETING

MARCH 7, 2022

7:30 pm

Mayor Nelson asked if there was any other business.

Village Clerk LoGalbo stated that the Flossmoor Veterans' Memorial Group would be holding a Trivia Night fundraiser on March 18, 2022 at the Flossmoor Community House.

Village Manager Bridget Wachtel welcomed the new Assistant Village Manager Jonathan Bogue to the Village.

Mayor Nelson noted that a St. Patrick's Day parade would be held on March 12, 2022, the Girl Scouts would be hosting sales and events on March 12th in the community, and she noted that several businesses had opened in Flossmoor Commons.

Mayor Nelson referred to Agenda Item #11 – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation.

There was no need to enter into Executive Session.

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

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

The Regular Meeting was adjourned at 9:32 p.m.

Respectfully Submitted,


Gina A. LoGalbo
Village Clerk