

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON NOVEMBER 1, 2021

VILLAGE HALL / ZOOM MEETING

NOVEMBER 1, 2021

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; 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; 9 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 during the citizen comment portion of the agenda, and that citizens could submit comments via email at info@flossmoor.org.

Citizens Present Wishing to Address the Board:

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

Pastor Roberts thanked Village administration and Director of Public Works John Brunke for assisting him with addressing the water-related issue at his property.

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

No citizen wished to address the Board 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 – Consideration of an Appointment to the Public Art Commission. Mayor Nelson called for a motion to approve the appointment of Erik OBrien to the Public Art Commission. Trustee Mitros so moved, seconded by Trustee Bradley-Scott. Mayor Nelson stated that it was her honor and privilege to appoint Erick OBrien to the Public Art Commission. Mr. OBrien is a professional concierge, enjoys working with people, and is part of the regional art and entertainment industry. He also lives across the street from the sculpture park with his partner and appreciate the sculpture park. He has been an active member of the community, including with the planting of trees. 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

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Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 2-10):

2. Approval of the Minutes of the Regular Meeting Held on October 18, 2021
3. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (November 1, 2021)
4. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois Accepting a Grant of Easement in the Village of Flossmoor, Illinois (2318 Vardon Lane)
5. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois Accepting a Grant of Easement in the Village of Flossmoor, Illinois (2602 Gordon Drive)
6. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving a Letter of Understanding Regarding the Vollmer Road Properties
7. Consideration of a Resolution Authorizing the Village of Flossmoor to Participate in the Cook County No Cash Bid Program
8. Consideration of a Resolution Amending the Budget for Fiscal Year 21-22 for the Village of Flossmoor
9. 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)
10. Consideration to Purchase Roadway De-Icing Rock Salt from Compass Minerals Inc for FY22

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Mitros so moved, seconded by Trustee Lofton. 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 #11 – Consideration of the Approval of the 2021 Tax Levy Estimate. Trustee Bradley-Scott so moved, seconded by Trustee Daggett. Finance Director Scott Bordui stated that regarding the 2020 tax levy extension, 2020 was a reassessment year and the Village's EAV increased by 15.3%, which is a good improvement, but the Village still has a long way to return to the Village's high point. There was very little new property or redevelopments in the Village in 2020 with only \$33,000.00 in EAV growth attributable to new property. The Cook County Market Adjustment continued in 2020. The Village's rate dropped by 11.5% despite the fact that the dollars increased by 1.4% last year.

Finance Director Scott Bordui stated that in regard to the 2021 tax levy, he submitted a detailed memo to the Board that he recommended they review. In regards to pension consolidation, the goal for the sate consolidation remains July 1, 2022. Everything is moving along. The fire pension is farther ahead than

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police, but July 1, 2022 is still the goal. The CPI for the 2021 tax levy will be 1.4% which is based on December 31, 2020, even with recent inflation. There wasn't a lot going on with new property, but there are a couple of developments with Dunkin Donuts and the Center for Dental Excellence that the Village has levied for. In regards to cost assumptions, the Village is in the same scenario as the last four years because there are unlevied costs; the cost assumptions exceed the amount that the tax caps allow the Village to levy for. Even with increased costs for which we cannot levy, there are several line items decreasing. The insurance lines that fund the Village's liability and workers' compensation through IRMA has gone down by almost 35% (which could be a one-time decrease). IMRF also had a large rate decrease, and both of the public safety pensions had large decreases. The decreases in those lines allows the Village to get their ceiling lines closer to their cap. The corporate levy is still at a 2011-dollar amount which is still an improvement over last year when the Village was functioning at a 2006 level. If the Village follows the same tax cap strategy, which is to maximize the tax levy, there will be about \$283,000.00 in unlevied costs.

Finance Director Scott Bordui stated that with regard to the police & fire pensions, they take up a larger percentage of the total tax levy whereas IMRF has decreased during the same time period. The additional police & fire pension levy is shifted from the ceiling lines (police protection, fire protection, and corporate levy). In regards to debt, the levy reflects the new debt, the 2021 general obligation bond issue, which was a dual-purpose bond issue which included the streets and storm sewer improvement component and the refunding component which refinance the 2013 G.O. bonds. Gone from the levy is the 2017 refunded G.O. bonds, which was a refunding on the original 2002 Library G.O. Bonds. The total debt service in 2020 is roughly the same as 2021. The Village's vision of having new debt replace the library debt when the library debt dropped off has worked out well. There is a small abatement that was obtained from excess collected at closing and is a direct savings to the taxpayer. Finance Director Scott Bordui stated that a public hearing would not required by tax caps because the Village is less than 5% of the total cap. The total that Mr. Bordui recommends is a levy of 1.06% increase (1.78% capped).

Finance Director Scott Bordui stated that with regard to the levy options, there are three options. He stated that Option two (2) is really not an option and is more for illustration: It illustrates the cost assumptions that the levy would look like if the Village wasn't subject to tax caps. He stated that Option one (1) is something that the Village can do, which is a 1.78% increase on the cap and \$99,000.00 in new dollars for the taxes with a total increase of 1.06%. Option one (1), Approach three (3) is the recommended tax levy/ approach. The total amounts to a 1.06% increase in the total levy. For illustration purposes, there is an Option three (3) which is a zero-dollar capped increase.

Finance Director Scott Bordui stated that the action needed at the Board meeting is approval of an estimated levy and the Village is required by tax-cap law to approve an estimate before the Village approves the tax levy ordinances.

Mayor Nelson asked if there were any questions from the Board.

Discussion ensued with the Board and Finance Director Scott Bordui.

Trustee Mustafa asked if Approach three (3) is an approach used by the Village in the past.

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Finance Director Scott Bordui confirmed that it is consistent with previous strategies.

Mayor Nelson complimented Mr. Bordui on his thorough presentation. She stated that it's important to fund the pensions, and the Actuary also recommends Approach three (3). She noted that this is one of the lowest CPI rates in twenty-five years, yet the Village still provides outstanding service to the residents.

Mayor Nelson called for a vote on the motion as presented to approve a tax levy estimate using Option 1 Approach 3. 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 #12 – Discussion of the Central Business District [CBD] Roadway, Pedestrian, and Streetscape Improvements. Director of Public Works John Brunke stated that in November 2019 and October 2020, Staff and Baxter & Woodman Consulting Engineers brought a discussion to the Village Board on the geometric alternatives for the Central Business District Roadway, Pedestrian, and Streetscape Improvements Project. The project is currently in Phase 1 Engineering and Baxter & Woodman is ready to finalize the Phase 1 Engineering and submit to IDOT for review and approval. At the October 2020 Board meeting, the Village Board selected a preferred alternative to move forward with. However, the COVID-19 pandemic continues to impact our lifestyle and has had direct impact on the use of the downtown area, including outdoor dining, concerts, and additional outdoor events. Mr. Brunke stated that Staff thought it would be best for the street design alternatives discussion to be brought back to the Village Board for affirmation of the preferred alternative. Dan Schug from Baxter & Woodman Consulting Engineers was present to present the alternatives and answer questions. Staff will be looking for direction from the Board on which alternative they prefer. Then Baxter & Woodman can finalize the Phase 1 Engineering and submit to IDOT for review. Mr. Brunke also stated that Staff would be working with Baxter & Woodman in January 2022 on a grant application to the DCEO for the Rebuild Illinois Main Street and Downtown Capital Program for the Phase 3 Construction and Construction Engineering for the project, and that Phase 2 Engineering is planned for the summer of 2022 with construction occurring in 2023.

Dan Schug from Baxter & Woodman Consulting Engineers stated that they were wrapping up Phase 1 of the CBD project, and that due to the funding that the Village obtained from Invest in Cook, the project design must be approved by IDOT. He reviewed the project priorities, stating that the number one priority is safety, two – improve traffic flow (and/ or not hinder it), and three – revitalize the streetscape aspect of the downtown area.

Mr. Schug stated that in round one in 2018-2019, they met with staff about different ideas for the CBD project. They came up with six alternatives. Staff ruled out three of them. In round two of the project, the three remaining alternatives were brought before the Village Board. One choice remained and the Board had four (4) main concerns: They wanted to keep the teardrop shape of the roundabout, they wanted the

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mailbox to remain in the teardrop, they didn't want a kiss & ride at Metra station, and they wanted more greenspace. Mr. Schug stated that they looked at the design again, and came up with some new options. Then the Board settled on one design which keeps the teardrop, removes the mailbox from inside it, removes minimal parking spaces, along with some other changes.

Mr. Schug stated that next steps are to obtain the preferred alternative from the board, talk with stake holders (i.e. business owners, Metra), then look at aesthetics, then make sure they are within budget. They have to get Phase 1 approved by IDOT and try to find funding which they've already been doing. He discussed some of the options they have been pursuing.

Trustee Bradley-Scott inquired about the CMAP Study and if that project would provide information that should be considered.

Director of Public Works John Brunke stated that the CMAP study is still in development and won't be ready until Spring of 2022, but the chosen concept will be provided to them for review. He doesn't think that CMPA will have any drastic recommendations after they review the plans.

Discussion ensued about outdoor dining, and how the current design plans don't account for it without removing parking spaces.

Trustee Daggett asked whether the alternative design plan addresses the safety concerns that were previously raised.

Mr. Schug stated that the current alternative does account for the safety concerns.

Trustee Mustafa inquired about disability parking spaces.

Mr. Schug stated there is one on Central, and that the current spot is not to standards and needs to be expanded.

Trustee Mustafa inquired about lighting.

Mr. Schug stated they plan to keep the same light poles, that the Village updated the lighting about five (5) years ago, and they will make sure that the Village is up to lighting standards.

Trustees inquired about the possibility of dining on the sidewalk.

Mr. Schug stated that the size/ width of the sidewalk limits that possibility. He added that the parking spaces is the limiting factor to changing the sidewalks. Parking would have to be drastically reconfigured to accommodate a wider sidewalk, which the Board was not interested in. Therefore, the parking will have to remain substandard and the sidewalk cannot be widened.

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Mayor Nelson stated that she agrees with the Board's previous decision on the design and to proceed with it. The Board agreed with the direction.

Village Manager Bridget Wachtel inquired about the parking spaces in front of the north tunnel stairs and what the plan is for them, and if there are any safety concerns.

Director of Public Works John Brunke stated the parking spaces are staying, but they plan to propose changing the pavement for those spaces. He stated that there are no safety concerns with those spaces, and it's actually safer than it was previously.

Mayor Nelson that it would be fantastic if the improvements can be completed in 2023 in preparation for the Village's 100 year celebration in 2024.

Mayor Nelson referred to Agenda Item #13 – 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 were any other business.

Village Clerk LoGalbo shared her safety concerns about parking in the spaces in front of the north tunnel stairs with pedestrians walking in front of and behind cars parked there and cars parked on Sterling.

Village Manger Bridget Wachtel announced that on November 27, 2021, the Village will have the tree-lighting ceremony at 5:30 pm. Santa and hot chocolate will be in front of the library from 3 – 5 pm. There will be a toy donation collection at Park Place. On December 4th, there will be tours of Janet Gustafson's gingerbread house. On December 11th there will be story hour and crafts at the library, and on December 16th there will be a holiday lights parade.

Trustee Mitros and Trustee Driscoll noted the fundraiser for the Veterans Memorial at Flossmoor Station on November 13th at \$50.00 a ticket.

Mayor Nelson stated that the Village would be partnering with the Flossmoor Veterans Memorial organization on a collection drive for the Manteno Veterans.

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

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NAYS: None

The Regular Meeting was adjourned at 8:30 p.m.

Respectfully Submitted,


Gina A. LoGalbo
Village Clerk