

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF  
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON MAY 5, 2025*

*VILLAGE HALL*

*MAY 5, 2025*

*7:00 PM*

*Mayor Nelson called the meeting to order at 7:03 p.m.*

*Village Clerk 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; Finance Director Ann Novoa; Chief of Police Carl Estelle; Fire Chief Bob Kopec; Director of Public Works John Brunke; Assistant Director of Public Works Dan Milovanovic; Assistant to the Village Manager/ Communications Manager Nicole Castagna; Acting Village Attorney Karl Ottosen; 105 community members, media, and others.*

*Mayor Nelson asked for everyone to pause for a moment of silence to honor the memory of Homewood-Flossmoor student, Tom'Mya Lyons.*

*Mayor Nelson reminded everyone that the Village Board meeting was being streamed via Zoom for the convenience of those unable to attend the meeting in person. Mayor Nelson noted that she would call people from the sign in sheet of those who wished to speak, and requested that commentors abide by the Village's public comment policy which includes stating their name and address, acting with decorum, and addressing their comments to the public body at large and not a single member of staff. Mayor Nelson asked that speakers limit their comments to five minutes or less per person for a maximum of thirty minutes of public comment time.*

*Public Present Wishing to Address the Board:*

*Public Present Wishing to Address the Board on an Agenda Item & Non-Agenda Item*

*(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.):*

*Flossmoor resident Warren Engelberg's comments, in summary, concerned capitalist classes in America and the problems that Americans face today.*

*Community member Pastor Doyle Landry's comments, in summary, were regarding Mother's Day and mental health, the loss of his mother and the impact on his brother, and the struggles of senior citizens, especially those in Flossmoor.*

*Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 1-3):*

- 1. Approval of the Minutes of the Regular Meeting Held on April 21, 2025*
- 2. Consideration of the Approval of the April 21, 2025, Executive Session Minutes and to Hold Them Confidential*

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*3. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Appointing  
Municipal Officers to Administer Oaths*

*Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Mitros so moved, seconded by  
Trustee Mustafa.*

*Mayor Nelson called for a vote on the Consent Agenda 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 again thanked Trustee Bradley-Scott and Trustee Driscoll, noted that it was an honor to  
serve with them and hoped that they could partner together for future projects.*

*Action Items:*

*None.*

*Adjournment Sine Die:*

*Mayor Nelson called for a motion to adjourn sine die. 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*

*NAYS: None*

*The Board adjourned sine die at 7:13 p.m.*

*Administration of the Oath of Office to Newly-Elected Officials:*

*The administration of the Oath of Office to newly elected officials proceeded.*

*The Honorable Michael Svetlic administered the oath of office to Michelle Nelson.*

*Joshua Daggett, Leo Daggett, and Hannah Daggett administered the oath of office to Gary Daggett.*

*Gerald Pauling II administered the oath of office to Kevin Dorsey.*

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*Caper L. Estes III administered the oath of office to Carolyn Rodgers.*

*Mayor Nelson administered the oath of office to Gina A. LoGalbo.*

*The new Board was seated.*

*Mayor Nelson called the meeting to order at 7:52 p.m.*

*Village Clerk LoGalbo took roll.*

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

*ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Finance Director Ann Novoa; Chief of Police Carl Estelle; Fire Chief Bob Kopec; Director of Public Works John Brunke; Assistant Director of Public Works Dan Milovanovic; Assistant to the Village Manager/ Communications Manager Nicole Castagna; Acting Village Attorney Karl Ottosen; 105 community members, media, and others.*

*Mayor Nelson invited Flossmoor resident, Pastor Andrea Denney, to provide an invocation to the new Village Board.*

*Pastor Andrea Denney gave an invocation to the new Village Board.*

*Public Present Wishing to Address the Board:*

*Public Present Wishing to Address the Board on an Agenda Item & Non-Agenda Item*

*(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.):*

*Flossmoor resident Warren Engelberg's comments, in summary, were regarding the qualities of the US capitalist class and working class and his opinions regarding current and future actions needed related to same.*

*Community member Pastor Doyle Landry's comments, in summary, were regarding the death of a Chicago police officer two years ago, an upcoming memorial event, and the recent death of a community teenager. Landry discussed older residents who may have mental health issues and the relation to societal and*

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*political issues, his advocacy for mental health awareness, and an upcoming discussion about mental health at a Homewood-Flossmoor High School Board meeting.*

*Recognitions and Appointments:*

*None.*

*Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 4-7):*

- 4. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (May 5, 2025)*
- 5. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Granting Variations From the Requirements of Sections 285-8-5 A. and 285-21-1 D. (4) of the Flossmoor Zoning Ordinance (1130 Brassie Avenue)*
- 6. Consideration of a Resolution for Fiscal Year 2026 IDOT Motor Fuel Tax Maintenance*
- 7. Consideration of an Ordinance Authorizing the Sale of Certain Surplus Personal Property Owned by the Village of Flossmoor*

*Mayor Nelson called for a motion to approve the Consent Agenda as presented. Trustee Mitros so moved, seconded by Trustee Daggett.*

*Trustee Lofton requested that item #7 be pulled off of the Consent Agenda.*

*Mayor Nelson called for a motion to approve items #4-#6 of the Consent Agenda. Trustee Mustafa so moved, seconded by Trustee Daggett.*

*Mayor Nelson called for a vote on the Consent Agenda as amended. Motion passed by a roll call vote.*

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| <i>AYES:</i>    | <i>Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers</i> |
| <i>ABSENT:</i>  | <i>None</i>                                                           |
| <i>ABSTAIN:</i> | <i>None</i>                                                           |
| <i>NAYS:</i>    | <i>None</i>                                                           |

*Mayor Nelson referred to Agenda Item #7 – Consideration of an Ordinance Authorizing the Sale of Certain Surplus Personal Property Owned by the Village of Flossmoor. Mayor Nelson called for a motion to Approve an Ordinance Authorizing the Sale of Certain Surplus Personal Property Owned by the Village of Flossmoor. Trustee Daggett so moved, seconded by Trustee Mustafa.*

*Trustee Lofton inquired about the value of the transaction and whether the Village could consider selling the vehicles to residents.*

*Assistant Director of Public Works Dan Milovanovic explained that the Village requests an expected value of each vehicle from the auctioneer, which is based on an MMR value. Generally, the Village receives about*

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*the same as the expected amount. Milovanovic answered that the Village has not considered selling the vehicles to residents to date.*

*Mayor Nelson called for a vote on the motion as presented. Motion passed 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:*

*Mayor Nelson noted Phillippa Leon-Thompson's ten years of service on the Community Relations Commission (CRC) and thanked her for her service to the CRC.*

*Mayor Nelson thanked the CRC for their work on the recent new resident event, which was well attended and highlighted a local business.*

*Mayor Nelson thanked the Green Commission for their service and support of Earth Month in the Village by cleaning up the Heather Hill Elementary School playground with the Heather Hill Elementary School PTO, and for planting a pollinator garden at Parker Junior High School.*

*Mayor Nelson noted that it was the last day to order Village of Flossmoor merchandise online, which supported the Art Commission and public sculpture fund.*

*Action Items:*

*Mayor Nelson referred to Agenda Item #8 – Consideration of a Contract Extension with Advance Sweeping Services for the FY26 Street Sweeping Program. Mayor Nelson called for a motion to Approve a Contract Extension with Advance Sweeping Services for the FY26 Street Sweeping Program. Trustee Lofton so moved, seconded by Trustee Mitros.*

*Assistant Director of Public Works Dan Milovanovic explained that the approved FY26 Budget includes \$40,000 for street sweeping services, which is an annual contract. The purpose of the street sweeping services is to clean the streets for aesthetic purposes and remove debris from curbs and gutters so that stormwater can get to the catch basins. The contract was originally bid in 2024, and Advance Sweeping Services, Inc. of Rockford, IL was the lowest responsible bidder with a total bid amount of \$43,884.50, but actual program expenditures are limited to the budgeted amount of \$40,000. Milovanovic explained that the contract contains a provision that allows for the contract to be extended for up to three years after the first year, with the approval of both parties, and the contractor is willing to hold their unit pricing and extend the contract for the FY26 program. Public Works staff is requesting that the Mayor and Village Board of Trustees waive the competitive bidding process and authorize the Village Manager to sign an extension agreement with Advance Sweeping Services, Inc. of Rockford, IL, for the FY26 Street Sweeping contract, and approve expenditures up to the budgeted amount of \$40,000.*

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*The Board inquired about the contract pricing and whether Public Works has priced out the cost of a street sweeper.*

*Milovanovic explained that street sweepers are expensive and challenging to maintain, and that staff would need to be on staff who could perform maintenance on them.*

*Milovanovic explained that the village would use a unit price/ hourly rate if a circumstance caused it to exceed \$40,000.00.*

*Mayor Nelson noted that the Village was recently awarded a \$55,000.00 grant from Cook County for expenses due to the tornado last summer.*

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

*AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers*

*ABSENT: None*

*ABSTAIN: None*

*NAYS: None*

*Mayor Nelson referred to Agenda Item #9 – Consideration of an Agreement Renewal with Smith Garson. Mayor Nelson called for a motion to Approve an Agreement Renewal with Smith Garson. Trustee Mitros so moved, seconded by Trustee Daggett.*

*Mayor Nelson explained that when former President Biden's infrastructure bill was passed, she saw it as an awesome opportunity for the Village to go after federal funds for infrastructure repairs and connected with Smith Dawson who have done outstanding work for the Village.*

*Village Manager Bridget Wachtel explained that Smith Dawson Andrews is now Smith Garson, and that it was the third year to renew their contract. She noted that Smith Garson had been an investment that paid off, and that the Village had been able to secure just under \$1 million in federal funding for capital infrastructure work. Wachtel noted the issues related to additional Section 2-19 money the Village was slated to receive due to the federal budget not being passed, and Congresswoman Kelly will be looking to advance Flossmoor for fiscal year 2025-2026 appropriations. Smith Garson has also been helpful with moving along grant-related paperwork, connecting the Village with offices at the federal level, including the Village's delegation, and Smith Garson is holding the terms of their agreement from the last two years.*

*The Board inquired about their services, what the Village would do without Smith Garson, and whether the Village would consider a grant writer.*

*Wachtel responded that the Village would have to undertake pursuing federal funds, and that Smith Garson provides opportunities the Village otherwise does not know about, and they provide assistance with getting the Village's applications and requests the attention through the competitive processes. Wachtel noted that*

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*a grant writer would provide a different level of expertise to the Village, whereas Smith Garson opens doors regarding advocacy for the Village at the federal level.*

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

*AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers*

*ABSENT: None*

*ABSTAIN: None*

*NAYS: None*

*Mayor Nelson referred to Agenda Item #10 – Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Agreement with the Retail Coach. Mayor Nelson called for a motion to Approve a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Agreement with the Retail Coach. Trustee Mustafa so moved, seconded by Trustee Lofton.*

*Mayor Nelson explained that the Retail Coach has been extremely helpful in advertising the strength of the Village. Mayor Nelson noted the data that Retail Coach put together and that the Village shares with interested developers and businesses.*

*Village Manager Bridget Wachtel explained that if approved, it would be the third contract year with the Retail Coach, and they have served as an extension of the Village's economic development team. The Retail Coach has been helpful with identifying retailers and developers for recruitment and analyzing data for use by the Village to recruit retailers and developers. Wachtel noted that they have represented the Village at retail and trade shows to promote the Village. She also noted that the Village would be looking at the Retail Coach's contract more critically in its third year, as they knew it would take some time to garner some success. The annual terms of the contract remain, with the addition of a six-month update.*

*Aaron Farmer from the Retail Coach commented via Zoom regarding their services and the prospects they are working on for the Village.*

*The Board inquired about how the Retail Coach would be more aggressive going forward, strategies the Retail Coach is using, whether the Village's demographics are favorable for recruiting brokers and retailers, and what the Village can do, if anything, to attract developers.*

*Farmer shared how they would be more persistent in their dealings with developers, brokers, and retailers on behalf of the Village, how the Village's demographics and retail trade area stack up for developers, brokers, and retailers, Retail Coach's strategies for getting developers and retailers to consider Flossmoor, and other factors like competition with surrounding areas. Farmer noted that they are currently far along in the process with a developer interested in Flossmoor and will provide more updates on prospects in the future.*

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*Wachtel shared that it took Meijer three to four years to assemble property in Flossmoor, and they walked away from the project several times before everything came together. She noted that it takes patience and time to get the end users that the Village wants.*

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

*AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers*

*ABSENT: None*

*ABSTAIN: None*

*NAYS: None*

*Discussion Items:*

*None.*

*Other Business:*

*Mayor Nelson referred to Agenda Item #11 – 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 welcomed the new Board members, and congratulated Parker Junior High School for having a team, including his daughter, which won first place in a State of Illinois history competition, and they will be going to Washington DC to compete in June.*

*Trustee Dorsey commented on how impressed he was with the presentations by the Village's Department Heads during his orientation, noted the work and efficiency of Village staff, and that he was proud to be part of the leadership of the Village.*

*Trustee Lofton welcomed the new Board members.*

*Trustee Mitros welcomed the new Board members, congratulated Finance Director Ann Novoa for the Village's 47<sup>th</sup> GFOA award, and echoed Trustee Dorsey's comments about Village staff.*

*Trustee Mustafa welcomed the new Board members.*

*Trustee Rodgers echoed Trustee Dorsey's comments about Village staff, noted all of the facets of operating a Village, and thanked everyone for the welcome.*

*Clerk LoGalbo welcomed the new Board members.*



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*Acting Village Attorney Karl Ottosen noted that the Illinois Local Government Attorneys Association recently reviewed the issue that the federal grant applications now contain a provision that the grant recipient does not have a policy that violates the Federal Government's anti-discrimination laws, which includes DEI-related policies. Ottosen suggested that the Village edit any applicable policies to reflect that the Village will not discriminate based on any protected class, not call them DEI policies, and include complaint procedures in the policies.*

*Ottosen thanked the elected officials for serving the Village and noted Pastor Andrea Denney's excellent message in her invocation.*

*Village Manager Bridget Wachtel welcomed the new Trustees and thanked them for their kind words about staff.*

*Wachtel also noted the Village's 47<sup>th</sup> year achieving the GFOA Certificate of Achievement, that only two other municipalities in Illinois have a longer streak than Flossmoor and Flossmoor is the only South Suburban municipality to have such a long streak. Wachtel noted how the award was achieved thanks to the hard work and dedication of the Finance Department, Director Novoa, current staff and Directors for their financial management, past Finance Directors and Village Boards.*

*Mayor Nelson thanked everyone for supporting the recent Flossmoor Baseball and Softball Association's opening day parade and thanked the hundreds of volunteers for their recent cleanup efforts in Homewood-Flossmoor Park District parks.*

*Mayor Nelson congratulated the Parker Junior High School PTO for their inaugural 5K fun run.*

*Mayor Nelson noted the recent successful meeting with staff from the Governor's office, where they provided resources to the Village's small businesses.*

*Mayor Nelson noted that there would be an upcoming ribbon cutting for the new science wing of Homewood-Flossmoor High School.*

*Mayor Nelson announced that representatives from the US Small Business Administration would be visiting Flossmoor's businesses soon to tour and highlight Flossmoor businesses, and to provide guidance and resources for the Village's small businesses.*

*Mayor Nelson noted that on May 8<sup>th</sup> there would be an open house at the Flossmoor Library in regard to the Flossmoor Road Viaduct Project and encouraged people to spread the word for those impacted.*

*Mayor Nelson announced that Cone with a Cop would be taking place on May 15<sup>th</sup> at Rainbow Cone, and that Cop on a Roof would be taking place on May 16<sup>th</sup> to raise money for Special Olympics.*

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*Mayor Nelson noted that downtown renovations would be starting soon once the State authorizes it, as the State is in charge of the grant award, and encouraged residents to check out the Village's website and signage downtown regarding the renovations.*

*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 Rodgers, and passed by a voice vote.*

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

*The Regular Meeting was adjourned at 9:03 p.m.*

*Respectfully Submitted,*



*Gina A. LoGalbo*  
*Village Clerk*