

Village of Flanagan
April 16, 2024
Meeting Minutes

Called to order by Dave Iverson

Pledge of Allegiance

Absent: Clerk Abbi Tower-Simpkins – Trustee Dodge arrived late, meeting notes taken by newly appointed Clerk, Mona Folkerts.

Appointment of New Clerk

Dave administered the Oath of Office to Mona Folkerts for the position of Village Clerk.

Approval of March Meeting Minutes

The minutes were not approved, Dave was the only one that had a copy, will be approved at the next meeting.

Treasurers Report

Reviewed – February 2024 Sales Tax was \$5356.50, and March 2024 Motor Fuel Tax was \$3300.66.

- **Bills were reviewed.**

Kristy had a question regarding \$1654.82 to Republic Services. Dave advised that it was for fines for the dumpsters that have overages, i.e., items sticking out above the dumpster and fines are assessed. The garbage trucks have cameras on them, the driver will take pictures for proof, and it is sent back to the home office. We are fined and then we pass the fine onto the customer. Marty stated that most businesses have received fines, and they are aware of this practice. Motion to approve by Kirsty, 2nd by Taylor.

Comments from Public

None

Panther Creek Windfarm Development (Panther Grove 2) Presentation

- Mr. Chris Green, Tri-Global Energy was present as well as Moe from CIP (Copenhagen Infrastructure Partners and the construction manager from Denmark. Chris handed out a draft of an Agreement, between VOF and Panther Grove 2 LLC. Chris stated Tri-Global has been in this area since 2018. The first phase will take place in Woodford County, starting next year and the second phase will incorporate Livingston County. They are hoping to submit their application to the Livingston County Board in July or August. Mr. Green stated he was here to see if the Village had any interest in allowing them to encroach within that 1.5-mile setback. The State has a law prohibiting wind turbines from getting closer than that 1.5-mile municipality boundary. He stated they wouldn't get any closer than 1 mile and this would allow them to get 8-10 more turbines. This would come with annual compensation per turbine. Mr. Green also stated since we have our own zoning, they want us to defer our zoning to Livingston County and follow their rules as they now follow the State rules. Mr. Green stated there will be an Open House Tuesday at the

American Legion from 9-6 for persons interested. Steve asked with the variance going all the way around the Village, do they want to put towers all around the Village? Mr. Green advised ideally, they want to keep them to the South, but are currently asking for a variance all the way around the Village. Evidently, they would like to go to the North, but the project is not fully laid out yet. Mr. Green then advised 4-10 turbines would be in the encroachment area. They are offering \$3750 per tower. Dave asked how many tax dollars are given to the local government and was advised that per turbine approximately \$68,000 per year, with approximately 68% going to the school districts. This project is supposed to generate in year one, 6.8 million, and over the 30-year life, Mr. Green thought 130 million in property tax revenue. They will provide all this information to the County Board as well and have the same information on Tuesday. Dave thanked them for coming.

Police Report

- Officer Netter was present he advised that he put in a request for more presence at Douglas and Jackson Streets for Stop Sign violations. He stated it appears there were some stops in that area. He was asked to have someone watch the parks as caution tape was put up at park and children have been noticed inside the caution tape and throwing rocks at the new lights put in. Advised curfew for the Parks was 9PM. Also speeding vehicles on Harrison Street, vehicles coming from the school. Officer Netter was thanked for coming.

Employees Report

- IWORQ kicked off and being set up, some permits have been entered. Painted Legion Lake Pavilion. Built a decorated box around well head to make it look nicer. Dollar General had a problem with sewer backed up. It was determined fiber conduit penetrated the sewer line. Forwarded to Metro and the boring company, but no invoices yet, had to hire a back truck for 2 days, nothing paid for yet. On April 29, hydrant flushing for 4 nights starting at 8P. Continue working on pavilions at Purple Park and Legion Lake. No more rocks going around either pavilion, only concrete. Taylor asked if the new light is on a timer, was advised it is on photocell. Had to replace one because light was going into a house so had to put one that shined down. Taylor stated she received a complaint regarding a village garbage can not being put back after trash pick-up. It was determined that the garbage truck had forgotten the garbage can on Monday and returned on Tuesday to pick it up and can was placed back.

President's Comments

- Sheriff's Roundtable: Jason attended the meeting and provided a copy of the minutes of that meeting and stats. The Sheriff's Department added 2 more Correctional Officers. Sgt. Sam Fitzpatrick was there; he oversees the K-9 Unit. There are 4 K9's total, 2 full-service K-9's and 2 narcotic K-9's, he advised the yellow labs must have a 30-minute break during a detail, which he was not aware of. Discussed security camera's, they wanted to know what kind we had and if we were having problems in the park. No news on contract, but County Board dictates it, not the Sheriff's Department. The Sheriff's Office will come and talk to us if we want to know something. Very interesting committee, multiple towns there, we are doing a lot better than the other communities even without the FLOCK cameras, they like what we are doing and trying to do the same.

- Main Street Restoration: Adam Dontz, Greater Livingston County Economic Development Council (GLCEDC) presented information regarding his organization, as well as passed out a folder containing information on what the organization has done for Livingston County. He stated that his organization works to increase commerce and economic opportunity. They offer different programs and help different businesses. They offer building improvement grants. The Falcons Nest was recently a recipient of this program. This grant offers \$11,250 reimbursement for their exterior and interior improvements. The exterior improvements are reimbursed at 50 cents on the dollar with a cap of \$6250, a business must spend \$12,500, to max out. The interior reimbursement of 25 cents on the dollar with \$5000 max, so the business would have to spend \$20,000, which is the current program. They presently budget for 2 building improvement grants or \$22,500 in budget. He advised they could have 4 businesses come in and each business would get a certain amount up to \$22,500. They are looking for an area to make building improvements to and he feels Flanagan is a good fit, however you have to get a building owner who wants to spend money on a building, and you need a bank who is willing to make a loan and you never know how appraisals are going to come in. There are a lot of moving parts but doesn't want to over promise and under deliver. Adam stated he looks forward to working with Roseanna and the Village Board on a building improvement grant. GLCEDC also offers Community Enhancement and Economic Stimulus Grants – those are for non-profit organizations like Boys and Girls Club; Economic Incentive Grant – those are for companies who create 10 full time jobs or more with a yearly wage of \$34,128. If the business keeps those jobs, GLCEDC will give that business \$5000 per job, so if you had 20 jobs that would be \$100,000. Education Enhancement Grant which FC #74 received just under \$20,000 (\$17,500) for STEM education; Mr. Dontz stated that with the money to the school and money to Falcons Nest, GLCEDC had given almost \$30,000 to Flanagan. The last incentive is Property Tax Abatements, which is for new construction. GLCEDC tries to spread the money from the mom-and-pop business to small and big companies. GLCEDC currently have 80 members, they offer public and private memberships. Flanagan's membership would be \$2 per resident for a total of \$2200 based on our population of 1100. GLCEDC pamphlets are made for their different communities with information regarding schools, manufacturing information and pamphlets are given to local realtors for new individuals looking to live in Livingston County.

Street & Alley Committee

- None

Personnel Committee

- None

Zoning/Building/Ordinance Committee

- Remodeling application – this was previously submitted for 309 E. Koopman but wasn't acted on it because it was not on the agenda. Mr. Prickett has now attached a timeline schedule for the remodeling project. Motion to approve by Jason, 2nd by Reid.

Flanagan Fest

- Taylor advised still in set up phase, getting line up 100% down to timeline. Really going to need volunteers, adding new events, mechanical bull uptown and possible at the park. Adding a foam party for kids at the park. Same schedule as last year with the inflatables at the park then once that is down, the kid's foam party will start for approximately 2 hours. Taylor advised a foam party is like a kid's fun run as seen on TV, with foam everywhere, it is like that but there will not be a run. Taylor advised when they posted the vendor show on Facebook this individual contacted us and provided us all his details. We had already signed the contract with the inflatables but since this is a Livingston County company we wanted to support a local business. Everything is coming together and moving in the right direction.

F.I.T. Team

- Kim advised Kristy brought in candy canes that she made to review. They are trying to decide what they are going to do on Main Street as far as decorations.

Open Business

- Research in Illinois to Spur Economic Recovery Program (RISE) - Roseanna provided a handout titled Countdown to Community Building. This is a checklist and timeline that was presented to her via E-mail provided by a nationwide training session. These items are going to take a couple months to get done. Our project officer sent Roseanna a detailed list of how the items is to look when being submitted and how to do them. This project is projected to be a 20-month project per Mike Friend, starting now, and ending November 2025. The money doesn't start until we get all the bullet points done. Taylor asked if that was the estimation of the new sides of the community building versus the original proposal. Rosanne stated Julie doesn't know what we originally proposed she knows the title of proposal, Community Building, but doesn't know the interior details or anything about it. We are obligated to do a community building in Flanagan and they gave us 1.5 million to do it. We are free to work within the confines of what our current reality is and that is we are looking to demolish the current building and rebuild a 7000 square foot structure to serve the community for social, educational and all those purposes. We cannot use the money for recreational, no recreational center. This must be a multifunctional building. Dave advised there will be a board for the community building project and is looking for volunteers. Roseanne asked if he was thinking about a 6-person board, that she heard the township was thinking of three volunteers. Roseanne thinks this amount of money is adequate to accomplish what we envision; we can spend more but are not obligated to. There is no matching component on our part. Board should be created within the next month or two. There are going to be a lot of details and whoever is on this board is going to have to spend a lot of time on it and answering a lot of questions from the public. Dave advised Mike Friend, an engineer from Farnsworth, has asked to be part of this project. Roseanne said we are going to have to spend some money before any money is going to come in. An example would be an architecture report or environmental review, those cost 8-10 thousand, some might be reimbursable, but some might not be, Julie called these soft funds. Dave advised that everything is going to be 50/50 with the township and Dave thinks that is the way the building expenses will be handled after it is built.

New Business

- Solar Energy System Regulations – Ordinance 2024-05: This pertains to solar panels in the Village. The attorney had Marty make some changes. Dave had the only updated copy, Kristy wanted to know if we mimic another ordinance, where we could use the mile out of town or the circumference, she wanted to make sure if we wanted to get solar panels for our sewer systems for our town, like other municipalities. Dave advised it is not as big an incentive for us to get them as compared to a homeowner. Marty advised two big items listed was a fee associated with it (application fee) and the prohibited use of the ground mounted units. Dave asked if everyone agreed with the \$35 fee for the application. **Public comment** - Mr. Prickett, advised the company installing the panel pays for the application fee, not the homeowner, at least that is what happened with his solar panels. It was suggested the fee for the application be increased to \$100.
 - o Dave asked for a motion to approve Ordinance 2024-05, the Solar Energy Ordinance with the change of the permit fee from \$35 to \$100. Motioned by Taylor, 2nd by Jason. Roll call was required all members stated yes.
- GLCEDC Membership – Taylor questioned the population, she thought our population was 1011, at \$2 per person (\$2022), which Dave advised correct. This is an annual fee. Dave asked when this membership would take effect, Adam advised it can start today. Kristy advised May 1st, since that was the start of our fiscal year, which was agreed to.
 - o Dave asked for a motion to join Greater Livingston County Economic Development Council, motion by Reid, 2nd by Kristy.
- Court Street Easement – Official paperwork has been submitted and we can move forward with the purchase. Marc stated the attorney has received the paperwork and was waiting for the documents to be reported to the County and then we can move forward with it. We approve the contract now and then their attorney will approve the contract. The purchase price is \$5000 and actual dimensions are all the same just we now have a legal document. Motion to approve the purchase and sale agreement of 13-13-22-225-015. Motion by Steve, 2nd by Jason.
- Liquor License – Casey’s – motion to approve by Taylor, 2nd by Steve.
- Water and Sewer – committee did not meet but Kristy was able to find previous meeting notes August 2021, when fees were previously raised, the meter was raised, and the minimum water was raised \$1. Kristy informed the board that we were to do this every year after that, which had not happened. In 2021, rates were raised to \$1 for water for the first 1000, the sewer was a \$1 on the first 1000. We assumed the first 1000 was the most consumed. Taylor asked if IWORQ could remind us to do it every year, Marty stated no, he would put it on his calendar. Kristy thought \$1.50, on each which is half of 3 years we missed on each first 1000 and we revisit again, which would be a total of \$3 per account (water and sewer). There are 525 accounts in the Village per Marty. Kristy asked if the previous money raised back in 2021 went into account for future endeavors. She was advised no, and Kristy advised we should be doing that. It was learned money raised went back into the water/sewer account, which has grown and if something came up, money was taken from that account and put back into capital account. Roseanne stated that having this discussion about this issue and having it documented in the minutes is something that can be reported in the 5-year Economical

Developmental Plan. Reid advised the last time we revisited this we were on the lower scale compared to other communities, so we are 3 years behind, so we are still going to be on the bottom. Dave suggested moving to 2 or \$2.50, suggesting possibly doing it at the fiscal year then again 6 months. It was determined to do 1.50 per 1000 on water and 1.50 per 1000 on sewer, and 1.50 on meter fee. Also revisit again in a year.

- Lighting on Route 116 – Diagram was provided by Ameren. Lights will be installed for free and provide the lights for free, we just pay for the electricity and go with the 250 watts, it will cost us \$99 per month added to electric bill. Motion by Steve, 2nd by Reid.
- Park Equipment – Steve had a catalog he received from a playground company, and he has been looking into equipment certification for parks. The state just awarded \$55 million for parks around the State. There are all different kinds of grants from the State and Fortune 500 companies ranging from \$5000 to \$250,000. Steve advised there are nationwide grants, Walmart does a bunch of them. Taylor asked Roseanne if she had done that, and she advised she looked into grants with accessibility and senior citizens. Roseanne and Steve advised they will get together. Jason asked if there was minor stuff we could do in the meantime. Steve advised that the booklet shows items they sell and have certified installers, items from \$500 to \$250,000. Jason asked if there was unsafe equipment, and which should be pulled and do one to one piece. Jason advised there are items in catalog that we could just buy if there is something that needs to be pulled and replaced. Marc suggested we add items to Legion Lake. Steve thought we could get comments from the parents on which item would be used and not buy something that isn't going to be used. Roseanne stated if we want to do the grant route, we need to think about the purpose of it, and gave example of children in town with limitations and disabilities. She stated you can't get a grant without a purpose and documented reasons. Steve advised he made inquiries about changing the ground bedding material around the structures but hasn't heard back from anyone yet as far as prices and quantities. Dave advised to continue to work with Roseanne and next meeting give us a proposal.
- Code Book Amendment
 - o 24-07 – Mobile Home – Second page was deleted, which pertained to the requirements of having a mobile home and inserted under #2, mobile homes as defined herein are prohibited within the corporate limits of the Village of Flanagan. Motion by Taylor, 2nd Jason.
 - o 24-06 – Fence Application – deleted where the payment was going, it was not going to Joliet it will be going to Flanagan which is for fence application. Motion by Reid, 2nd by Kristy.

Motion to go into closed session – Taylor, 2nd Kristy.

Motion to open session – Kristy, 2nd by Reid.

Open session for April 16, 2024

- approve employee salary increases.

- hiring Mona Folkerts as a temporary secretary when needed in Village office.
- summer help employee. Summer employee must be a student, 18 years of age, job duties will not exceed 40 hours a week, at \$15 an hour.

Kristy makes a motion to increase all Village of Flanagan employees' salaries - Motion to approve by Jason and 2nd by Reid.

Motion to approve temporary summer help – Kristy made motion, Taylor 2nd.

Motion to hire Mona Folkerts as a temporary secretarial assistant at rate of \$18.34, - Taylor motioned, Kristy 2nd.

Motion adjourned by Kristy, 2nd by Taylor.