

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 6, 2023*

VILLAGE HALL / ZOOM MEETING

FEBRUARY 6, 2023

7:30 pm

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

Village Clerk Gina A. LoGalbo took roll.

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

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Deputy Chief of Police Keith Taylor; Fire Chief Bob Kopec; Finance Director Scott Bordui; Director of Public Works John Brunke; Building and Zoning Administrator Scott Bugner; Program & Event Coordinator Stephanie Wright; Village Attorney Kathi Orr; Village Clerk Gina A. LoGalbo; 20 residents

Mayor Nelson called the meeting to order. Mayor Nelson noted that the meeting was being held in person and via Zoom, which is permitted by Public Act 101-0640. Mayor Nelson noted that the public was invited to monitor the meeting via Zoom or attend the meeting in person. Public participation would be permitted only in person during the citizen comment portion of the agenda. Members of the public could submit comments on items on the agenda by emailing info@flossmoor.org. Emailed comments would be shared with the Village Board.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – A Proclamation Declaring February 2023 as Black History Month. Mayor Nelson read a Proclamation Declaring February 2023 as Black History Month and honored three (3) Black Flossmoor residents in STEM fields: Jennifer Gee-King, Fredric Mitchell, and Phillipa Leon-Thompson.

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 2-5):

- 2. Approval of the Minutes of the Regular Meeting Held on January 17, 2023*
- 3. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (February 6, 2023)*
- 4. Consideration of a Resolution Authorizing the Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Village Manager of the Village of Flossmoor, Cook County, Illinois, to Approve a Contract with the Lowest Cost Electricity Provider for a Period up to 36 Months*
- 5. Consideration of a Resolution Amending the Budget for Fiscal Year 22-23 for the Village of Flossmoor*

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Mitros so moved, seconded by Trustee Daggett. Trustee Mustafa requested that Item #6 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, to Borrow Funds from the Water Pollution Control Loan Program (Phase 4 Sanitary Sewer Rehabilitation Project), be pulled off of the Consent Agenda.

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

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros and Mustafa.

ABSENT: None

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 6, 2023

VILLAGE HALL / ZOOM MEETING

FEBRUARY 6, 2023

7:30 pm

ABSTAIN: None
NAYS: None

Mayor Nelson referred to Agenda Item #6 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois to Borrow Funds from the Water Pollution Control Loan Program (Phase 4 Sanitary Sewer Rehabilitation Project). Mayor Nelson called for a motion for Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, to Borrow Funds from the Water Pollution Control Loan Program (Phase 4 Sanitary Sewer Rehabilitation Project). Trustee Mustafa so moved, seconded by Trustee Daggett.

Trustee Mustafa inquired with Public Works Director John Brunke about a difference in the presented monetary amounts pertaining to Agenda Item #6.

Public Works Director John Brunke noted that the original amount to borrow was \$1.68 million and that the contract amount came in at \$1.4 million, which is why the amount requested is only \$400,000.00 more. He agreed that a sentence or an explanation about the change could be added in the future.

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

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

Mayor Nelson began the Public Hearing to Establish a Downtown TIF District at 7:39 pm.

Village Manager Bridget Wachtel explained that the Village has been working toward the establishment of a TIF District in our downtown area. The purpose of the TIF District is to incentivize the development of the Village-owned vacant property located on Flossmoor Road, assist in the mitigation of the flooding of the downtown area as a result of such development, and further support established businesses to the extent that funding is available. Village Manager Wachtel added that per statute, the Village has drafted an Eligibility Report and Redevelopment Plan, which was shared with the Joint Review Board on December 21, 2022. The local taxing bodies present at the meeting expressed support for the Village's plan upon it being presented. Copies of the eligibility report and redevelopment plan were also sent to all property taxpayers within 750 feet of the proposed district.

Village Manager Wachtel noted that the February 6, 2023 Village Board meeting was publicized in the Southtown newspaper on January 25 and January 26, 2023, per statute. Village Attorney Orr, Building and Zoning Administrator Scott Bugner, Public Works Director John Brunke, and Village Manager Wachtel were available to answer any questions. Following the February 6, 2023 Board meeting, the Board would consider the ordinances establishing the TIF District at the February 20, 2023, Village Board meeting.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 6, 2023

VILLAGE HALL / ZOOM MEETING

FEBRUARY 6, 2023

7:30 pm

Building and Zoning Administrator Scott Bugner stated that the project area consists of B-2 and B-5 Business Districts, for a total of nineteen (19) buildings in the project area. All of them were built prior to 1979. The average age of all the buildings within the area is (77) years, with the oldest building being built over (130) years ago (Wagner building). They performed a visual assessment of the properties and found that there is deterioration of both building components and surface improvements throughout the area. Examples of deterioration of primary building components include masonry walls, cracked foundation walls, and rusted service doors. Deterioration of secondary building components, include window soffits and fascia, gutters and downspouts, siding, doors, and other exposed wood surfaces. The significant deterioration of masonry walls will require extensive repairs or replacement. Failure to address the deficiencies will only compound the issues in the future. Every building in the project area has evidence of deterioration. Flooding in the area has likely contributed to these issues over time. In addition to the deterioration of the building components, recently conducted fire inspections have identified a number of fire and life safety code deficiencies, including a lack of fire alarm systems and inadequate electrical services for today's uses. He stated that given the age of the buildings in the project area, there are substantial deficiencies with the building codes and accessibility. There are also issues with parking areas, curbs, gutters, and depressed sidewalks.

Public Works Director John Brunke added that a requirement for an area to be designated a TIF District is that there has to be a flooding component or issue. The Flossmoor Road viaduct is the biggest flooding priority. The TIF District and the downtown area and everything west of the viaduct, including the proposed TIF District, contribute to the flooding problem. In 2019, there was a flooding event that breached the former Coldwell Banker office and busted their front doors. There have also been flooding events in the basements of downtown buildings as well as sewer backups in the sanitary sewer system due to flood events which have also backed up into basements of downtown buildings.

Public Works Director John Brunke noted that once the vacant properties on Flossmoor Road are developed, it's imperative that the lots are developed with storm water improvements to mitigate the development of the properties in order to not add to the problem at the viaduct. The Village is working on a flood control project for the viaduct, but it's still imperative that flood improvements are done in the District on those lots and the older buildings. He stated that the Village has an existing Village sanitary sewer that is under the Civic Building that has been there a long time and needs to be relocated. That project is an example of a project that could be funded with TIF funds.

Village Attorney Kathi Orr stated that a lot of work has gone into establishing the TIF District, including sending out many notices. The Village has created an 'interested parties registry' so that anyone who is interested in knowing about the TIF District will be notified about the meetings and information regarding the same. Notices were sent out to every property owner in the district, including any property owner within (750) feet of the boundaries. Village Attorney Kathi Orr noted that the Village has undertaken the only valuable economic development tool in the State. She also noted that the work for this endeavor was done in-house.

Mayor Nelson asked if there were any residents or neighbors who wanted to comment or ask questions.

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 6, 2023*

VILLAGE HALL / ZOOM MEETING

FEBRUARY 6, 2023

7:30 pm

No residents or neighbors wished to speak during the Public Hearing.

Mayor Nelson closed the Public Hearing to Establish a Downtown TIF District at 7:48 pm.

Reports of Committees, Commissions and Boards:

Mayor Nelson referred to Agenda Item #7 – Presentation on the Recap of the 2023 Martin Luther King Jr. Day of Service. Mayor Nelson introduced the Chair and Vice-Chair of the Community Relations Commission, Phillippa Leon-Thompson and Jackie Riffice, respectively. Ms. Leon-Thompson thanked Village Staff for their assistance with the MLK Day of Service. She noted that the Village of Flossmoor loudly answered MLK's question of, "What are you doing for others?"

Ms. Riffice shared some of the project information from MLK's Day of Service in Flossmoor. There were 23 service projects, over 500 volunteers participated, and hundreds of donations were coordinated. Sleep in Heavenly Peace, the CRC's hallmark project, was very successful and completed thirty-nine (39) beds. Other highlights of the MLK Service projects included: A Forest Preserve cleanup that collected eighty (80) bags of litter; a successful blood drive; personal care donations for PADS; buddy-reading by the HF wrestling team and a book collection; lunches and blankets made for PADS; (300) Valentine's Day cards made for residents of long term facilities; (139) Lego Sets donated for Bricks of Hope, hosted by Village Clerk LoGalbo; a concert that raised \$1,200.00 for Neighborscapes, hosted by Mayor Nelson; beautification of the Park Place building by Flossmoor's Future; Girl Scouts Troop #627 assisted the Center for Food Equity; and two (2) Jack & Jill of America – the South Suburban Chapter and the Monarch Cities Chapter – participated in several collection efforts. The CRC had a post-event survey to collect feedback for future use.

The Board thanked and congratulated the CRC for their efforts with the MLK Day of Service.

Action Items:

None.

Discussion Items:

Mayor Nelson referred to Agenda Item #8 – Discussion of the Five-Year Financial Analysis (FY23-FY28) Village Manager Bridget Wachtel presented the Five-Year Financial Analysis (FY23-FY28) report that has been done every two (2) years since approximately 2006. The purpose of the study is to analyze the General Fund's operating revenues and expenses over the next five (5) years. The study has been an important look at how the Village's expenses are trending and how they can project for the future in order to sustain the Village's financial success. The information from the reports has been used for financial planning and making key financial decisions, like going to a referendum for a property tax increase and a non-home rule sales tax. One of the reports is done with a scenario where Meijer is no longer in the Village (although there is no indication that Meijer is leaving the Village), and one report is done with the current budget. The non-Meijer version is done to raise awareness of the impacts on Meijer's financial contributions to Flossmoor.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 6, 2023

VILLAGE HALL / ZOOM MEETING

FEBRUARY 6, 2023

7:30 pm

Village Manager Bridget Wachtel explained that the report's methodology is conservative in its nature. No Finance & Facilities planned capital expenditures are included beyond the current fiscal year. She noted that the Capital Equipment Fund is financed through contributions from the General Fund and Water & Sewer Fund. The Capital Equipment Fund is for large purchases like fire trucks. There are detailed explanations in the spreadsheet about the assumptions used to create the five (5) year analysis, which includes trending data. She noted that Meijer has significantly contributed to property and sales taxes (\$1.8 Million), so if those funds were removed from the Village's budget, there would be an immediate impact.

Village Manager Bridget Wachtel explained that at the start of FY23, the Village ended FY22 with a strong General Fund balance of \$7.9 Million. Running these numbers out, the operating deficits begin in FY23 and continue through FY28. Based on the projections, the Village will be below its fund balance policy level by FY27 and barely above the level by FY26. One contributing factor is the property tax cap legislation, which caps the Village at 5%; however, expenses are not capped at 5%. The Village is also seeing an increase in operating expenses, which could keep increasing dramatically. The analysis is done with the assumption that the Village is fully staffed. She noted that the Village added four (4) public safety positions and the Village has done some other restructuring since 2016. The public safety positions are notable because of their pension impacts on the Village's financial position. The public safety pensions are projected to increase by 65% over the next five (5) years, while it appears there will only be a growth of 27% for property taxes. She noted that there should be some future financial relief with the consolidation of the pensions. Wachtel noted that over the last ten (10) years, the police and fire pensions have increased by over 100%. She also pointed out the health of the Water & Sewer Fund and that when the fund performs well and sustains its own operations, the Village doesn't have to rely on the General Fund to support the Water & Sewer Fund.

Trustee Bradley-Scott inquired about the impacts of staffing levels on the Village Staff. She also inquired about the status of the water meters in regard to optimal billing.

Village Manager Bridget Wachtel responded that the staffing information provided pertained to the current staffing levels. She noted that the water meter replacement project costs come from the General Fund, but Village Staff is looking into other possibilities for funding the replacement.

Director of Public Works John Brunke noted the importance of the water meter replacement project and the return on investment by replacing the meters to account for water being used. There are about 2,000 more meters to be replaced compared to the 3,700 total meters in the Village of Flossmoor.

Village Manager Bridget Wachtel noted that the Village Board did not need to decide anything at the February 6, 2023, Village Board meeting. The report's purpose is to get the Board thinking about how to address the issues and look at the expenditures and revenue sides of the equation. She noted that the Village is always looking for opportunities to partner to share expenses. She noted that one stream of revenue would be a 'places for eating tax,' which is the equivalent of a food and beverage tax.

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 6, 2023*

VILLAGE HALL / ZOOM MEETING

FEBRUARY 6, 2023

7:30 pm

The Board inquired about other places that have a 'places for eating tax' and its impacts on the economic development of eating establishments.

Village Manager Bridget Wachtel explained that per state law, the max 'places for eating tax' is 3%.

Mayor Nelson added that other towns that have the tax include Homewood, Tinley Park, Rosemont, Chicago, and Oakbrook Terrace, which are places we all travel to for dining. Mayor Nelson stated that this is a subject worth investigating.

There was more discussion amongst the Board about the impact of supply chain costs, the status of the report, and whether annexing unincorporated properties would bring in revenue for the Village.

Village Attorney Kathi Orr noted the lack of infrastructure for unincorporated properties and the costs associated with it.

Mayor Nelson stated that the report highlighted the importance of fiscal responsibility in the long-term planning process. Grants, shopping local, and the development of Flossmoor's available land is a priority for the Village. She noted the importance of highlighting the award-winning schools, the Village's events, and having excellent public safety. She requested a future presentation of the 'places for eating tax' and updates on the water meter replacement project.

Trustee Daggett added that he'd like information about the impact of the increase in electric vehicles and the impacts on revenue and the budget from the decrease in gasoline purchases in the Village.

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

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.): No residents wished to speak on a Non-Agenda Item.

Citizens Present Wishing to Address the Board on an Agenda Item

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.): No residents wished to speak on an Agenda Item.

Other Business:

Clerk LoGalbo noted that March 10th is Flossmoor Veterans Memorial Trivia Night and encouraged people to participate. She added that FVM is within \$10k of its \$100k goal to build the Veterans Honor Wall.

Mayor Nelson noted that the Village's thoughts and prayers were with Madeline Miller's family, friends, the officers involved, and all those impacted by the officer-involved tragedy. The investigation has been passed from the Illinois State Police to the Cook County State's Attorney's office, where it is pending.

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 6, 2023*

VILLAGE HALL / ZOOM MEETING

FEBRUARY 6, 2023

7:30 pm

Mayor Nelson explained that a uniform cost on the Village's financial report was not for Clerk LoGalbo but for her son, Ivan, who was training to be an EMT at Prairie State College. Mayor Nelson noted the national shortage of Paramedics and EMTs, and encouraged anyone who was interested to contact Chief Kopec.

Mayor Nelson noted that February was Heart Disease Awareness Month and encouraged residents to care for their hearts.

Mayor Nelson stated that Flossmoor resident Juan Woodberry won a Grammy Award for Best Spoken Word Poetry with J. Ivy at the recent Grammy Awards. A Homewood-Flossmoor High School graduate, Christopher McBride, also won a Grammy Award.

Mayor Nelson referred to Agenda Item #9 – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation. Mayor Nelson called for a motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation. Trustee Bradley-Scott so moved, seconded by Trustee Daggett and passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, and Mustafa

ABSENT: None

ABSTAIN: None

NAYS: None

The Board entered executive session at 8:51 p.m.

The Board returned to open session at 10:46 p.m.

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

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

The Regular Meeting was adjourned at 10:46 p.m.

Respectfully Submitted,



*Gina A. LoGalbo
Village Clerk*