

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON DECEMBER 6, 2021*

VILLAGE HALL / ZOOM MEETING

DECEMBER 6, 2021

7:30 pm

Mayor Nelson called the meeting to order at 7:35 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; Police Chief Tod Kamleiter; Fire Chief Bob Kopec; Director of Public Works John Brunke; Finance Director Scott Bordui; Attorney Kathi Orr; Village Clerk Gina A. LoGalbo; 8 residents.

Mayor Nelson called the meeting to order. Mayor Nelson noted that the meeting was being held in person and via Zoom. She noted that masks and temperature screenings are required upon entry at Village Hall. Mayor Nelson noted that public participation would be permitted only in person during the citizen comment portion of the agenda, and that 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.

No citizen wished to address the Board on a non-agenda item in person or via Zoom.

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

Resident Agnes Tropp addressed the Board on an agenda item. She suggested that local newspapers publish more specific information regarding the properties that Flossmoor acquires from the Cook County No Cash Bid Program, including which properties the Village acquires.

No emails were submitted to info@flossmoor.org for presentation to the Board.

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 1-7):

- 1. Approval of the Minutes of the Regular Meeting Held on November 15, 2021.*
- 2. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (December 6, 2021)*
- 3. Consideration of Budget Amendments to the Fiscal Year 21-22 Budget*
- 4. Consideration of an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2021 and Ending April 30, 2022 of the Village of Flossmoor, County of Cook, State of Illinois*
- 5. Consideration of an Abatement Resolution – G. O. Bond Series 2021*
- 6. Consideration of a Resolution Directing the Cook County Clerk for Reduction of the 2021 Tax Levy in the Event Tax Cap Limitations are Exceeded by the Village of Flossmoor*
- 7. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving a Second*

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Amendment to Water Tower Lease Agreement (Verizon)

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

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

Mayor Nelson referred to Reports of Committees, Commissions or Boards

There were no reports of committees, commissions, or boards.

Mayor Nelson referred to Agenda Item #8 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois Approving a Water Sale and Purchase Agreement. Trustee Mitros so moved, seconded by Trustee Lofton. Public Works Director John Brunke stated that Village Staff, Strand Associates, and the Village Attorney have been working on language for an agreement with the Village of Homewood to purchase water. This new water source is Lake Michigan water that will come from the City of Hammond, Indiana, then the City of Chicago Heights, Illinois and then to the Village of Homewood and finally Flossmoor. The agreement negotiations have progressed well, and we have reached an agreement that will work for both parties.

Public Works Director John Brunke stated that the agreement includes an initial base water rate of \$4.75 per 1,000 gallons. This base rate includes the Hammond Water Base Rate of \$2.05 per 1,000 gallons, the Chicago Heights Delivery Rate of \$2.00 per 1,000 gallons, and an initial Homewood Delivery Rate to Flossmoor of \$.70 per 1,000 gallons. For comparison purposes, our current purchase water rate from Homewood for Lake Michigan water from the City of Harvey, Illinois is \$4.61 per 1,000 gallons.

Public Works Director John Brunke stated that the Total Base Rate will be adjusted annually on the first day of the month immediately following the anniversary of the commencement of water delivery by Chicago Heights to Homewood, or January 1, 2023, whichever occurs first, by increasing the Total Base Rate by the increase in the Consumer Price Index for all urban consumers for the preceding 12-month period, however, that the amount of the annual increase to the Total Base Rate shall not be less than one percent (1%) and shall not be more than three percent (3%). The agreement has a term of twenty-five (25) years. He stated that Staff finds the rate terms to be very favorable.

Public Works Director John Brunke stated that the Village of Homewood is finalizing the construction of their new water pumping station in the Village of Thornton that will pump water from the Chicago Heights transmission main to the Village of Homewood. Once the IEPA approvals are received, staff anticipates that water from the new connection will be ready to flow by the spring/ summer of 2022. Staff recommends

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that the Mayor and Board of Trustees approve the referenced agreement by ordinance. If approved, the Village of Homewood plans on bringing the agreement to their Village Board meeting on December 14, 2021 for consideration.

Mayor Nelson asked if there were any questions from the Board. Discussion ensued amongst the Board. The Board shared that the agreement was very favorable to the Village of Flossmoor, and they were very pleased regarding same.

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

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

ABSENT: None

ABSTAIN: None

NAYS: None

Mayor Nelson referred to Agenda Item #9 – Discussion of the Street Rehabilitation Program.

Public Works Director John Brunke stated that the engineering for the Street Rehabilitation Program is progressing well. This past summer, Milhouse Engineering worked with Engineering and Research International, Inc. on the update of our PASER Pavement Condition Database. Following the update of the PASER database, Public Works Staff worked with Milhouse on the selection of streets that should be included in the program. The allocated budget for the Street Rehabilitation Program from the 2021 GO Bond Referendum is \$5.3M. In addition, there is \$150,000 budgeted in the 2022 General Fund Budget for the annual street resurfacing program, which can be used for the project. Initially, Staff proposed doing this program in two construction seasons, but due to the timing needed to complete the update to the PASER database, Staff decided to combine both years and complete the program next construction season.

Public Works Director John Brunke stated that Brumley Drive, from Bruce Avenue to Sterling Avenue, is the only street slated for reconstruction in the program at an estimated cost of \$300,000. This reconstruction will be designed and constructed separately from the Street Rehabilitation Program due to the complexity of work needed, including storm sewer installation, potential utility relocations and excavation. This will result in a total of \$5.15M available for the Street Rehabilitation Program in 2022. A map and cost estimate of the selected streets for the program has been provided. The proposed work will rehabilitate approximately 9.1 miles of our streets, which represents 21.7% of the total streets in our inventory. Further, this work represents 28.1% of the streets with a PASER rating between 3 (poor) to 5 (fair). Depending on how bid prices come in, we would be looking to maximize the work to be done by using the total budget amount available.

Public Works Director John Brunke stated that due to the large scale of the project, Public Works Staff recommends that the annual street resurfacing program paid for with Motor Fuel Tax funds for fiscal year 2023 be deferred another year to fiscal year 2024. This will allow us to build the MFT fund balance for another season and allow Staff to effectively manage the project without workload issues. Salmon Danmole from Milhouse Engineering is in attendance at the Board meeting to give a presentation on the work completed to date and what is planned for the program next year. Following the presentation, Public

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Works Staff would like to solicit input from the Village Board on the plan. The next project steps include the preparation of bid documents for the project with an anticipated bid opening in January or February of 2022.

Salmon Danmole from Milhouse Engineering presented an overview of what work has been done thus far, and provided a detailed explanation of the PASER ratings from 1 – 10. He also stated that sidewalks on the roads to be resurfaced will be repaired and made ADA compliant as needed.

Discussion ensued amongst the Board regarding the need for a long-term plan for addressing further concerns beyond this initial phase of work with Flossmoor roads. Mayor Nelson inquired about using crack-sealing as way to prolong the quality of the roads, which was supported by the Board. Public Works Director John Brunke will look further into how to incorporate crack sealing into the road program.

No vote was required.

Mayor Nelson referred to Agenda Item #10 – Discussion of a Liquor License Request for a Wine Bar & Video Gaming Salon in Flossmoor Commons. Village Manager Bridget Wachtel stated that on July 19, 2021 and September 7, 2021, Ronak Patel appeared before the Village Board requesting a liquor license to open a wine bar and initially serve wine, and then he subsequently asked to also serve beer and liquor. Mr. Patel intends to have operative video gaming machines as well. At the September 7, 2021 Board meeting, the Board agreed to a Class A liquor license to permit Mr. Patel to serve wine, beer and liquor. Mr. Patel is now requesting to sell wine, beer, and liquor retail out of the same establishment. If the Board agrees, he can be issued two licenses – one to serve and one to sell retail wine, beer and liquor.

Mr. Patel addressed the Village Board. He stated that he planned to sell wine, beer and liquor behind the bar. He plans to have a machine that patrons can use to obtain wine, beer and liquor to drink on the premises. He will have a staff member present at all times.

Discussion ensued amongst the Board regarding Mr. Patel's request. Some of the Trustees questioned why Mr. Patel's business plan continues to change, and where the retail wine, beer and liquor would be stored. The Board requested that Mr. Patel provide a more detailed plan, including a layout with drawings to depict how the establishment would look. Mr. Patel agreed to provide more information to the Board.

No vote was required.

Mayor Nelson referred to Other Business.

Village Clerk Gina LoGalbo read a letter addressed to her and Flossmoor residents from the Illinois Department of Veterans' Affairs thanking them for their donations collected to celebrate Veterans Day and provided to the Veterans of the Manteno Veterans Home.

Trustee Mitros remarked about the wonderful festivities held in Flossmoor for the lighting of the Christmas Tree.

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Mayor Nelson shared that the Windows on Sterling initiative has upcoming performances on Saturday, December 11th, and December 18th in the evenings.

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. Trustee Mitros so moved, seconded by Trustee Bradley-Scott 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 9:07 p.m.

The Board returned to open session at 10:07 p.m.

Mayor Nelson asked if there was any other business.

Trustee Driscoll stated that he had received comments from community members about the position and responsibilities of Assistant Village Manager. Discussion ensued amongst the Board, Village Manager, and Village Attorney regarding this issue.

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 10:30 p.m.

Respectfully Submitted,


Gina A. LoGalbo
Village Clerk