

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 16, 2026

VILLAGE HALL

February 16, 2026

7:00 PM

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 Bldg & Zoning	Douglas Merkle, Deputy Chief of Police
John Brunke, Public Works Director	Matt Bert, Asst Fire Chief
Bridget Wachtel, Village Manager	Joe Miller, Village Attorney
Jonathan Bogue, Asst Village Manager	Stephanie Wright, Community Engagement Manager

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:

Agenda Item #1: A Proclamation Declaring February 2026 as Black History Month

Mayor Nelson read the Village of Flossmoor's Proclamation for Black History Month and discussed the Village's focus on recognizing teachers for the proclamation this year. The following teachers are amongst those nominated for recognition and present to accept the proclamation:

- **Mr. Brian Stanley:** Director of Workforce Empowerment Initiative Grant at Prairie State College. Mr. Stanley is a coach with Flossmoor Baseball & Softball and also coaches basketball with HF Park District.
- **Ms. Cheryl Shackelford:** A Middle School Social Science Teacher at Chicago Public Schools with 33 years teaching experience. Ms. Schackelford serves as a Social Science chair and Student Council sponsor and offers mini book talks with her students. She has been a Flossmoor resident for 36 years.
- **Ms. Danielle Brasfield:** Lead Teacher, CICS Wrightwood Middle School with a 24-year teaching history. Ms. Brasfield is a published author and provides consulting on self-publishing, editing, formatting and support for aspiring authors through [Antoinette Books & Educational Consulting, LLC](#).

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- **Mr. Ron Wright:** 6th Grade Math Teacher at Parker Junior High School. Mr. Wright coaches multiple sports. He is an author and public speaker who focuses on financial literacy education and has been a Flossmoor resident for nearly 21 years.

For more information about each of these educators, please go to the Village's website:
<https://www.flossmoor.org/409/Flossmoor-Black-History-Month>

Agenda Item #2: Consideration of an Appointment to the Green Commission

Mayor Nelson called for a Motion to approve the appointment of Courtney Tillman to the Village of Flossmoor's Green Commission. Trustee Mustafa so moved, Trustee Daggett seconded. Mayor Nelson provided information about Ms. Tillman's professional background and community involvement and asked the Board for any questions or concerns. The Board expressed their appreciation to Ms. Tillman for her willingness to volunteer and be an active part in our community. 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

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD:

- a. Jackie Riffice: Provided information about her book club and invited all to attend the next meeting.

UPDATE FROM FINANCE DIRECTOR, ANN NOVOA: Mayor Nelson, before moving to the Consent Agenda, requested Ann Novoa, Finance Director, to provide an update on Cook County's property tax disbursements. Finance Director Novoa advised that the Village has not received any disbursements since the last board meeting. Mayor Nelson reported that they have met with many Cook County officials about this problem and Cook County's promises have not been kept. Mayor Nelson requested the Board to sign a letter on behalf of the Village to send to Toni Preckwinkle, President of the Cook County Board of Commissioners to address Cook County's failure to distribute all of the property tax payments. The Board expressed outrage and frustration at Cook County's breach of the public trust and willingness to put the Village in financial peril and unanimously agreed to sign and send to Toni Preckwinkle the proposed letter.

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CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #3-5**. Trustee Lofton so moved, Trustee Dorsey seconded. Mayor Nelson asked if there were any items on the Consent Agenda that were requested to be removed 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:

Mayor Nelson wished everyone a Happy Lunar New Year and reported that **Flossmoor's Community Relations Commission, Flossmoor Public Library, and HF High School's Mandarin program** hosted a successful Lunar New Year Celebration on Saturday, February 14, 2026, at Flossmoor Public Library. Mayor Nelson recognized Community Relations Commissioner, **Molly Deugaw**, for the extra steps she took to sponsor a Korean performer/dancer, and for providing red envelopes, containing two-dollar bills to the children who attended the celebration that are meant to bring good luck in the upcoming year.

ACTION ITEMS:

Agenda Item #6: Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement by and between the Village of Flossmoor and OBE Studios, LLC

Mayor Nelson called for a Motion to approve Agenda Item #6. Trustee Daggett so moved, Trustee Lofton seconded. Village Manager Wachtel presented this Action Item. Village Manager Wachtel advised that the Brewers were applying for a Small Business Administration loan and had additional steps that needed to be completed for this application process. Village Attorney Kathi Orr revised the necessary terms in the Village's agreement with the Brewers so that the Brewers could pursue their financing. The proposal for this action item continues to be in line with the Village's economic incentive policies. The Brewers appeared before the Board to answer any questions. Mayor Nelson asked the Board if there were any questions and the Board continued to express support and excitement about this development project.

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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

Mr. Brewer expressed his thanks and appreciation to the Village of Flossmoor for supporting his proposed business development.

DISCUSSION ITEMS:

Agenda Item #7: Discussion of a Vehicle Use Fee in lieu of Vehicle Stickers

Mayor Nelson invited Finance Director Novoa to present this discussion item. Finance Director Novoa gave a presentation about the decline in vehicle sticker revenue that has taken place over the past few years. Historically, this was the largest license and permit revenue received by the Village to support general fund costs. Director Novoa provided information about the reasons the Village needed funds from the vehicle sticker program, the decline in vehicle sticker funds, the community response to having to pay for vehicle stickers, enforcement policies for vehicle stickers, and alternatives to the vehicle sticker program.

Director Novoa recommended that the Village replace the vehicle sticker program with a vehicle use fee that is collected through the utility billing system, by way of the fee being added to a monthly utility bill. Director Novoa explained that monthly utility billing will be implemented at the beginning of the fiscal year.

Mayor Nelson discussed the Village's past enforcement attempts for the vehicle sticker program and requested the Board for any comments and questions. The Board had questions about the different methods the Village has used to enforce the vehicle sticker program, how the fees would be applied to multi-car households, and the difference in fees for residences and businesses and the central business district. Trustee Dorsey requested that the Village consider concessions for senior citizens and those on a fixed income. The Board agreed with Director Novoa's recommendations to have an ordinance drafted to add the vehicle sticker registration fees to utility bills. Attorney Miller stated his office would work to have the ordinance drafted for the Board's consideration at an upcoming meeting March.

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Agenda Item #8: Presentation of the Strategic Plan Update (May 2025 - January 2026)

Village Manager Wachtel provided the Board with a nine-month update on the Village's Strategic Plan that was adopted for the period of 2022 through 2026. The strategic plan, including updates, can be found on the Village's website at:

<https://www.flossmoor.org/534/Strategic-Plan-2022-2026>

The following list discusses significant accomplishments noted under different areas of the report for the Strategic Plan update.

#1 Finances and Services:

- Infrastructure grant of \$1,000,000: MWRD Stormwater Partnership Program participation for Phase 5 of the Flossmoor Road Viaduct Drainage Improvements Project.
- Grants awarded to the Police Department include:
 - \$41,330 IDOT grant to conduct traffic enforcement operations throughout the year. Since receiving this grant, officers have made 765 vehicle stops and issued 833 citations.
 - \$10,000 ComEd Powering through Safe Community grant provided for the purchase of flashing beacons to increase safety measures for students and pedestrians to safely travel across crosswalks at four busy locations.
 - \$42,000 Illinois Attorney General's Organized Retail Theft Crime grant to purchase closed-circuit security cameras to be installed within our retail corridors.
- Awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting for the 47 consecutive year.
- Grant of \$250,000.00 through Senator Harris for capital infrastructure that has been tentatively designated for the Dartmouth bridge project.
- Implementation of new technology for service delivery that includes a new customer service portal to make online payments.

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- A new Graphic Information Services (GIS) project to collect data about Village assets, inventory, and operations and to share this information with staff, the Board, and the public. The GIS program includes a tree inventory and sign inventory, and information about the Village's tree management system.

#2 Infrastructure & Housing:

Highlights include the following:

- Completed the FY26 MFT Street Resurfacing Project at a final cost of \$589,971.94. This project included the **asphalt resurfacing of 1.46 miles of streets, and other ancillary pavement patching, ADA sidewalk repairs, curb and gutter repairs, and restoration.**
- Completed the FY26 MFT Pavement Crack Filling Program at a cost of \$31,679.39. This project included the **pavement crack filling of 10 streets** at a total distance of 3.99 miles.
- Completed the FY26 Sidewalk Replacement Program at a cost of \$95,465.61. This project included the replacement of **approximately 330 sidewalk squares** on Western Avenue between Flossmoor Road and Vardon Lane and at other locations throughout the Village.
- Substantially completed the **Downtown Streetscape Project** at an estimated final cost of \$2,098,058. The project was offset by an IDOT ITEP **grant in the amount of \$1,184,456.**
- Completed the **Flossmoor Road Sanitary Sewer Relocation Project** at a cost of \$422,423. This project included the relocation of the public 15-in. sanitary sewer that ran under the Civic Center Building from the public alley to the west and out to Sterling Avenue. The project relocated the sanitary sewer to run west down the alley and south across the east side of the vacant land in a public utility easement, adjacent to 2609 Flossmoor Road, and out to Flossmoor Road.
- Completed Phase 3 of the Flossmoor Road Viaduct Drainage Improvements Project, which included the construction of the large-scale 84-in. storm sewer on Lawrence Crescent from the Heather Hill basin to Maryland Avenue. The cost of this phase was \$1,758,536, which was offset by **\$1.5 million in DCEO grants.**
- Began the engineering for the Dartmouth Bike Bridge Replacement Project. This project includes the replacement of the Dartmouth Bike Bridge, bike path on both sides of the bridge, and the bank stabilization of Butterfield Creek. The estimated project cost is \$690,800. The project will be partially offset by an IEPA Section 319 **grant in the amount of \$111,600**, which is meant to cover a portion of the cost of the bank stabilization.

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- Featured in Crain's Chicago Business for being one of the few Chicagoland locations that had a significant increase in home values in 2025. **Flossmoor home values rose on average 12% last year.**
- Utilizing full authority to enforce compliance with the Village's adjudication program for enforcement of ordinances for property maintenance, the timeline for the remediation process, and collection of fines.

#3 Economic Development & Business Retention:

Highlights include the following:

- Approved the construction of Chipotle and 7 Brew restaurants on a Meijer outlot with construction beginning this spring and scheduled openings in the fall.
- Entered into a development agreement with OBE Studios for Village-owned properties on 198 Street.
- Continued to guide the development of Flossmoor Town Centre LLC, the proposed development of townhomes and a cafe for the Village-owned property on Flossmoor Road.
- Continued to guide a development agreement with On-the-Fly Hospitality for their proposal of Flossmoor Smokehouse restaurant for the Village-owned property at 19725 Governors Highway.
- Entered a Memorandum of Understanding with the Southland Development Authority to market and secure letters of interest for Village-owned properties on Vollmer Road.
- Vigorously promoted and supported central business district businesses heavily throughout the Downtown Streetscape Project with weekly construction updates, an interactive GIS map, additional parking spaces, promotional signage, social media posts, enews features and a special incentive program for shoppers and diners throughout the month of September.
- Offered an economic incentive to provide an accessible restroom, plumbing for the bathroom and sink, to Beyond Borders Cafe (1036 Sterling), which opened in summer 2025.
- Offered an economic incentive for HVAC replacement and Ansul System Repairs to Flossmoor Social (1040 Sterling), which opened in fall 2025.

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#4 Inclusivity

Highlights include the following:

- Launched a yard sign initiative to foster community pride and promote the “Love Flossmoor” message through the Community Relations Commission.
- Hosted a National Hispanic Heritage Month event in partnership with the Flossmoor Public Library in September, modeled after the successful Lunar New Year event. The Village collaborated with School District 161’s Bilingual Parent Action Committee to help shape and coordinate the event. Feedback from participants indicated the program felt more intentional, educational and meaningful than prior efforts.
- Various Green programs that are discussed in detail in the report.
- Intergovernmental Food Drive for township food pantries.
- Redesigned the printed Village quarterly newsletter for better readability, more graphic interest and expanded calendar information. The newsletter is now planned, written and designed in house.
- Partnership with Grand Prairie Services for mental health services on 911 calls.

#5 Staff

Highlights include the following:

- Filled seven vacancies in the Police Department: four full-time officers, one fulltime CSO, one part-time records clerk and one crossing guard.
- Created a full-time CSO position by combining two part-time positions to enhance non-sworn Police assistance, including traffic duties, downtown patrol and support with Police technology.
- Continued the successful Fire Department Intern Program, demonstrating measurable success and long-term value. To date, the program has produced 17 certified Firefighter/EMTs and has strengthened a diverse pipeline of qualified candidates committed to serving the community and the region.
- Adoption of new wellness program for Staff through personified health.

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Mayor Nelson thanked Village Manager Wachtel and Village staff for their hard work in achieving the goals in the Strategic Plan and made specific mention of:

- Since 2021, the Village has received approximately **\$8.35 million in grants** for capital equipment expenses and infrastructure projects.
- The Board having approved for incentives for Flossmoor Social, and Beyond Borders, and the excellent publicity achieved by these two businesses that promotes the Village.
- Staff achievements, including the SHRM certification by Assistant Finance Director, Malea Calvert.

Mayor Nelson asked the Board if there were any comments or questions. The Board expressed extreme gratitude to Village Manager Wachtel and staff for meeting and exceeding the goals of the Village's Strategic Plan and the high level of success for these accomplishments. The Board had much praise for the large number of grants the Village has been awarded for capital equipment and infrastructure projects. The Board characterized the Village's progress on its Strategic Plan as a massive success.

OTHER BUSINESS:

Agenda Item #9: A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

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

Trustee Rodgers: Expressed thanks to the Village for doing a great job.

Trustee Mustafa: In agreement that the Village is a "pretty cool place", is glad to be here, and thanked everyone for doing a great job. Recognized the Village's Proclamation for Black History Month and to further amplify this proclamation, honored Carter G. Woodson, who was the second African American to receive a Ph.D from Harvard University. The accomplishments of Carter G. Woodson include, on February 7, 1926, launching what is now known as Black History Month to celebrate African American history and contributions.

Trustee Daggett: Thanked Mayor Nelson for attending the Cook County Board Meeting to put pressure on Cook County to timely issue property tax payments. Expressed appreciation for Ms. Riffice's book club.

Trustee Dorsey: Proud to be a part of the Village.

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Trustee Lofton: No comments.

Trustee Mitros: Recognized Mayor Nelson for promoting the Village and working to achieve the goals of the strategic plan.

Clerk Porter: No comments

Village Attorney Miller: No comments

Village Manager Wachtel: No comments

Mayor Nelson further announced the following:

- Wished Muslim friends and neighbors a blessed Ramadan, and Christian friends and neighbors a blessed Lent.
- The next Village Board meeting has been rescheduled from March 2, 2026, to March 9, 2026.

EXECUTIVE SESSION: Mayor Nelson called for a motion to move to Executive Session, to discuss the acquisition of property. Trustee Mustafa so moved, and Trustee Daggett seconded.

The motion passed by a unanimous roll call vote.

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

The Board entered into Executive Session at 8:39 p.m.

REGULAR MEETING: The Board returned from Executive Session and Mayor Nelson called the meeting to order at approximately 9:07 p.m.

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

ABSENT: None

ALSO PRESENT:

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Bridget Wachtel, Village Manager
Jonathan Bogue, Asst Village Manager
Joe Miller, Village Attorney

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 9:07 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk