

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF THE
VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON November 3, 2025

VILLAGE HALL

November 17, 2025

7:00 PM

Mayor Nelson called the meeting to order at 7:02 p.m.

Village Clerk Porter took roll. There was a quorum.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers.

ABSENT: None

ALSO PRESENT

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
Scott Bugner, Director of Building & Zoning	Douglas Merkle, Deputy Chief of Police
Dan Milovanovic, Asst Public Works Director	Bob Kopec, Fire Chief
Bridget Wachtel, Village Manager	Nicole Castagna, Asst to Village Mgr/Communications Mgr
Jonathan Bogue, Asst Village Manager	Joe Miller, Village Attorney
	36 Community Members, Media and Others

GENERAL STATEMENT/RULES OF ORDER (Announced by Mayor Nelson):

The meeting was streamed via Zoom. Mayor Nelson reviewed the public comment policy, which is available on the Village website.

RECOGNITIONS AND APPOINTMENTS:

Mayor Nelson recognized National Diabetes Month to bring attention to efforts to prevent, treat, and manage this disease. The Proclamation for National Diabetes Month was accepted by Oliver Calderon, a young member of the Flossmoor community who was diagnosed with Type 1 diabetes.

1. Consideration of an Honorary Resolution of the Village of Flossmoor Honoring Brian Tencza on his Retirement.

Mayor Nelson read a resolution to honor Sergeant Brian Tencza on his retirement from the Flossmoor Police Department. On September 25, 1995, Sergeant Tencza became a police officer with the Flossmoor Police Department. He was promoted to Sergeant in March of 2003 and has served the Village of Flossmoor with distinction and honor for over 30 years. His service has included being a D.A.R.E. officer, a member of the South Suburban Emergency Response Team (SSERT) and holding many leadership positions. Mayor Nelson thanked Sergeant Tencza for his service to the Village of Flossmoor. He was applauded by past and present members of the Flossmoor Police Department, members of the community and Board, and received a standing ovation in honor of his service and retirement.

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD:

(Note: That in reporting these comments, the Village has not researched the accuracy of any comments.)

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1. **Warren Engelberg (Flossmoor resident):** Continued with his commentary from previous meetings about his views on revolutionary reform, wage discrepancies, and the reasons there are economic problems.
2. **Andrea Perry (Flossmoor resident):** Provided her thoughts and opinions about the Village audit that showed excellence in financial reporting.

There were no further public comments.

CONSENT AGENDA

Mayor Nelson called for a Motion to approve the **Consent Agenda Items #2-5**. Trustee Daggett so moved, Trustee Lofton seconded. Mayor Nelson asked if there were any items on the consent agenda that were requested to be removed from the consent agenda for discussion, and there were none.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS ACTION ITEMS:

Mayor Nelson stated there were none. Mayor Nelson expressed thanks to members of the Village of Flossmoor Community Relations Commission, the Green Commission, and the volunteers who helped plant a pawpaw grove in the Village over the weekend.

ACTION ITEMS

Agenda Item #6 – Consideration of a Request from Opulence Gallery for a Consumption on Premise Liquor License at 3313 Vollmer Road (Class E-VGP)

Mayor Nelson called for a Motion to approve this action item. Trustee Mustafa so moved, and Trustee Daggett seconded. This action item was presented by Village Manager Wachtel. Diana Doss (owner of Opulence Gallery) and her daughter were present to answer questions. The Board praised Ms. Doss for her successful business, inquired about her hours of operation and need for this liquor license, and thanked her for being a part of the Flossmoor business community.

A vote on the Motion was presented, and it passed by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None

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NAYS: None

DISCUSSION ITEMS

Agenda Item #7 – Discussion of the 2025 Tax Levy

This discussion item was presented by Ann Novoa, Finance Director for the Village of Flossmoor. Finance Director Novoa discussed in detail the tax levy estimate, two options (*“Option 1 – No Change, Prior Year Extended Levy”* and *“Option Two – Prior Year Extended + CPI (2.9%) + New Growth Estimate”*) for the 2025 Village levy requests (taxes payable in 2026), levy totals, the impact on residents with varying home values, and the Flossmoor Public Library Tax Levy. Finance Director Novoa recommends Option Two since this option maximizes new revenue from economic development and does not result in the need to cut Village services. Mayor Nelson advised that she is against cutting Village services and that the residents appreciate the services offered by the Village. Mayor Nelson requested that the Board provide input on which of the options they prefer that were presented by Finance Director Novoa. Trustees Daggett, Dorsey, Lofton, Mitros, and Mustafa voiced support in favor of Option Two. Trustee Rodgers stated that she needed more time to evaluate the two options. Finance Director Novoa will return to the Board in December for to present the tax levy ordinance for adoption.

OTHER BUSINESS

Mayor Nelson stated there was no need for an executive session.

Mayor Nelson called for other business and the Board responded as follows:

Trustee Mustafa: Inquired about the following:

(a) Whether the Village should pass a ban against immigration enforcement on Village property and/or have a resolution against immigration enforcement on Village property that is similar to what was done by the Village of Homewood. Mayor Nelson and Village Attorney Miller advised that the Village does not want to create a false sense of security to community members since there is very little that can be done if U.S. Immigration and Customs Enforcement (ICE) conducts immigration enforcement in the Village. Village Manager Wachtel and Asst. Village Manager Bogue recommended that community members use resources found on the Village Website and published by the State of Illinois to learn about their rights during immigration enforcement operations.

(b) When Retail Coach will be providing an update. Mayor Nelson and Village Manager Wachtel reported that an update has previously been done in the Spring at the end of the fiscal year. Trustee Mustafa further inquired about the Village having an Economic Development Commission to explore new business development opportunities. Mayor Nelson stated that these types of commissions are most often found to be inefficient while increasing costs, citing required staff time to support the commission and general delays in progress as the Village would be working through a committee. Trustee Lofton commented that marketing is key to economic development. Mayor Nelson noted that Retail Coach’s psychographic data and corresponding marketing information for our website has been invaluable.

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Trustee Rodgers: No comments

Trustee Daggett: Commends the Village on its high standards and excellence in fiscal responsibility.

Trustee Dorsey: No comments

Trustee Lofton: No comments

Trustee Mitros: Responds to Trustee Mustafa's inquiries about the Village having an Economic Development Commission, and provided a historical perspective and advised that the Village had done this in the past. While the members had good intentions, the commission was not effective at developing new business. Also praises the Village for its strong fiscal standards and wishes everyone a Happy Thanksgiving.

Clerk Porter: Wishes everyone a Happy Thanksgiving.

Attorney Miller: Wishes everyone a Happy Thanksgiving.

Village Manager Wachtel: Wishes everyone a Happy Thanksgiving.

Assistant Manager Bogue: Advises that the Village newsletter has been refreshed with a new look. Residents who responded to an informal communication survey said they still rely on the Village's print newsletter, and therefore, the Village will continue with a print newsletter unlike many of the other taxing bodies. Recognizes and gives a shoutout to Communications Manager Nicole Castagna for her excellent work with redesigning the Village newsletter, taking great photographs, and adding a section on economic development to the newsletter.

Mayor Nelson further reported to the Board that:

1. The buyers for the vacant lot on Flossmoor Road have tendered proof of financing, are completing final plans, and started advertising pre-sales in the Homewood-Flossmoor Chronicle.
2. In December, the Board will be presented with a proposal for a high-end event space to build on Village-owned land on Governors Highway.
3. The Board will be presented with a development proposal for commercial space for film and movies for Village-owned land that is east of Meijer and north of 198th Street.
4. She is working with a resident that wants to develop Village-owned property on Vollmer Road east of Meijer. The resident has provided initial plans and anticipates having a proposal ready to submit by January of 2026.
5. The township pantries are in need of food and are accepting donations.

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6. Kris Condon is presenting her book "Fragments of Flossmoor" at Beyond Borders coffee shop.
7. The South Suburban Archaeological Society, HF Robotics, and Flossmoor History are giving a presentation on the Horton site at Irwin Center.
8. On Sunday, November 23rd, All Nations Church in Homewood is having its 53rd Annual Thanksgiving Gathering.
9. Saturday, November 29 is Small Business Saturday, and there will be events in downtown Flossmoor to support local businesses. The events include a ribbon cutting for the new downtown area and a tree lighting ceremony.
10. On Saturday, November 29, Tom Dobrez, in conjunction with Flossmoor History, is having a movie showing about Flossmoor history. See www.flossmoorhistorybook.com for more information.

ADJOURNMENT OF MEETING

Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros so moved, seconded by Trustee Daggett. All were in favor, none opposed.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

The Regular Meeting was adjourned at approximately 8:37 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk