

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON NOVEMBER 15, 2021

VILLAGE HALL / ZOOM MEETING

NOVEMBER 15, 2021

7:30 pm

Mayor Nelson called the meeting to order at 7:31 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; Assistant Director of Public Works Dan Milovanovic; Finance Director Scott Bordui; Building & Zoning Administrator Scott Bugner; Village Attorney Kathi Orr; Village Clerk Gina A. LoGalbo; 11 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.

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

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

Mayor Nelson referred to Agenda Item #1 – A Proclamation Declaring November National Diabetes Month. Mayor Nelson read a Proclamation to recognize November as National Diabetes Awareness Month and which she presented to Karsyn Bordeaux. No vote was required.

Mayor Nelson referred to Agenda Item #2 – Consideration of an Appointment to the Green Commission. Mayor Nelson called for a motion to approve the appointment of Mary Owen-Thomas to the Green Commission. Trustee Mitros so moved, seconded by Trustee Lofton. Mayor Nelson stated that Mary Owen-Thomas is an expert in communications and digital content production, a former volunteer for the U.S. Peace Corps, a board member of the National Peace Corps Association, and has participated in the creation of community gardens from Gary, Indiana to Chicago. Mayor Nelson asked if there were any comments from the Board. Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON NOVEMBER 15, 2021

VILLAGE HALL / ZOOM MEETING

NOVEMBER 15, 2021

7:30 pm

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

Mayor Nelson referred to Agenda Item #3 – Consideration of an Appointment to the Community Relations Commission. Mayor Nelson called for a motion to approve the appointment of Calvin Young to the Community Relations Commission. Trustee Bradley-Scott so moved, seconded by Trustee Daggett. Mayor Nelson stated that Calvin Young is the Executive Director of the National Guard Association of Illinois, an Army Veteran, has a background in engineering, and works with teens and young adults on STEM programs and job readiness. Mr. Young lives in a historic home, and has a passion for the historic homes which is a project that the CRC has taken on. He has an interest in preservation and sustainability, and is passionate about community building. Also, he would be the only resident serving on the commission who lives east of Dixie Highway. Mayor Nelson asked if there were any comments from the Board. 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 the Consent Agenda (which encompassed Agenda Items 4-8):

4. Approval of the Minutes of the Regular Meeting Held November 1, 2021.
5. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (November 15, 2021)
6. Consideration of the Renewal of an Intergovernmental Agreement for the Provision of Environmental Health Inspectional Services with the Cook County Department of Public Health
7. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois Approving an Amendment to a Special Use – Homewood-Flossmoor High School District 233 – 999 Kedzie Avenue
8. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois Amending Chapter 103, Article 1 of the Village of Flossmoor Municipal Code (Increasing Class B-WO Liquor Licenses

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Mitros 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, Mitros, and Mustafa.
ABSENT: None
ABSTAIN: None
NAYS: None

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON NOVEMBER 15, 2021

VILLAGE HALL / ZOOM MEETING

NOVEMBER 15, 2021

7:30 pm

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 Contract Award to Strand Associates for Water System Services. Trustee Bradley-Scott so moved, seconded by Trustee Daggett. Assistant Public Works Director Dan Milovanovic stated that the project of switching water suppliers is underway and the next step is to complete an evaluation of the Sterling Pump Station and Vollmer Reservoir Station. They need to complete a water source transition plan which is required by the IEPA. The task order list that needs to be completed was created by Strand Associates covers the work that needs to be completed in the next step and costs \$56,000.00. Future task orders that may be needed are for design services related to any identified and required improvements for our water pumping stations or system that may be identified as a result of this work.

Assistant Public Works Director Dan Milovanovic stated that the first task order work includes the evaluation of the Village's water booster stations (Sterling Pump Station and Vollmer Reservoir Station) to identify existing equipment capabilities and identify improvements. It includes an opinion of probable construction cost and an initial project schedule. The fee for this portion of the scope is \$13,000.00.

Assistant Public Works Director Dan Milovanovic stated that the second task order includes the preparation of the water source transition plan using the existing water system model. This plan also includes establishing a public education plan and Nitrification Action Plan. This plan will outline how we safely transition from our current water source to the new water source in the summer of 2022. The fee for this portion of the scope is \$43,000.00. Also, an amendment to the existing agreement for technical services with Strand Associates needs to be completed, which will extend the time line of the agreement. Staff recommends that the Mayor and Board of Trustees approve Task Order No. 21-01 from Strand Associates in the not-to-exceed amount of \$56,000 and also approve an amendment to the existing Agreement for Technical Services dated January 2, 2020.

A representative from Strand Associates, Chris Ulm, was present to answer questions.

Discussion ensued with the Board and Chris Ulm about the project including the cost, collaboration with Homewood's water-transition team, quality of the water, the successful corrosion control study, and the implementation of the transition. Mr. Ulm stated that the corrosion control study was conducted over a nine-month period.

Mr. Ulm stated that the transition process will take three to four months: They will transition in 25% increments over a 3-week period for each quarter phase of the transition until 100% of the water received is from Hammond. He stated that information to residents will be sent with water bills and other communication media and should be a seamless implementation for residents. They don't plan on needing a boil order, but will prepare for emergencies. Also, water testing will be done at residences post-implementation of the transition. Mayor Nelson asked if there were any questions from the Board.

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON NOVEMBER 15, 2021

VILLAGE HALL / ZOOM MEETING

NOVEMBER 15, 2021

7:30 pm

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 #10 – Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Authorizing a Study of a Proposed Redevelopment Project Area for Utilization of the Tax Increment Allocation Redevelopment Act to Stimulate New Economic Development in Downtown Flossmoor. Village Manager Bridget Wachtel stated that the Village has a viable prospective developer for the Village-owned property on Flossmoor Road. In conversations with this developer and others, the feedback that they received was that incentives are needed to support the cost of a development. The viaduct experiences chronic flooding, and the project area contributes to that flooding. The development of the vacant property will need to accommodate additional stormwater detention. The area is eligible under TIF as a blighted area due to chronic flooding. The Village's licensed engineer will be able to certify to the chronic flooding conditions for establishing a TIF under statute.

Village Manager Bridget Wachtel stated that the proposed resolution authorizes the Village's Public Works Director (a licensed engineer) and our Village Attorney to study the area and create a redevelopment plan. The establishment of a TIF is a legal process that will take several months to complete, and they anticipate that it would be finalized around February. The prospective developer is serious about moving forward with the investment. They are compiling their proforma to share with the Village as owner of the property so that the Village can evaluate whether we wish to see this project move forward.

Attorney Kathi Orr stated that the area is blighted due to the vacancy, and the area where the buildings are located downtown (civic center) will be a conservation area. She stated that the Village is saving money by completing the project in-house with John Brunke, Scott Bugner, and Ms. Orr. Typical redevelopment plans cost at least \$40,000.00. Village Attorney Kathi Orr stated that this was only the second time in the history of Flossmoor that a TIF would be used in Flossmoor.

Trustees Daggett and Mitros expressed their support for the TIF plan and the savings for conducting the redevelopment plan in-house.

Mayor Nelson stated that she is excited about bringing in a new development to Flossmoor.

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

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON NOVEMBER 15, 2021

VILLAGE HALL / ZOOM MEETING

NOVEMBER 15, 2021

7:30 pm

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.

Mayor Nelson asked if there was any other business.

Trustee Driscoll stated that the fundraiser held for the Veterans Memorial at Flossmoor Station on November 13th was a success and thanked Village Clerk LoGalbo for her assistance with the event, and Trustee Mitros and Mayor Nelson for being sponsors of the event.

Village Clerk LoGalbo concurred, and complemented Trustee Driscoll, resident Tony Manos, and the Knights of Columbus for their efforts in having a successful Veterans Memorial fundraiser event.

Mayor Nelson stated that there would be a community conversation with teens at Wiley's for a discussion regarding recent community issues.

Mayor Nelson stated that there would be a collection of toys for Toys for Tots on November 27th, that hot chocolate would be available, activities taking place in front of the library, and that the tree lighting would take place that day.

Mayor Nelson stated that Dr. Ann Jackson was collecting food for Thanksgiving food bundles for residents dealing with a chronic illness.

Mayor Nelson stated that she was thankful for everyone in the Board room for their efforts to help the Village, for being good neighbors, and for giving back.

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 7:59 p.m.

Respectfully Submitted,

Gina A. Lo Galbo
Gina A. LoGalbo
Village Clerk