



**MINUTES OF THE FRANKFORT VILLAGE BOARD REGULAR MEETING
DECEMBER 21, 2020**

Mayor Holland stated in accordance with Public Act 101-0640, 5 ILCS 120/7(e), this Frankfort Village Board regular meeting will be held both remotely and in person based on the gubernatorial disaster declaration and the president of the Village of Frankfort determining that a full in-person meeting is not practical or prudent. Members of the public will be able to attend the meeting in person, but the Village will enforce any capacity restrictions in effect due to any applicable gubernatorial executive order. The general public will be able to view and participate in the meeting remotely as well. Instructions on how to join the meeting and how to make public comments are available at www.frankfortil.org or at the front door of the Village Administration Building where it has been posted since Friday, December 18, 2020.

Mayor Jim Holland called the regular meeting of the Frankfort Village Board to order on Monday, December 21, 2020, at 7:00 P.M. by remote video conference and in-person.

Clerk Brian Feehery called the roll. In attendance were Mayor Jim Holland, Clerk Brian Feehery, Trustees Adam Borrelli, John Clavio, Margaret Farina, Keith Ogle, Jessica Petrow, and Gene Savaria. Also in attendance were Attorney George Mahoney, Attorney Hannah Lamore, Police Chief John Burica, Village Administrator Rob Piscia, and Asst. Administrator Jeff Cook.

APPROVAL OF SPECIAL ORDERS – UNANIMOUS CONSENT AGENDA

All items on the Omnibus Agenda are considered to be routine in nature and are enacted in one motion. There is no separate discussion of these items unless a board member makes a request, in which event, the item will be removed from the Consent Agenda and will be considered separately.

A. Approval of Minutes

1. Regular Meeting (December 7, 2020)

B. Approval of Bills/Payroll - \$1,058,372.23/\$397,975.20

C. Economic Development Committee Report

1. N.B.T. Inc: 22803 S. Mustang Road, Unit A-1, Target Industry and Industrial Incentive Program (T3IP) Tenant Improvement Grant Approval – Resolution
Accept the recommendation of the Economic Development Committee and adopt A RESOLUTION (NO. 20-54) AUTHORIZING THE APPROVAL OF A TENANT IMPROVEMENT GRANT UNDER THE TARGET INDUSTRY AND INDUSTRIAL INCENTIVE PROGRAM, in the amount of \$4,115.00, for N.B.T. Inc., located at 22803 Mustang Road, Unit A-1.

D. Operations Committee Report

1. Engineering Services Agreement: Elsner Road Well/Treatment Plant – Resolution
Accept the recommendation of the Operations Committee and adopt A RESOLUTION (NO. 20-55) AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES AGREEMENT WITH ROBINSON ENGINEERING, LTD for professional engineering services related to the design, permitting, and bidding for the construction of a new water well and water treatment plant adjacent to the Elsner Road Elevated Tank, in an amount not to exceed \$280,000.00.
2. Engineering Services Agreement: 2020 Sanitary Sewer and Manhole Rehabilitation Program - Resolution
Accept the recommendation of the Operations Committee and adopt A RESOLUTION (NO. 20-56) AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES AGREEMENT WITH BAXTER & WOODMAN, INC. for professional engineering services related to the Village's 2020 Sanitary Sewer and Manhole Rehabilitation Program, in an amount not to exceed \$27,000.00.
3. Project 7 – North and West Wastewater Treatment Plant Abandonment and North Wastewater Excess Flow Storage Pond: Change Order No. 3 – Resolution
Accept the recommendation of the Operations Committee and adopt A RESOLUTION (NO. 20-57) AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 3 FOR PROJECT 7, NORTH AND WEST WASTEWATER TREATMENT PLANT ABANDONMENT AND NORTH WASTEWATER TREATMENT EXCESS FLOW STORAGE POND PROJECT (7A & 7B), to reflect an increase of \$90,104.00 to its current contract with Joseph J. Henderson and Son, Inc., adjusted contract price of \$6,347,860.00, as part of the Village's Wastewater Treatment Plant Consolidation Program (IEPA Loan 17-5408).

E. Plan Commission Report Summary

1. Big City Motor Sales: 9227 Gulfstream Road, Unit H – Special Use for Automobile Sales – Ordinance (Waive 1st and 2nd Readings)
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3280) GRANTING A SPECIAL USE PERMIT FOR AUTOMOBILE SALES TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (BIG CITY MOTOR SALES – 9227 GULFSTREAM ROAD, UNIT H), to permit the operation of Big City Motor Sales, in accordance with the reviewed plans and public testimony, with the condition that there are no vehicles stored outdoors, no storage of equipment outdoors and restrict parking to employees and customers only.
2. Adoption of 2020 Village of Frankfort Zoning Map - Approval
Adopt the updated zoning map, current as of December 21, 2020, as the official 2020 Zoning Map of the Village of Frankfort.

Trustee Ogle made a motion (#1), seconded by Trustee Savaria, to approve the Unanimous Consent Agenda.

Trustees Borrelli, Clavio, Petrow, and Savaria presented a brief overview of the consent agenda docket items under consideration for approval.

Mayor Holland invited trustee and audience comment on the consent agenda items prior to a vote being taken.

Mayor Holland and Administrator Piscia commented on the special consideration that will be given to both location and design of the new well and building given the proximity to adjacent residential properties, noting the importance of involving the immediate residents.

Clerk Feehery called the roll. Ayes: Trustees Borrelli, Clavio, Farina, Ogle, Petrow, and Savaria. Nays: None. The motion carried.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

A. Purchase and Sale Agreement: 1 N. White Street – Ordinance (Waive 1st and 2nd Readings)

Trustee Petrow presented an overview of the Purchase and Sale Agreement for the property located at 1 N. White Street. She reported the Village received two proposals for the property: Bokay Flowers, LLC, with an original bid offer of \$315,000 and later amended to \$325,000; and Great Space, LLC, with a bid of \$300,000. She noted the Economic Development Committee considered both price and proposed use of the property to determine if either contract proposal was in the best interest of the Village. Bokay Flowers proposes to relocate the existing flower and design business from Kansas Street to the White Street location and Great Space, LLC proposes to partner with a business owner who plans to start a café offering teas, fresh-pressed juices, and superfood smoothie bowls.

At its December 9 and reconvened December 14, 2020 meeting, the Economic Development Committee forwarded a recommendation to the Village Board to enter into a Purchase and Sale Agreement with Bokay Flowers, LLC, for the purchase of 1 N. White Street, for the amended amount of \$325,000.00.

Trustee Petrow made a motion (#2), seconded by Trustee Savaria, to accept the recommendation of the Economic Development Committee, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3281) ACCEPTING THE TERMS OF THE PURCHASE AND SALES AGREEMENT FOR THE SALE OF 1 NORTH WHITE STREET, FRANKFORT TO BOKAY FLOWERS, LLC FOR THE AMOUNT OF \$325,000.00 AND TO AUTHORIZE THE VILLAGE PRESIDENT OR THE VILLAGE ADMINISTRATOR TO EXECUTE SAID AGREEMENT AND ANY DOCUMENTS NEEDED TO TRANSFER OWNERSHIP.

Mayor Holland invited trustee and audience comment on the purchase and sale agreement prior to a vote being taken.

Trustee Savaria commented on the process to have the property privately owned and operated, noting both candidates checked all the boxes. He acknowledged the communities desire to see

another restaurant in the downtown and felt the Village has multiple, viable properties for sale if we want to lobby for a restaurant. He noted Bokay's proposal came in considerably higher than the asking price of \$300,000 and voiced his support to vote in favor of selling the property to Bokay Flowers.

Trustee Borrelli stated that while the Village received two good proposals, he felt the proposal from Great Space was a better use for that location. He noted this specific piece of property and building is adjacent to the trail and a café would complement that location and the downtown more than the proposal from Bokay Flowers.

Trustee Petrow commented on the two virtual Economic Development Committee meetings held to review the proposals and hear from the applicants. She echoed some of the previous comments relating to selling the property and making sure the development is in line with our Comprehensive Plan and complements the existing base in the downtown. She also commented on the other additional lots that are open for commercial development in the downtown core. She noted that the purchase price also weighed into the committee's recommendation to move Bokay's proposal forward and thanked both parties for their interest and the concepts proposed.

Trustee Farina voiced her support of the proposal from Bokay Flowers, noting this proposal would lead to immediate occupancy and use of the building. She voiced her appreciation of the sales tax revenue opportunity and her hope that the Village will see a renaissance in that area of town with an opening in Bokay's current space, and the redevelopment of Cactus Carol's and the bank.

Mayor Holland thanked both of the applicants who are Frankfort residents and also major property operators and owners in our downtown for all they do for our downtown and for submitting these proposals. He noted both proposals met what we were looking for and he would be voting in favor of the motion.

Trustee Clavio voiced his appreciation to everyone who showed interest in the property and stressed that this is not an end to development in downtown for the proposal that is not chosen but rather a start to the next wave of development, noting the other properties and buildings available in the downtown.

Administrator Piscia invited attendees to address the Village Board.

Great Space representative, Mike Cartolano, Sr, voiced his disappointment in the direction the board was headed and felt his proposal made much more sense to be on White Street along the trail and contribute to the downtown than the relocation of Bokay Flowers.

Bokay Flower representative, Todd Morgan, felt there is a need for more retail space in the downtown area and shared his vision for the space.

Administrator Piscia read aloud one email submitted relating to the sale of the 1 N. White Street property.

Clerk Feehery called the roll. Ayes: Mayor Holland; Trustees Clavio, Farina, Ogle, Petrow, and Savaria. Nays: Trustee Borrelli. The motion carried.

MAYOR'S REPORT

- Mayor Holland requested the consent and approval of the Board to appoint Patricia Tutko to the position of Historic Preservation Commissioner.

Trustee Ogle made a motion (#3), seconded by Trustee Borrelli, to approve the appointment of Patricia Tutko to the Historic Preservation Commission to fill the remainder of the appointed term of former member Casey Stanevicius, which expires on April 30, 2023.

Clerk Feehery called the roll. Ayes: Trustees Borrelli, Clavio, Farina, Ogle, Petrow, and Savaria. Nays: None. The motion carried.

- Mayor Holland announced the list of winners for this year's winter holiday decorations is posted on the Village website and he thanked everyone for their festive light displays during this holiday season.
- Mayor Holland reported sales tax revenue is slightly ahead of last year, noting local sales tax continues to be the largest source of revenue for the Village. He thanked residents for shopping Frankfort.
- Mayor Holland announced that Phillips Chevrolet has been awarded the Better Business Bureau's highest honor, the "Torch Award." This award is given to businesses that represent the highest business standards of honesty and integrity.
- Mayor Holland reported Event Coordinator Sue Lynchey has on display some of the letters to Santa Claus and the Mayor's reply to some of those letters in the lobby of the Village Hall for the public to enjoy.
- Mayor Holland commented on the planetary conjunction of Jupiter and Saturn which coincides with the winter solstice today, December 21.
- Mayor Holland wished everyone a Merry Christmas and for all to have a better New Year; stay safe, keep social distances, wear a mask, and wash your hands.

POLICE DEPARTMENT REPORT

Chief Burica alerted residents to ruse burglaries in the area. He reminded residents to verify the identity of any workers who come to your home without an appointment. He noted the Village's utilities department does not approach residences without an appointment and drive vehicles with the Village of Frankfort insignia. He wished everyone a Merry Christmas, happy holidays, and a happy and safe New Year, encouraging residents to make a resolution to take part in the #9PM safety routine.

VILLAGE ADMINISTRATOR’S REPORT

Administrator Piscia reminded residents all vehicles must be removed from the street between the hours of 8 PM and 8AM following 2” or more of snowfall. He thanked Asst. Administrator Jeff Cook for his 18 years of service and wished him the best in his future endeavors, noting his indelible mark on the community. He wished everyone a Merry Christmas, happy holidays, and a safe New Year.

VILLAGE ATTORNEY’S REPORT

Village Attorney Lamore voiced her pleasure of working with Jeff Cook and she wished everyone happy holidays.

OTHER BUSINESS

The Village Board wished each other and residents a Merry Christmas, happy holidays, and a safe and happy New Year. Members congratulated Jeff Cook and thanked him for the impact he has had on the Village of Frankfort over his tenure. Residents were encouraged to shop Frankfort, including gas purchases. Members reflected on 2020 and the hope with the new year. A story was shared about a citizen who turned in an envelope of cash to the TCF Bank in Jewel, demonstrating the good will of people and humanity. Members welcomed Pat Tutko to the Historic Preservation Commission.

Jeff Cook expressed his appreciation for the opportunity of working with the Village Board over the years and he wished everyone a Merry Christmas.

PUBLIC COMMENTS

There were no comments from the public.

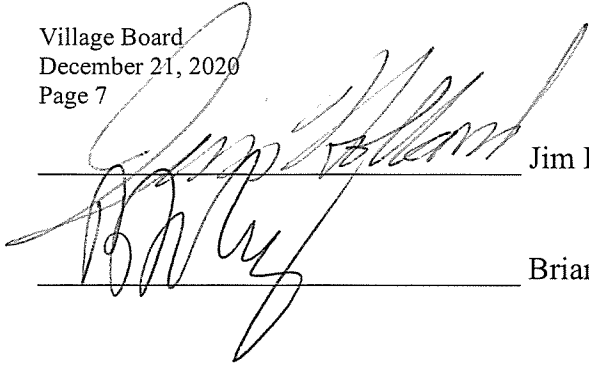
ADJOURNMENT

Hearing no further business, Trustee Petrow made a motion (#4), seconded by Trustee Farina, to adjourn the regular board meeting of Monday, December 21, 2020.

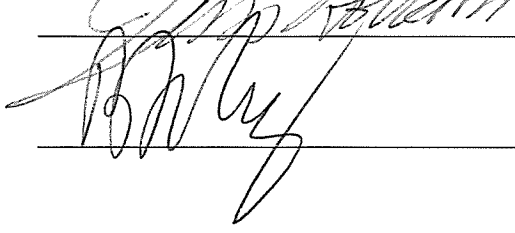
Clerk Feehery called the roll. Ayes: Trustees Borrelli, Clavio, Farina, Ogle, Petrow, and Savaria. Nays: None. The motion carried. The meeting adjourned at 7:58 P.M.

Brian Feehery
Village Clerk

As Presented As Amended

A large, stylized handwritten signature in black ink, appearing to read 'Jim Holland', is written over a horizontal line. The signature is cursive and somewhat abstract.

Jim Holland, Village President

A large, stylized handwritten signature in black ink, appearing to read 'Brian Feehery', is written over a horizontal line. The signature is cursive and somewhat abstract.

Brian Feehery, Village Clerk