

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF THE
VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON DECEMBER 4, 2023*

VILLAGE HALL

DECEMBER 4, 2023

7:30 PM

Mayor Nelson called the meeting to order at 7:31 pm.

Village Clerk LoGalbo took roll.

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

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Police Chief Jerel Jones; Fire Chief Bob Kopec; Finance Director Ann Novoa; Director of Public Works John Brunke; Director of Building & Zoning Scott Bugner; Village Attorney Kathi Orr; 18 residents

Mayor Nelson called the meeting to order. Mayor Nelson reminded everyone that the Village Board meeting was being streamed via Zoom for the convenience of those unable to join in person.

Mayor Nelson called for a motion to open the Public Hearing to Approve a Proposed Tax Increase for the Village of Flossmoor for 2023. Trustee Mustafa so moved, seconded by Trustee Lofton.

Mayor Nelson began the Public Hearing to Approve a Proposed Tax Increase for the Village of Flossmoor for 2023 at 7:31 pm.

Mayor Nelson explained that the Village is required to have a public meeting to discuss the levy. The Village Board decided to follow the same methodology this year that the Village has successfully used for over twenty years. The Village Board previously discussed these issues in detail on November 6, 2023. Mayor Nelson introduced the Village's new Finance Director, Ann Novoa.

Finance Director Ann Novoa explained that the Village Board approved an estimated levy with a 4.37 % total increase at the November 6, 2023, board meeting. In passing this estimate, the Village was able to increase the levy in anticipation of new property growth in addition to the 5% tax cap, imposed by the consumer price index factor. Without including an estimate for new property, the Village would be unable to maximize its property tax revenue on new property. The Village's total cap increase is 6.11%, which is the cause for the truth in taxation public hearing. The approach to maximizing the cap is consistent with the past strategy of the Village. Novoa explained that this approach includes new development increments as well as up-to-date legislation, as discussed in the estimate presentation on November 6, 2023. In the 2024 budget, property taxes accommodate for 48% of general operating revenues. In 2022, there was a falling EAV or property value, which hit hard on corporate, police protection and fire protection levies. The estimated 2023 levy with the 2023 EAV could help the Village gain ground to move the three levies closer to the ceiling. Based on the estimate passed in November, the corporate levy is at a revenue level just below 2011, and the fire protection and police protection levies are at a revenue level just above 2018. Novoa explained that since 2012, a 10-year look back, Village tax rates have only increased from 2.59 to 3.20, demonstrating prudent financial management from past and current boards. The impact of the approved levy estimates on taxpayers whose home has a market value of \$200,000.00 would be an estimated increase of around \$53.00.

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Mayor Nelson asked if there were any members of the public who wanted to comment on the tax levy. No one wished to speak during the Public Hearing. Mayor Nelson closed the Public Hearing to approve a proposed tax increase for the Village of Flossmoor for 2023 at 7:34 pm.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – Consideration of a Reappointment to the Public Art Commission. Mayor Nelson called for a motion for Consideration of a Reappointment to the Public Art Commission. Trustee Lofton so moved, seconded by Trustee Bradley-Scott. Mayor Nelson introduced Michael Cheney, who was in attendance at the meeting. Mayor Nelson also recognized Nancy Burrows, Chair of the Public Art Commission. Mayor Nelson stated that Mike Cheney is truly Google-worthy. He went to Boston University, where he majored in painting, then University of Illinois for his master's degree. He exhibited at juried national and international exhibits, and his work is part of private collections around the world, including some famous Chicagoans such as Oprah Winfrey, Vince Vaughn, and the late Paul Harvey. His paintings were part of the set of *The Good Wife*, and one of his paintings is at the Flossmoor Public Library above the fireplace. He is the only artist to be named Chicago's Artist of the Year three times by Chicago's Convention and Tourism Bureau. Cheney has been an original member of the Public Art Commission since 2001, and he is vital to influencing Flossmoor's permanent art collection, which was started in 2001. Mayor Nelson stated that it was her honor to re-appoint Cheney for the position and thanked him for all he's done for the Village.

Trustee Lofton thanked Michael Cheney for taking the time to visit Ballantrae Park where the residents are excited about the potential of having some more artwork. Trustee Lofton stated that to have Cheney on board is a relief, and he looks forward to Cheney's continued work in our town, which is so noted for the kind of artwork that we have.

Trustee Mitros thanked Michael Cheney for serving on the Public Art Commission and he lauded the Village's art collection.

Trustee Mustafa thanked Michael Cheney for sharing his talent, passion, and his love of Flossmoor for many years. She noted that the Commission and all the residents benefit from his service.

Trustee Bradley-Scott thanked Michael Cheney for his willingness to serve. She noted that it is always of interest when the Board hears there are local celebrities present. She thanked him for being so humble about it and stated that he earned his praise.

Trustee Daggett stated that he agreed with what everyone else on the Board stated. He noted that one of the things that makes Flossmoor so amazing is the aesthetics of the Village, including the art that is prominently displayed throughout the Village. Michael Cheney has continued to support that effort and everything he's done up to this point and all he continues to do is a real benefit to the Village, including having his talent, expertise, and eye for what's good to make our Village beautiful and have that art hopefully inspire the youth so that the legacy can be carried on. He thanked Cheney for all of his work.

Trustee Driscoll thanked Michael Cheney for his long-term commitment to the Village and the Art Commission. Trustee Driscoll stated that in the last twenty-four years he's lived in Flossmoor, the art collection started with just a

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few pieces and has grown by impressive measures. He further noted the value of the Ottocast tour and encouraged residents to use the app.

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

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

ABSENT: None

ABSTAIN: None

NAYS: None

Mayor Nelson referred to Agenda Item #2 – Resolution Honoring William Murphy. Mayor Nelson stated that William Murphy is currently a resident of Sunrise Assisted Living in the Village of Flossmoor. Mayor Nelson read a resolution honoring William Murphy for becoming one of the world's newest centenarians on December 19, 2023. Mayor Nelson stated that she would take the resolution to him at Sunrise the following day and present it to him there, and she wished him a happy birthday.

No vote was required.

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 3-10):

- 3. Approval of the Minutes of the Special Meeting Held on November 13, 2023*
- 4. Approval of the Minutes of the Regular Meeting Held on November 20, 2023*
- 5. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (December 4, 2023)*
- 6. Consideration of Budget Amendments to the Fiscal Year 23-24 Budget*
- 7. Consideration of Approval of an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2023, and Ending April 30, 2024, of the Village of Flossmoor, County of Cook, State of Illinois*
- 8. Consideration of a Resolution Directing the Cook County Clerk for Reduction of the 2023 Tax Levy in the Event Tax Cap Limitations are Exceeded by the Village of Flossmoor, County of Cook, State of Illinois*
- 9. Consideration of an Ordinance of the Village of Flossmoor, County of Cook, Illinois, Amending Chapter 150, Article 3 of the Village of Flossmoor Municipal Code (Fines)*
- 10. Designation of Board Meetings for 2024*

Mayor Nelson called for a motion to approve the Consent Agenda as presented. Trustee Daggett so moved, seconded by Trustee Mustafa.

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

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

ABSENT: None

ABSTAIN: None

NAYS: None

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Reports of Committees, Commissions and Boards:

Mayor Nelson thanked the Community Relations Commission for collecting donations for the Manteno Veterans Home on Small Business Saturday and Tree Lighting Event.

Action Items:

Mayor Nelson referred to Agenda Item #11 – Consideration of an Ordinance Repealing and Replacing Article I, Chapter 35, of the Municipal Code (Administrative Adjudication). Mayor Nelson called for a motion repealing and replacing Article I, Chapter 35, of the Municipal Code (Administrative Adjudication). Trustee Mitros so moved, seconded by Trustee Bradley-Scott.

Flossmoor Police Chief Jerel Jones explained that on June 30, 2023, Governor Pritzker signed into law Public Act 103-0260, which affords non-home rule communities the opportunity to adopt Section 5/1-2.1-1 of the Illinois Municipal Code. The public act expands control for non-home rule municipalities to adopt administrative adjudication systems and also allows non-home rule communities to establish hearing units. In other words, a hearing process will be similar to what the home-rule communities are currently doing. Administrative adjudication also allows municipalities the opportunity to mitigate alleged ordinance violations without pursuing litigation, which means that these matters can be mitigated at a local level before they have to go to the circuit court. The matters for resolution locally include building code violations, nuisance abatement, and non-moving vehicle code violations. The Public Act allows municipalities to adopt ordinances to establish hearing units, which is a current practice in Flossmoor. The Village ordinances shall establish the jurisdiction of the hearing unit, specifically outlining the municipal codes to be adjudicated. All hearings require a hearing officer to preside, which remains a practice in Flossmoor.

Chief Jones noted that the Village's hearing officer was in attendance at the Board meeting in the event that there were additional questions pertaining to some of the legislative portions as it pertains to the hearing officer position. Chief Jones noted that there are several municipal responsibilities before the adjudication hearings, and the Village also must afford the involved parties due process which includes providing a notice for an opportunity to be heard in a court of law locally. With an ordinance violation, notice can be served in several ways which includes by mail and leaving notification on the door or the property. The individual with the alleged violation must be provided at least fifteen days' notice, they are allowed representation by legal counsel, and they can also present and cross-examine witnesses.

Chief Jones explained that the Public Act is designed to allow non-home rule municipalities the ability to address the building code violations in more of an expeditious manner. In the past, hearing officers in non-home rule municipalities would not have necessarily heard these types of violations or been able to mitigate these violations locally. Under the new legislation, it will eliminate issues impacting property values in the community. Village Attorney Orr provided a draft ordinance for consideration and a memorandum for the Village Board regarding the legislation that takes effect January 1, 2024.

Mayor Nelson thanked the Village's adjudicator, Richard Crusor, for being present.

Mayor Nelson asked Village Attorney Kathi Orr to explain what prompted the legislation.

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Kathi Orr explained that the Village had the authority for administrative adjudication before the new legislation, and now the Village will finally have the power to adjudicate building code violations locally. There were previously two laws - one for home rule and one for non-home rule municipalities. The non-home rule municipalities had a lot of burdensome requirements. Finally, the legislature last year, at the behest of local government, decided to change the law and authority was given to the Village to operate just as a home rule municipality. The Village will now have the opportunity to locally hear building code violations, which it didn't have before. Orr noted that the Village has an excellent hearing officer, who has done a very fair job. The Village has never received a complaint about him, which she can't say is the case in other municipalities. Orr also noted that she had a tutorial with all of the Village staff, including Director of Building & Zoning Scott Bugner, who handles code enforcement, to talk about the new procedures and make sure they're followed. Orr opined that with the new legislation and new procedures, the Village will better serve residents by being able to address problematic issues in the neighborhoods.

Trustee Driscoll stated that this is a long time coming and should make everyone's jobs a lot easier. As an administrative hearing officer himself, he is familiar with the non-home rule communities' limitations.

Trustee Lofton stated that he was looking forward to the new procedures taking place.

Trustee Mitros stated that it was a long time coming and that the changes give the Village some power to take care of problems.

Trustee Mustafa stated that she was glad that the Village will be empowered to enforce rather than just warn in some cases. She thanked Village Attorney Kathi Orr because she really enjoyed her memo on the topic. Trustee Mustafa inquired whether the Village would have to make any changes or spend any additional money for staff to be able to support the changes.

Village Attorney Kathi Orr responded that the Village should save money because of the change in the notice requirements. She said that Village staff is ready for the implementation of the changes.

Trustee Bradley-Scott thanked Chief Jones and Village Attorney Kathi Orr for the information and noted that it sounded like it is going to be a benefit to the Village. She hoped that residents would see the changes as positive as well.

Trustee Daggett stated that he thinks it's great that the Village can simplify and remove hoops and red tape that is not necessary. He stated that it is an exciting change and he's looking forward to some of those issues that the Board has known for a long time actually being able to be addressed.

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

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Discussion Items:

None.

Citizens Present Wishing to Address the Board:

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.):

Flossmoor resident Jessica Groen's comments, in summary, were that she comes to the Village Board meetings as a resident and as an observer for the League of Women Voters. As a resident in a one-car household, she was grateful that a bike rack was installed at Village Hall where she can park and lock her bike. Since Clerk LoGalbo sent her a photo of the bike rack a month ago, she has been able to take her bike to the last two Village Board meetings.

Flossmoor resident Agnes Tropp's comments, in summary, were in regard to the tax levies and noted that as a disabled senior citizen, it was very difficult for a taxpayer to go through three levies in one community at one specific time. She noted that just because the Village Board keeps spending money doesn't mean the services are going to get better. She asked the Board to be mindful that it's their own money, and asked the Board to remember that senior citizens find it very difficult to pay Flossmoor taxes. She also inquired about where the transfer went in regard to the Public Works Administration transfer of \$246,000.00 and other transfers on page twenty-nine of the Village Board meeting packet. Tropp also commented about a house on Hagen Lane where the water keeps going on the street from the sewer and creates an ice-skating rink. It's been happening for several years, and she's called about it many times. She noted that the conditions make it difficult for school buses and people to walk because it's very hard to walk with all that water.

Village Manager Bridget Wachtel explained that for purposes of the Village's budget, there are transfers that go between the general fund of the budget to support water and sewer service or the parking fund. So, the administrative costs associated with supporting those funds are accounted for through a transfer as opposed to taking salaries or other fixed costs and distributing them across the funds. It is handled as an accounting transfer. Wachtel noted that the document is within the prescribed ordinance of the tax levy itself, but within the Village's budget and the audit, there are explanations for the transfers. She also noted that the Village staff are always happy to answer any questions.

Flossmoor resident Dianne Watson's comments, in summary, were regarding parents parking their vehicles in her driveway and blocking her driveway (along with neighbors' driveways) on 2848 MacHeath around Heather Hill School during drop off and pick up times. Once she asked a parent if they could move from her driveway, and their response was, 'did you need me to leave now?' Many times, when she and her family members arrive home, they are not able to get into the driveway because people are parked in front of their driveway.

Mayor Nelson said she was sorry to hear about Watson's issues and noted that she could speak with Chief Jones after the Village Board meeting.

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Village Manager Bridget Wachtel noted that the Village was aware of some of the traffic pattern challenges around Heather Hill School. The Flossmoor Police Department has been managing the traffic issues during drop off and pick up times. Also, the Village recently engaged an engineer to take a look at Lawrence Crescent and several of those cross streets, including MacHeath because of the traffic issues. That process is currently underway. Wachtel encouraged Watson to have a conversation with Chief Jones at the end of the meeting to talk specifically about enforcement issues.

Flossmoor resident Warren Engelberg's comments, in summary, were about the U.S. government's credit rating downgrade from the Fitch Ratings Corporation and the economic impacts of same. He also discussed influences on the economy by the Democrats and Republicans.

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:

Mayor Nelson referred to Agenda Item #12 – 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.

Trustee Daggett recognized the note from Village Manager Bridget Wachtel about listing the Village Owned Properties on commercial listing services CoStar, LoopNet and related sites. He stated that this is a very good move and he's glad to see that happen. He noted that 90% of commercial real estate agents use CoStar Listings, and then the rest use LoopNet. He commented it could pay big dividends.

Trustee Lofton stated that he was happy to hear from residents who are excited about the potential for the work that the Retail Coach is doing for the Village of Flossmoor, especially if the Village can gain some more restaurants. He is encouraged by that kind of response.

Trustee Mustafa stated that she was part of the first group to get a new water meter and wanted to thank everyone involved with that process because it went very smoothly. The worker who came explained everything very clearly and respectfully, and it was a quick process.

Village Manager Bridget Wachtel echoed Trustee Mustafa's comments about the water meter changeout. She had hers done as well and found it to be very easy and smooth to set up the appointment. Cal-City plumbing was on time, cleaned up after themselves and were very respectful and able to answer all questions. She stated that she hopes the process goes just as smoothly for residents.

Mayor Nelson echoed the same comments about Cal-City Plumbing and noted that everything went great. She thanked Public Works Director John Brunke and staff for their work on the project.

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Mayor Nelson thanked the Flossmoor Police, Fire, and Public Works Departments and Village Staff for a very successful Small Business Saturday. She thanked them for all the work they did to make these events that bring the community gather together successful. Everyone who attended had a great time.

Mayor Nelson noted that coming up on Thursday, there will be a holiday open house in Flossmoor Commons from 4:00 to 7:00 pm. There'll be hors d'oeuvres, wine tasting, and free massages. There was also a Christmas Fair scheduled for the following Saturday from 10:00 am to 4:00 pm at the buildings at Volmer Road and Dixie Highway. Also, on Saturday at the Flossmoor Library, Nanny Nikki will provide a fun and engaging presentation for the kids at 11:00 am.

Mayor Nelson noted that next Thursday, December 14th, at 5:00 pm there will be a sip and shop event at Gypsy Fix and the Shops on Sterling.

Mayor Nelson wished Village Manager Bridget Wachtel a happy anniversary as she has been with the Village for nineteen years. She has given the Village very professional, high-quality management over those years and Mayor Nelson appreciates her service. Her birthday is also on Friday and wished her a happy birthday.

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

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

The Regular Meeting was adjourned at 8:13 pm.

Respectfully Submitted,



*Gina A. LoGalbo
Village Clerk*