

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE
RESCHEDULED REGULAR MEETING OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
HELD ON MARCH 9, 2026

VILLAGE HALL

March 9, 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	Bob Kopec, Fire Chief
John Brunke, Public Works Director	Nicole Castagna, Asst to Vlg Mgr/Comm. Mgr
Bridget Wachtel, Village Manager	Joe Miller, Village Attorney

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: None

PUBLIC WISHING TO ADDRESS THE BOARD:

Pastor Doyle Landry: Pastor Doyle Landry is a United States Marine Corps. veteran whose spouse passed away 25 years ago from breast cancer. He spoke in support of Treveyon Kinnard, owner of a small landscaping business.

Treveyon Kinnard: Mr. Kinnard is the owner of “Quality Works Trademark” (<https://qualityworkstrademark.com/>), a licensed and insured, landscaping business. His company provides a wide spectrum of year around residential home maintenance services.

Prior to the approval of the Consent Agenda, Mayor Nelson asked Finance Director Novoa to provide an update regarding Cook County property taxes:

Finance Director Novoa reported the following:

- (a) The Village is about 92% collected on 2024 tax levy second installment payments. This is only half of the property tax money that the Village is expected to collect in the

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current fiscal year and represents approximately \$3.3M. Typically, the Village receives over 97% of its levy which is over \$7M.

(b) Finance Director Novoa, along with Mayor Nelson and Village Manager Wachtel, had a conference call with the Cook County President's Office and were told that starting March 16, 2026, the County will be distributing the 2025 first installment bills with an April 1, 2026, due date.

Mayor Nelson reported that WGN is running a feature on the local news that discusses the problems the Village is facing from Cook County's failure to issue property tax disbursements. The news feature will also discuss the impact on the Village from President Trump's freeze on the Village's Section 219 funds for the continued phases of the Flossmoor Road Viaduct project.

CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #1-5**. Trustee Daggett so moved, Trustee Mustafa 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: No
ABSTAIN: None
NAYS: None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS: Mayor Nelson announced that the Community Relations Commission is supporting the Village's 19th Annual St. Patrick's Day Parade on March 14, 2026, starting at Flossmoor Community Church and the Community House.

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ACTION ITEMS:

Agenda Item #6: Consideration of A Liquor License Request for a Class AB-VGP Liquor License (Beyond Borders Café)

Mayor Nelson called for a Motion to approve Agenda Item #6. Trustee Mitros so moved, Trustee Mustafa seconded. Village Manager Wachtel presented this Action Item and provided information about Beyond Borders Café and this request for a Class AB-VGP (alcoholic beverages - video gaming prohibited) Liquor License. This liquor license will allow the café to expand its menu to include mixed drinks.

Mayor Nelson voiced support in favor of Beyond Borders Café. She provided information about the wide variety of events that the café owners, Chris and Jennifer Zarzony have brought to the community through the café. The events have ranged from jazz nights to open mic nights to acoustic guitars and family-oriented events.

Mayor Nelson asked for comments/questions from the Board about this action item. The Board, overwhelmingly, praised the owners, expressed much appreciation and fondness for their café and discussed the benefits it has brought to the Village. The Board had complete support for this action item.

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

DISCUSSION ITEMS:

Agenda Item #7: Discussion of the FY27 Preliminary Budget

Mayor Nelson introduced Village Manager Wachtel to present this discussion item. Village Manager Wachtel provided a very detailed and thorough presentation about the Preliminary FY27 Budget, with a focus on two of the Village's major funds: (a) The General Fund that accounts for general operations, including daily department operations; and (b) the Water and Sewer Fund which is an enterprise fund where water and sewer revenue supports water and sewer expenditures.

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It was noted that this budget was more challenging compared to past years because of the problems and unknowns that have resulted from Cook County's failure to timely remit property tax payments. Village Manager Wachtel's budget presentation included, in part, information about the following topics:

- Water Fund Summary
- General Fund Summary
- Cook County Property Taxes
- Expenditures
- FY26 projections compared to FY26 budget
 - Significant Expenses under budget (FY26 proj'd vs. FY26 budget)
 - Significant Operating Expenses over budget (FY26 proj'd vs FY 26 budget)
 - FY 26 Capital & Non-Operating Expenses
- FY27 budget compared to FY26 budget
 - Significant Expenses under FY26 budget (FY27 v FY26)
 - Significant Operating Expenses greater than FY27 budget (FY27 vs. FY26)
 - FY27 Capital and Non-operating
- Revenues
 - Significant Revenues projected over budget (FY26 proj'd vs. FY26 budget)
 - Significant Revenues projected under budget (FY26 proj'd vs FY26 budget)
 - Major Non-Property Tax Revenues Over Time
- FY27 budget compared to FY26 budget
 - Significant Revenue over budget (FY27 – FY 26)
 - Significant Revenue under budget (FY27 vs FY26)
- EAV (Equal Assessed Valuation) Impact
- Moving Forward
 - FY27 General Fund Operating Costs Less Major Fixed Costs
- Strategic Planning and Decisions

During the presentation, Village Manager Wachtel and Finance Director Novoa responded to questions from the Board about interest owed by Cook County due to Cook County having withheld property tax payments. Questions were raised about the potential impact on the Village's grant opportunities because of Cook County's failure to issue property tax payments.

Village Manager Wachtel advised that part two of the budget presentation will be on March 16, 2026, and part three of the budget presentation will be on April 6, 2026. The final budget draft will be presented on April 20, 2026, for public hearing and adoption.

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Mayor Nelson expressed thanks to the Village's management team for their work in preparing the budget, thanked the Board for their work, and recommended that everyone read the Executive Summary that is on the Village's website. Mayor Nelson reported on the following: (a) The Village is going to continue to work with the South Suburban Mayor's and Manager's Association to lobby against legislation that increases our costs but does not improve services; and (b) Commented how user-based fees have been part of the mix of revenues that contribute to successfully maintaining the Village's top quality services.

Mayor Nelson asked for comments from the Board. The Board gave much praise for Village Manager Wachtel's budget presentation, for the impressive work that goes into the annual preparation and management of this budget, and the incredibly high standards maintained by the Village on financial matters. Trustee Lofton noted that he will have questions on capital expenditures at the next Board meeting. Trustee Mustafa inquired whether the senior freeze on property taxes impacts the Village. In response, Finance Director Nova and Village Manager Wachtel stated that there are many in the Village that have this senior freeze or other exemptions on their property taxes. Cook County has a "loss and cost" value that is added to each levy line to make up for the exemption as well as for people who do not pay their taxes, and that the Village has not reached a tipping point where this exemption is a burden on the system.

EXECUTIVE SESSION: Mayor Nelson stated there was no need for Executive Session.

OTHER BUSINESS:

Mayor Nelson called for Other Business and the Board responded as follows:

Trustee Daggett: Gave thanks for the new crosswalks and for Village officials advocating for grant monies for a flood mitigation project that needs to be conducted on Latimer Lane. Mayor Nelson noted that the Village is optimistic about receiving a grant for the Latimer Lane project.

Trustee Dorsey: Very appreciative of being part of the Village and seeing the hard work that goes into the Village budget.

Trustee Lofton: No comments.

Trustee Mitros: No comments.

Trustee Mustafa: Expressed optimism that the Village will successfully navigate the County's delays.

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Trustee Rodgers: Gave thanks for the budget transparency, the plain language explanation during the budget presentation, and the work performed by the Village staff and the Board.

Clerk Porter: No comments.

Village Attorney Miller: Praised the Village for its precision in the budget, and the excellent work that the Village puts into this annual budget.

Village Manager Wachtel: Gave thanks to Finance Director Novoa and the other department directors for all their work in making the budget a success.

Mayor Nelson reminded the audience that the Village's Annual St. Patrick's Day Parade is on Saturday.

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 8:49 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk