

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

VILLAGE HALL

NOVEMBER 6, 2023

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; Assistant Village Manager Jonathan Bogue; Police Chief Jerel Jones; Fire Chief Bob Kopec; Finance Director Scott Bordui; Assistant Finance Director Ann Novoa; Public Works Director John Brunke; Director of Building & Zoning Scott Bugner; Communications Manager Nicole Castagna; Acting Village Attorney Megan Lamb; 14 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 introduced municipal attorney Megan Lamb from Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd., and noted that Lamb will be filling in for Village Attorney Kathi Orr, who is working remotely for the next couple of weeks.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – A Proclamation Declaring National Nurse Practitioner Week. Mayor Nelson introduced nurse April Odom. Odom recently got her Doctor of Nursing Practice, and she's also a board-certified family nurse practitioner. She is the president-elect of the Illinois Society for Advanced Practice Nursing, and she is the CEO of Physicals Plus, which is located in Flossmoor. She conducts physicals, wellness services, spa services, and occasional home visits. Mayor Nelson noted that nurse practitioners do so much to help people in their daily lives and really take a load off of the medical community.

Mayor Nelson then read a Proclamation Declaring National Nurse Practitioner Week.

April Odom thanked Mayor Nelson and stated that she wanted to help increase the awareness of nurse practitioners and the work that they do every day. Odom noted that many people in the audience have likely seen a nurse practitioner at some point for health care. She stated that nurse practitioners are celebrating next week, and that she really appreciated Mayor Nelson for bringing recognition to them.

No vote was required.

Mayor Nelson referred to Agenda Item #2 – A Proclamation Declaring November as National Diabetes Month. Mayor Nelson introduced Dr. Ilene Yohay, an endocrinologist at the University of Chicago, specializing in endocrine disorders and diabetes prevention. Dr. Yohay did her fellowship and residency

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at Duke University and has been practicing for over thirty years. She is a resident in the Village of Flossmoor, works in the Village of Flossmoor, and raised two children in the Village of Flossmoor.

Mayor Nelson then read a Proclamation Declaring November as National Diabetes Month.

Dr. Yohay explained that during the month of November, there would be free activities where people can get tested to see if they have diabetes or pre-diabetes. She stated that over the past five years, the treatment of diabetes has been revolutionary. There have been four new classes of medications to treat diabetes, technology, insulin pumps, and sensors, so there is so much more now for the treatment of diabetes and to prevent the complications of it. She explained that it's important that people get checked and treated early so they can take advantage of all the new therapies. She sees patients and works at the University of Chicago – Ingalls facility in Flossmoor, and has heard that they are the only office in the state who currently has openings as it's a four-month wait to see an endocrinologist in most places.

No vote was required.

Mayor Nelson referred to Agenda Items #3 & #4 – Consideration of Reappointments of Ernie Radowitz to the Green Commission, Tristan Shaw as Chair of the Green Commission, and Consideration of a Reappointment of Phillipa Leon-Thompson to Chair of the Community Relations Commission. Mayor Nelson called for a motion for Consideration of Reappointments of Ernie Radowitz to the Green Commission, Tristan Shaw as Chair of the Green Commission, and Consideration of a Reappointment of Phillipa Leon-Thompson to Chair of the Community Relations Commission. Trustee Lofton so moved, seconded by Trustee Daggett.

Mayor Nelson noted that Ernie Radowitz is a thirty-three resident of Flossmoor and received his Bachelor of Science in Engineering from UCLA and MBA from DePaul University. He's retired now, but when he was working, he was a startup manager and operations manager at various third-party contract producers around the country for General Mills. He is regularly seen around the Village of Flossmoor planting trees, working at Recyclepalooza, and volunteering for various Village events. Mayor Nelson stated that the Village appreciates his volunteerism.

Mayor Nelson noted that Tristan Shaw has only lived in the Village of Flossmoor for about five years, but in that time, he spearheaded efforts that have produced a public and private partnership planting close to 500 trees. Much of that was thanks to a \$30,000 grant that Shaw helped the Village obtain via the Chicago Region Tree Initiative. He is also the owner of Possibility Place Nursery and is the current chair of the Green Commission. Mayor Nelson stated that she would love to see him continue as the chair of the Green Commission going forward. Shaw was also one of the big reasons the Village was a finalist for the Governor's Hometown Award for Villages our size.

Mayor Nelson stated that Philippa Leon-Thompson took over as the chair of the Community Relations Commission a year ago. She's done such a fantastic job and Mayor Nelson wanted her to stay on. Leon-Thompson got her Master of Science in Nursing Education. Mayor Nelson thanked her for all the care she

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has provided patients during her thirty-two years of nursing and four years as a clinical nurse educator. She has been a resident for the past twenty-six years, has been extremely active in Flossmoor schools and is still active in our schools doing presentations with the high school students.

Trustee Mustafa thanked everyone who stepped up and those who renewed their commitment. She stated that the Village needs them and appreciates them.

Trustee Bradley-Scott thanked them for their hard work and dedication to our town. She noted that it says a lot when they renew their commitment.

Trustee Daggett stated that he was grateful for those who volunteer for the Village's boards because they are really the backbone for the Village Board to find out what the needs of the community are in so many different areas. Taking care of the green portion of our community, which is one of the highlights of it, and the Community Relations Commission is important. He thanked them for the time that they spend volunteering and noted his gratefulness for their sacrifice of time and energy.

Trustee Driscoll echoed the rest of the Board's comments. He noted that he appreciates the work they are doing and that their work does not go unnoticed by the Board.

Trustee Lofton gave a shout out to Radowitz and Tristan Shaw and noted that he appreciates the work that they've done and will do. Trustee Lofton gave a special shout out to Leon-Thompson, his neighbor, and stated that he was so happy she's back in the position.

Trustee Mitros thanked everyone and echoed the other Board members' comments. He noted that as the commissions have evolved, they've evolved in a really good way and the volunteers are all responsible for that.

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

ABSTAIN: None

NAYS: None

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 5-13):

- 5. Approval of the Minutes of the Regular Meeting Held on October 16, 2023*
- 6. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (November 6, 2023)*
- 7. Consideration of a Resolution of the Village of Flossmoor, Rich and Bloom Townships, Cook County, Illinois, in Support of Class 8 (19805 Crawford Avenue)*
- 8. Consideration of Resolution Amending the Budget for Fiscal Year 23-24 for the Village of Flossmoor*
- 9. Consideration of a Contract and Budget Amendment to Purchase De-icing Rock Salt from Cargill, Inc.*

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- 10. Consideration of a Contract Award and Budget Amendment for the Fire Department Women's Locker Room Project*
- 11. Consideration of Replacement of Police Department Laptop Computers*
- 12. Consideration of a Contract and Budget Amendments for the Phase 2 Engineering for the CBD Roadway, Pedestrian and Streetscape Improvements Project*
- 13. Consideration of a Resolution Approving an Agreement between the Village of Flossmoor and the Office of the Illinois Attorney General*

Mayor Nelson called for a motion to approve the Consent Agenda as presented. Trustee Mustafa 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

Reports of Committees, Commissions and Boards:

Mayor Nelson announced that the Community Relations Commission is busy working on the MLK Day of Service in January. If residents are interested in spearheading a project, please email info@flossmoor.org. If residents are interested in volunteering for a project, please make sure to pay attention to E-News, which comes out every other week and then they can sign up to get involved.

Mayor Nelson stated that last weekend was Pumpkin Smash, and they had great volunteers from Homewood-Flossmoor High School and Parker Junior High working together with the Green Commission. The Park District, Flossmoor Library, and the Southland Green Initiative were present. Mayor Nelson thanked Tristan Shaw, Chair of our Green Commission, for allowing the pumpkins to be dumped at his farm instead of at a farm that's twice the distance away, so that is also more eco-friendly.

Action Items:

None.

Discussion Items:

Mayor Nelson referred to Agenda Item #14 – Consideration of Approval of the 2023 Tax Levy Estimate. Mayor Nelson called for a motion to adopt Option One, Approach 3 of the 2023 Tax Levy Estimate as presented. Trustee Mitros so moved, seconded by Trustee Mustafa.

Mayor Nelson introduced Finance Director Scott Bordui to present.

Finance Director Scott Bordui explained that the truth in taxation calendar that was established in early September set the November 6, 2023 meeting as the night to establish the Village's estimated tax levy for

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the 2023 levy. Doing that would allow the Village to meet all of the Village's truth and taxation obligations, and then approve the ordinance and resolutions at the December meetings. Bordui pointed out some things first regarding the 2022 levy. The Village's EAV decreased in 2022 by 2.4%. The Village is now at a level below the 2005 EAV, with very little new property in the year. The rate went up by a higher percentage than the dollar increase that the Village had last year, which is the tax cap formula at work: as the EAV rises, the rate typically goes up even though the dollars received aren't at the same pace.

Bordui explained some 2023 highlights: 2023 will be a reassessment year in the Village. The 2023 levy, unfortunately is capped at 5% despite the CPI being at 6.5%. There have been a couple of projects factored into the new property - Dunkin Donuts and the Oasis Refuge property. Bordui explained that regarding the cost assumptions, the Village is unfortunately in a similar scenario to last year, where the Village ended up with unlevied costs. This means that the cost assumptions are more than what the tax caps are allowing the Village to levy. The good news is that the IMRF rate went down and as a result, the levy went down, and various ceiling lines which have been below their ceilings are closer to the max. On the other hand, the Village's assumptions exceed the cap. The Village has a rather large increase in the IRMA premium, which is a combination of the Village's experience modifier going up, IRMA premium increase, and then also the IRMA policy decisions over the last several years on using the rate stabilization fund. There are also very large increases once again in the Village's Police Pension and Fire Pension. In fact, this is the first levy in history where the police pension levy is more than the police protection levy. Bordui explained that this will end up driving the ceiling lines down below the max, and the corporate levy will be at a 2011 level. It is a concerning trend and it's not a sustainable trend long term if the Village has to keep having increases that are driving the corporate levy down. The unlevied amount this year is much lower than it was last year. He explained that the Village has some debt for the bond ordinances – the 2014 issue and the 2021 storm sewer and street improvement bond, and the refunding bond. There were no abatements this year to offset the debt service. Bordui explained that the levy will require a public hearing, which kicks in at 5%. Village Staff will get the public hearing advertised before the first Village Board meeting in December and then there will be a public hearing.

Bordui explained that the prepared memo related to the discussion is quite lengthy and contains a lot of discussion on some prior legislation and spreadsheets with statistics. Bordui's recommendation among the spreadsheets is for option one, approach three, which results in a 4.37% increase in total when adding the debt service in. Bordui explained the Village's cost assumptions, the other options and approaches, the three cap ceiling lines, and his recommendation. This recommendation gives the Village the maximum 5% allowed, captures all of the Village's new property, and fully funds the non-ceiling lines. Bordui encouraged the Board to read over the memo and noted that the action needed would be for the Board to approve the estimate, which is required before the Board adopts a final levy and would keep the Village on schedule to have a final ordinance approval at the first meeting in December.

Mayor Nelson thanked Finance Director Scott Bordui for the great presentation. She noted that the recommended approach has worked well for the Village in the past and appreciated his counsel on that.

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Mayor Nelson explained that the question on the table is which approach would the Board like Bordui to proceed with.

Trustee Bradley-Scott thanked Bordui for the presentation. Trustee Bradley-Scott inquired about the increase that the Village is including with Oasis House of Refuge and requested an explanation as to how the Village can account for Oasis when they aren't on the tax roll yet. She noted that the report was very comprehensive, as always and he enlightened the Board on many things in terms of how the cash and opportunity areas flow.

Bordui explained the recommended approach attempts to maximize the tax levy so that the Village hasn't left any money on the table that can't be recovered in future years. So, one of the important elements of that, is making sure when there's a new development that the Village captures that full amount of the new development whenever it first hits the full assessment value. Bordui explained that sometimes there has been a partial impact in one year and then a full impact in another. But if the Village misses the full amount if they guesstimate wrong, then they aren't able to go back and recover the money. Bordui used Meijer as an example: There was one year where Meijer hit in full and it was hard to judge exactly what year that would be, so the Village was including that value until it actually hit. Because if they hadn't included the full value, they wouldn't have been able to go back in a subsequent year to reclaim the value. The Village is using a similar approach with the new Dunkin Donuts.

Trustee Daggett stated that he appreciated the hard work, and that he knows there's a lot of effort going into the preparation of the report. He appreciates the breakdown and the answering of questions.

Trustee Driscoll thanked Bordui and noted that Bordui did a great job as usual. He noted that Bordui did a great job trying to deal with some of the state mandates while having his hands tied behind his back, and that he did a fantastic job working around those. Trustee Driscoll was in favor of option one approach three.

Trustee Lofton agreed with option one, approach three. He noted that he would review the information per Bordui's suggestion and stated that he appreciated the work.

Trustee Mitros stated that he's never declined Bordui's suggestions in the past, so he also chose the recommended path.

Trustee Mustafa thanked Bordui for the hard work and for consistently keeping the Village in good financial shape. She noted that although some of the recommendations seem conservative at times, she appreciates the fact that they have worked well in the past. Trustee Mustafa inquired about the public hearing requirement.

Bordui explained that with truth and taxation law and as a non-home rule community, anytime the Village passes an estimated levy where the capped portion is more than 5%, there must be a public hearing before the Board approves the tax levy ordinance. Typically, it's done on the same agenda where the public

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hearing is done first and then the approval of the ordinance takes place. At the public hearing, Village staff briefly present reasons for the increase and then the public has an opportunity to provide comments and ask questions.

Trustee Mustafa asked if Bordui knew how many times the Village has had to have a public hearing.

Bordui answered that there haven't been many times where it's been required, and he explained the circumstances of when that occurs. He explained that the public hearing is just an opportunity for the public to provide comment, but it doesn't have a legal impact on how the Board must vote.

Mayor Nelson stated that it's critically important that the Village continue to fund our pensions and that the Village keeps up with the cost of inflation because those are things that the Village cannot absorb otherwise.

Bordui asserted that the Board needed to approve the 2023 Tax Levy Estimate.

Acting Village Attorney Megan Lamb advised that typically at her other meetings, they would make a finding of truth in taxation determination. She advised that the Board should adopt option one, approach three.

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

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

ABSENT: None

ABSTAIN: None

NAYS: 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.):

Doyle Landry's comments, in summary, were about Mayor Nelson's recruitment of Trader Joe's to Flossmoor, and the assertion that Trader Joe's wasn't interested in coming to Flossmoor due to the circumstances surrounding the death of Madeline Miller. Landry noted that he was a pastor, journalist, and Marine Corps Veteran. Landry asserted that he spoke to Trader Joe's representatives, who informed him why they weren't interested in Flossmoor. He noted that he would like to see the Village of Flossmoor acknowledge Mental Health Awareness Month by having programming for mental health in six months, particularly for the elderly, because of the loss residents experienced during the pandemic. Landry noted that he previously reached out to the Flossmoor Police Chief to discuss some issues but hadn't heard back.

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Mayor Nelson stated that the Flossmoor Police Chief was in attendance at the Village Board meeting and that Landry could stay to speak with him after the meeting.

In summary, Flossmoor resident Warren Engelberg's comments were about federal government spending, the U.S. credit rating drop from the Fitch Ratings Corporation, and the impacts of the same.

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 #15 – 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 thanked the Flossmoor Police Department and the community service officers who have had more presence at Western Avenue School lately. It's been noticed and appreciated. He noted that there's been an effort to be more present and make an impact on some of the complaints that residents have had regarding traffic scofflaws, and dangerous situations. From his perspective, that presence is making a difference.

Trustee Lofton gave a shout out to the Public Works Department for the street repair work that's going on and noted that it's making a huge difference. He appreciates it very much.

Trustee Mustafa thanked and complimented the new Flossmoor restaurant, Poppin' Corks, for their grand opening and generous snacks. She's recommended it to everybody to try it at least once. Trustee Mustafa commended Chief Jones, Village Manager Wachtel, and other staff for identifying the mistake with the body cam software payments. She also noted that the Flossmoor Service League is sponsoring the purchase of luminaries. They placed about 300-400 in Flossmoor Park last year. If anyone is interested in purchasing the luminaries for their own home or sponsoring some, they can go to Gypsy Fix and buy them. She also reminded residents to water their trees since we still have warm weather, especially if residents have new ones or they're only one to one and a half years old.

Trustee Bradley-Scott commended Homewood-Flossmoor High School for the HF Dad Squad that occurred on October 30th. Chief Jones and other Flossmoor Police Department staff attended. There were 80 fathers who attended the event. Trustee Bradley-Scott explained that the program wasn't just for dads, but also for positive father figures. She encouraged those not involved in some shape or form within the Homewood-Flossmoor community to join some kind of group or commission. The HF Dad Squad event was great, and she encouraged everyone to read about it.

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Mayor Nelson thanked Trustee Bradley-Scott's husband, Percy Scott, for his leadership at the event, and also the HF Chronicle and Chicago Tribune for featuring the story.

Mayor Nelson wished the Ingalls University of Chicago a happy 100th birthday. The Ingalls family started Ingalls in Harvey, and it grew to other locations, such as in the Village of Flossmoor. They offer comprehensive, compassionate care all around, and the Village of Flossmoor is very lucky to have them.

Mayor Nelson noted that the 51st annual Thanksgiving gathering will be held on Sunday, November 19th at the Emmaus Church at 6 pm. The event is expanding to include Homewood and Olympia Fields. There will be multiple pastors and the Homewood-Flossmoor High School choir will perform.

If residents are interested in volunteering to light the menorah or the kinara at the Village's upcoming holiday celebrations, they can reach out to info@flossmoor.org.

Small Business Saturday is going to be celebrated in Flossmoor on Saturday November 25th. Shop local stores all afternoon for special treats. At 3 p.m., in front of the Flossmoor Library, there will be activities, treats, and Santa for the kids. At 5:30 p.m., the Village will do the tree lighting.

Trustee Mustafa added that the Flossmoor Service League luminaries will be lit on the November 25th, and they will be available for purchase at Gypsy Fix soon.

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 Driscoll 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 8:24 pm.

Respectfully Submitted,

Gina A. LoGalbo
Gina A. LoGalbo
Village Clerk