

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF THE
VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON APRIL 21, 2025

VILLAGE HALL

APRIL 21, 2025

7:00 PM

Mayor Nelson called the meeting to order at 7:06 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; Assistant Finance Director Malea Calvert; Chief of Police Carl Estelle; Fire Chief Bob Kopec; Director of Public Works John Brunke; Assistant Director of Public Works Dan Milovanovic; Director of Building & Zoning Scott Bugner; Community Engagement Manager Stephanie Wright; Assistant to the Village Manager/ Communications Manager Nicole Castagna; Village Attorney Kathi Orr; 43 community members, media, and others.

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.

Recognitions and Appointments:

Mayor Nelson referred to Agenda Item #1 – New Resident Proclamation.

Mayor Nelson invited new residents Chris and Nicole Brown to join her in the reading of the Proclamation. Mayor Nelson explained that the Brown's moved to Flossmoor in March 2025 from a nearby community. She noted the New Resident Event was being held at Conservatory Vintage & Vinyl on April 24th.

Mayor Nelson read the New Resident Proclamation.

No vote was required.

Mayor Nelson referred to Agenda Item #2 – Resolution Honoring Trustee Joni Bradley-Scott.

Mayor Nelson explained that she had two resolutions honoring Trustees Bradley-Scott and Driscoll, and that they admirably served on the Board since 2017, have been incredible assets, and have had busy career and family lives as well. She thanked them for their dedication and service.

Mayor Nelson read the Resolution Honoring Trustee Joni Bradley-Scott.

No vote was required.

Mayor Nelson referred to Agenda Item #3 – Resolution Honoring Trustee Brian Driscoll.

Mayor Nelson noted that Nanette Driscoll, who accompanied Trustee Driscoll in the reading of the Resolution, battled cancer during Trustee Driscoll's time on the Board and she won the battle. Mayor Nelson noted that Trustee

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Driscoll served on the Board while taking care of Nanette, and thanked Trustee Driscoll for all of his service as a Trustee.

Mayor Nelson read the Resolution Honoring Trustee Brian Driscoll.

Trustee Driscoll thanked Village of Flossmoor residents and neighbors who trusted in him for eight years and thanked the Department Heads and their staff for their work on behalf of the Village. He also thanked Village Manager Bridget Wachtel and staff for doing a fantastic job, Village Attorney Kathi Orr, Clerk LoGalbo and Mayor Nelson. Trustee Driscoll also thanked his wife for her support over the years during his time on the Board.

No vote was required.

Citizens Present Wishing to Address the Board:

Citizens 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 Troy Holmes' comments, in summary, were regarding his advocacy for the proposed ordinance that would establish filming regulations in Flossmoor, and his recognition of Trustee Bradley-Scott and Trustee Driscoll for their service to the Village. Holmes shared his positive experiences with them and highlighted some of their positive attributes, including laying a solid foundation for the Trustee-elects. Holmes also congratulated Mayor Nelson, Clerk LoGalbo, and Trustee Daggett on their campaigns. Holmes encouraged the community to give the new Board a chance and move forward together.

Flossmoor resident Qadree Holmes' comments, in summary, were regarding his thankfulness to Trustees Bradley-Scott and Driscoll for their service to the Flossmoor community, and the proposed ordinance that would open up Flossmoor to film production. Holmes explained that he was honored to have been part of the vetting process for the ordinance, along with other Flossmoor residents who work in the film industry. Holmes discussed his experience in the film industry, including co-owning with Troy Holmes, the largest minority and gay owned commercial production company in Illinois. Holmes noted that the film industry in 2024 accounted for over \$653,000,000 in collective revenue for the State of Illinois, which is a growing number. Holmes also opined that the film industry should be one of the pillars of economic development in Flossmoor and provided examples of how film productions can financially impact a community, such as paying for parking, catering, hotels, props, wardrobe pieces, and food from local businesses. Holmes noted that many municipalities have payroll taxes for film crews' wages, film productions subsidize police and fire costs if needed for road closures, traffic re-routing, or the use of a Village-owned vacant lot. Holmes explained that the Chicago film industry has relied on flexible villages for capturing aspirational homes with tree-lined streets, and noted that Flossmoor has all of the qualities desired. Holmes encouraged the Village to signal to the film industry that Flossmoor is open for business for the film industry and provided examples on how to do it and where to advertise. Holmes thanked the Village for its support of art, union labor, and great initiatives for women and minorities.

Flossmoor resident Mother Diva's comments, in summary, were regarding her concerns about the unofficial election results. She explained that she is an election campaign strategist, has served as an election judge, is active in politics, and is aware of election mishaps and fraud in Cook County. She alleged that in previous elections, there were over 10,000 mail-in ballots that were unaccounted for and had to be recounted, creating chaos. She explained that she was monitoring important dates according to the State Board of Elections, including April 3rd, when the uncounted ballot report was supposed to be posted on the Cook County website but where she could not find it,

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April 8th was the last day for provisional voters to submit documentation, April 15th was the last day that provisional ballots and votes by mail counted, and that April 22nd the election was to be certified. She noted that she would be doing a full investigation to ensure that every vote has been counted, and that the election results have not been updated since April 3rd and that it was a close mayoral and trustee race and that a recount may be needed. She opined that since candidates spend so much money running for office, all candidates should want a thorough count of each ballot cast, and that voters and candidates have five days to apply for a recount under the law. She noted that once all ballots have been counted, including early voting ballots, and Mayor Nelson has won, she will accept her as Mayor.

A Public Hearing on the Adoption of the Fiscal Year 2025-2026 Budget

Mayor Nelson opened the Public Hearing on the Adoption of the Fiscal Year 2025-2026 Budget at 7:30 pm.

There was no public comment on the Fiscal Year 2025-2026 Budget.

Mayor Nelson closed the Public Hearing on the Adoption of the Fiscal Year 2025-2026 Budget at 7:31 pm.

Mayor Nelson referred to Agenda Item #4 – Consideration of the Adoption of the Fiscal Year 2025-2026 Budget. Mayor Nelson called for a motion to Adopt the Fiscal Year 2025-2026 Budget. Trustee Mitros so moved, seconded by Trustee Mustafa.

Mayor Nelson stated that April 21st was the fourth meeting where the budget has been on the agenda. The initial budget draft came out on March 3rd, and there were three meetings where the budget was discussed.

Trustee Mustafa inquired about professional services and contingency funds in the budget that weren't used, whether surveys were done to determine whether the Village should repeat some events, the costs of Flossmoor Fest compared to other special events held, and business feedback on the new events.

Village Manager Wachtel explained the purposes of the funds and provided examples, such as a consultant who facilitates a strategic planning process or a town hall meeting.

Assistant Village Manager Bogue explained that surveys were not done, but the Village had data from restaurants that showed they did exceptionally well during Village events like Kegs & Eggs, and discussed motivations related to the events, like construction in the downtown area. Bogue also noted that the Village has representation at the Flossmoor Business Association meetings and obtains feedback from the businesses.

There was also discussion about the amount of donations raised for events, including \$45,000.00 for the centennial celebration.

Community Engagement Manager Wright explained that three major events were held in 2024, and the businesses were able to participate instead of just one event, which cost as much as the three.

Trustee Mustafa inquired about the contract with The Retail Coach and whether the Board would be provided with feedback about return on investment information.

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Village Manager Wachtel explained that the contract would come before the Board at an upcoming meeting and that the contract runs concurrently with the fiscal year, and that the Board would be provided with more information at that time.

Trustee Mustafa inquired about budgeted tree services, and Wachtel explained that expenditures were made and that the services are grouped together in the budget.

Trustee Mustafa inquired about frozen federal grants and the impact on the Flossmoor Road Viaduct Project.

Village Manager Wachtel explained that there was no impact on the Flossmoor Road Viaduct Project because the Village was not awarded monies from a frozen grant. However, it was listed on Congresswoman Kelly's list of projects for Fiscal Year 2025 Section 219 monies, and the Village has not been awarded anything yet. The only project for which the Village was waiting on grant funds was \$15,000.00 for the Fire Department's drone, which was a reimbursable grant.

Trustee Mustafa inquired about the IRMA premium and whether the premium increased due to the Village's involvement in the Jerel Jones lawsuit, and by how much.

Village Manager Wachtel explained that the IRMA premium is effected due to the total experience modifier from all claims, including the Jones lawsuit and other matters like workers' compensation. Wachtel noted that the total premium for the Village in Fiscal Year 2026 is \$306,000.00.

Finance Director Novoa explained that the total amount in Fiscal Year 2025 was \$336,000.00, and that a three-year period was analyzed to determine the budgeted amount and the IRMA bill comes out in December.

Trustee Mustafa noted the proposed 3.75% across-the-board cost-of-living increase in the budget for all positions and inquired when a compensation analysis would occur related to it and if the matter could be on the next meeting agenda.

Village Manager Wachtel explained that, based on Board feedback, there is no budgeted item reflected in Fiscal Year 2026 for a compensation study and that the Board was interested in there being a compensation study at a later date after she presented information about the cost.

Mayor Nelson noted that there was not Board support for putting the matter on the next agenda, they could discuss the matter in the future, and that one Trustee could not request a matter be placed on the agenda.

Village Attorney Kathi Orr explained that the law states that three Trustees are required to call a special meeting, which has been interpreted to mean that three Trustees would have to support placing an item on the agenda, and that the Mayor is the CEO and in charge of the agenda.

Trustee Daggett noted that he was impressed with all of the work that goes into the budget, and thanked Village staff for their hard work.

Trustee Mustafa noted her preference to have a compensation analysis for the entire Village done first before making a decision regarding salaries, given that she is an agent of the Village with a fiduciary responsibility to ensure that salaries are being increased at an appropriate level.

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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 the Consent Agenda (which encompassed Agenda Items 5-13):

5. Approval of the Minutes of the Regular Meeting Held on April 7, 2025
6. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 21, 2025)
7. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Chapter 150, Article 9 of the Village of Flossmoor Municipal Code (Water and Sewer Rates)
8. Consideration of a Contract Award to Beary Landscaping for the FY26 Landscape Maintenance Contract
9. Consideration of a Contract Extension with Home Cleaning Centers of America for the FY26 Janitorial Services
10. Consideration of a Contract Extension with Smitty's Tree Service for the FY26 Parkway Tree Service
11. Consideration of a Resolution Requesting Temporary Cook County Road Closures for the Hidden Gem Half Marathon
12. Consideration of a Resolution Requesting Temporary State Highway Closures for the Hidden Gem Half Marathon
13. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving the Third Amendment to Agreement with Paramedic Services of Illinois, Inc.

Mayor Nelson removed item #9 from the Consent Agenda because there is a waiver of the bid process, which is not allowed to be on the Consent Agenda.

Mayor Nelson called for a motion to approve items #5-#8 and #10-#13 of the Consent Agenda. Trustee Daggett so moved, seconded by Trustee Lofton.

Mayor Nelson called for a vote on the Consent Agenda as amended. 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 #9 – Consideration of a Contract Extension with Home Cleaning Centers of America for the FY26 Janitorial Services. Mayor Nelson called for a motion to Approve a Contract Extension with Home Cleaning Centers of America for the FY26 Janitorial Services. Trustee Daggett so moved, seconded by Trustee Bradley-Scott.

Mayor Nelson explained that the Village has been satisfied with the work of Home Cleaning Centers of America since 2014.

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Village Manager Wachtel commented that the Village has had a history of having inadequate service when choosing low bidders on the contract at issue. Home Cleaning Centers of America has held the Village's prices, responsive to services, and the Village has had a solid relationship with them since 2014. It is a contract managed through Public Works.

Trustee Daggett inquired whether Public Works was satisfied with the company's service.

Assistant Director of Public Works Milovanovic responded affirmatively.

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

Reports of Committees, Commissions and Boards:

Mayor Nelson congratulated the Green Commission on a ComEd grant that they won for 25 new parkway trees.

Mayor Nelson thanked the Community Relations Commission for their work on the upcoming new resident event.

Mayor Nelson noted the current sale of Flossmoor clothing and hat items on flossmoor.org and that the sale benefits the Art Commission.

Action Items:

Mayor Nelson referred to Agenda Item #15 – Consideration of an Ordinance Establishing Regulations for Filming on Public Property in Flossmoor. Mayor Nelson called for a motion to Approve an Ordinance Establishing Regulations for Filming on Public Property in Flossmoor. Trustee Lofton so moved, seconded by Trustee Daggett.

Assistant Village Manager Bogue explained that the Village receives three to four regular requests for productions in the Village, which staff deal with on a case-by-case basis. A year and a half ago, a resident complained about filming going on in their neighborhood, and the Village started looking into it, and then connected with Qadree Holmes, who brought in other folks to provide input as well. Bogue explained that in regard to the turnaround time for permits, he noted that there are staffing restrictions and they have to consider impacts to residents, economic benefit, and whether staff have the resources to meet the request. Bogue noted that Village Attorney Orr suggested starting the matter as an ordinance and not in the municipal code so that the Village could make changes easier. Bogue also suggested changing the application to reflect 'commercial productions - TV and feature' as well, to be more in line with the wording used in the industry. Bogue thanked those in the community who helped with the matter, including Kathi Orr.

Mayor Nelson noted that although it is great to see the community reflected on film, it can be an inconvenience for residents, so there needs to be a balance.

The Board noted their support for the matter, the economic benefit, and how excellent it was that so many residents in the film industry were part of the process.

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Trustee Driscoll inquired about insurance coverage for the matter, and Bogue responded that insurance coverage had been addressed with IRMA.

Trustee Mustafa inquired about what happens if a producer fails to disclose damage or there is damage to public property, and noted a scrivener's error on the application form.

Orr responded that there is an insurance policy required, and the Village will develop a policy for checking things out before releasing the insurance policy.

Bogue noted the insurance requirement on the back of the application.

Trustee Bradley-Scott inquired about whether the ordinance allows for cooperation between residents and the film industry, and whether staff time would be covered by the applicant.

Bogue noted that residents are allowed to film in their homes, and that the next steps for regulation are cooperation with other government entities, such as the Park District, since the ordinance only deals with Village property. Bogue noted that there would be compensation if Village resources are used.

Trustee Daggett inquired about expedited requests and notice to residents, whether they have to give a list of all of the actions to take place, and how soon implementation can occur.

Bogue responded that the resident would still have notice, confirmed that the Village needs to know about action-related items in the film production. Bogue said that the film application and ordinance will go live on the Village's website on May 1st, and that next steps such as advertising would be next steps to discuss.

Mayor Nelson called for a motion to Approve an Ordinance Establishing Regulations for Filming on Public Property in Flossmoor with the Addition under the Third Bullet Point of Section 1 – Commercial TV & Feature Productions. Trustee Daggett so moved, seconded by Trustee Driscoll.

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

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

Discussion Items:

None.

Other Business:

The Board thanked Trustee Bradley-Scott and Trustee Driscoll for their service and noted their appreciation for serving with them on the Village Board.

Village Attorney Orr noted that Trustee Bradley-Scott and Trustee Driscoll had done a great job over the years and contributed valuable input.

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Village Manager Wachtel thanked Trustee Bradley-Scott and Trustee Driscoll for their work and service to the community, on behalf of the staff, and noted that it had been a pleasure to work with them.

Trustee Bradley-Scott thanked everyone for her time serving on the Village Board for the past eight years, and noted that it had been a fantastic experience. She noted the young ages of her children when she first served on the Board, and that it was important for her to have a voice for young families on the Board, and noted her children's current ages.

Mayor Nelson noted that the Flossmoor Baseball & Softball would have its opening day parade on April 26th and encouraged residents to cheer on the kids.

Mayor Nelson noted that a new business in Flossmoor Commons opened up, Eclectic Artistry, and encouraged people to check out her fantastic store.

Mayor Nelson noted that the Village would be hosting an open house to learn more about the next phase of the viaduct project in the near future.

Mayor Nelson announced that the Hidden Gem Half Marathon sold out in one week.

Mayor Nelson announced that the Village recently won its 47th GFOA award and congratulated Finance Director Ann Novoa and staff for their work on it.

Mayor Nelson noted that the Village would soon be visited by a member of the Governor's Office as well as a representative from the Small Business Association.

Mayor Nelson thanked Trustee Bradley-Scott and Trustee Driscoll for their service.

Mayor Nelson referred to Agenda Item #16 – A Motion to go into Executive Session to Discuss the Review of Executive Session Minutes, Employment of Specific Individuals, Property Acquisition and Litigation. Mayor Nelson called for a motion to Move into Executive Session to Discuss Pending Litigation and the Review of Executive Session Minutes. Trustee Mitros so moved, seconded by Trustee Daggett.

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 noted that the Board would be approving executive session minutes prior to adjourning after Executive Session, invited them to still stay if they wanted to, and thanked everyone for coming.

The Board entered executive session at 8:29 p.m.

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The Board returned to open session at 8:55 p.m.

Mayor Nelson referred to Agenda Item #14 – Consideration of the Approval of Executive Session Minutes and to Hold Some Confidential. Mayor Nelson called for a motion to Approve the Executive Session Minutes (September 3, 2024; September 16, 2024; October 15, 2024; November 4, 2024; November 18, 2024; and December 2, 2024), Release the Minutes Dated September 3, 2024 and October 15, 2024 and destroy the audio from the April 14, 2023 and June 5, 2023 executive session meetings. Trustee Mustafa so moved, seconded by Trustee Bradley-Scott.

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

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 Lofton, and passed by a voice vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros, and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

The Regular Meeting was adjourned at 8:56 p.m.

Respectfully Submitted,



Gina A. LoGalbo
Village Clerk