

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE
REGULAR MEETING OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
HELD ON APRIL 6, 2026

VILLAGE HALL

April 6, 2026

7:00 PM

Village Clerk Porter took roll. There was a quorum.

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

ABSENT: Trustee Mitros (excused absence per Mayor Nelson)

ALSO PRESENT:

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
Scott Bugner, Director of Bldg & Zoning	Matt Berk, Asst. Fire Chief
John Brunke, Public Works Director	Joe Miller, Village Attorney
Bridget Wachtel, Village Manager	Stephanie Wright, Community Engagement Mgr
Jonathan Bogue, Asst. Village Mgr.	

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: New Resident Proclamation

Mayor Nelson read the Village of Flossmoor's New Resident Proclamation, which was accepted by Angella Jost and Courtney Tillman. On April 16, 2026, the Village is hosting a new resident event at the Conservatory Vintage and Vinyl.

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

Mayor Nelson called for a Motion to approve the appointment of Carlos Quezada-Gomez to the Green Commission. Trustee Daggett so moved, Trustee Dorsey seconded. Mayor Nelson provided a detailed background about the qualifications of Carlos Quezada-Gomez to be on the Green Commission and asked the Board for comments. The Board thanked Mr. Quezada-Gomez for his willingness to volunteer as a Village Commissioner and expressed their overwhelmingly approval for his appointment to the Green Commission.

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

AYES: Trustees Daggett, Dorsey, Lofton, Mustafa, and Rodgers
ABSENT: Trustee Mitros

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ABSTAIN: None

NAYS: None

Mayor Nelson requested Ann Novoa, Finance Director, for an update regarding 2024 Cook County property tax disbursements. Finance Director Novoa reported the following: (a) There have not been any more 2024 tax disbursements that have been received since the last board meeting. The Village is at about a 94% collection rate for 2024, and this represents an approximately \$300,000.00 to \$400,000.00 shortfall. (b) For tax year 2025, the receipts total \$1.2 million for the corporate and pension funds; (c) Normally, the Village has received about \$4 million by fiscal year end in property tax disbursements; and (d) Cook County has not provided any reports about the interest that is owed on property tax disbursements.

Mayor Nelson asked John Brunke, Director of Public Works, for an update about the Village's recovery from the severe rainstorms that occurred over the weekend. Director Brunke gave information about the large amounts of rain and how it caused yard flooding and street flooding during the overnight hours. Director Brunke reported on efforts by Public Works to help residents. Director Brunke further reported that there is a residential drain improvement program that residents can apply for through the Village's website to evaluate drainage issues.

PUBLIC WISHING TO ADDRESS THE BOARD:

1. Jackie Riffice: Gave information about her book club and invited all to join.
2. Daniel Crespo: Flossmoor resident who lives on Brassie Avenue. Spoke about the proposal to make Vardon Place a one-way westbound street and Brassie Avenue a one-way southbound street. Voiced concerns about the proposed changes and questioned whether these changes would positively impact safety on these streets. Trustee Mustafa inquired about Mr. Crespo's discussions with the Village about the street changes, and Mr. Crespo responded that he had discussed his ideas with the Village for making the streets safer.
3. Pastor Doyle Landry: Thanked Mayor Nelson for her support of Cook County Commissioner Donna Miller, who recently won the Democratic primary for Illinois' 2nd Congressional District. Discussed the importance of parental relationships, specifically those with mothers, and introduced professional saxophonist Adam Rogers.
4. Adam Rogers: Marine Corps saxophonist. Performed music from the movie, "The Bodyguard," on his saxophone.

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CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #3-6**. Trustee Mustafa so moved, Trustee Daggett 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, Mustafa, and Rodgers
ABSENT: Trustee Mitros
ABSTAIN: None
NAYS: None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS: Mayor Nelson stated there were no formal reports. Mayor Nelson announced that the Village of Flossmoor's Public Art Commission is having a fundraiser and accepting donations of yard art for its upcoming auction. More details about the auction are on the Art Commission's website at: <https://www.flossmoor.org/269/Public-Art-Commission> and <https://www.artflossmoor.com/>.

ACTION ITEMS:

Agenda Item #7: Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement (Nehsog Properties LLC)

Mayor Nelson called for a Motion to approve Action Item No. 7. Trustee Lofton so moved, Trustee Daggett seconded. Village Manager Wachtel introduced this action item and provided information to the Board about the land parcels to be developed and the proposed development agreement. Hakeem and Sade Bello, the owners of Nehsog Properties and House of Goshen (<https://goshenhospicehouse.com/>) were present to answer questions about their plans for this property. Their presentation included in part a detailed architectural presentation with design drawings, a site plan, and building elevations. Mayor Nelson asked for comments from the Board. Mr. and Mrs. Bello answered questions from the Board about parking, expectations for a liquor license, the timeframe for completing the project, noise containment, and the types of events that will be held in their event space. The Board expressed their appreciation for having this development brought to Flossmoor.

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

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

Agenda Item #8: Consideration by Motion to Change Vardon Place to One-way Westbound and Brassie Avenue to a One-way Southbound

Mayor Nelson called for a Motion to approve Agenda Item No. 8. Trustee Daggett so moved, Trustee Mustafa seconded. Village Manager Wachtel introduced this action item and gave information about the safety concerns on these streets, especially with school related traffic, park district events, baseball and softball activity and the near misses that occur between cars and pedestrians on a frequent basis. She expressed thanks to Daniel and Haley Crespo (residents on Brassie Avenue) for their input. Chief of Police Estelle gave information about why the current parking conditions need to be changed, safety concerns, efforts to have resident input in the proposed changes, and adoption of some of the recommendations submitted by Daniel and Haley Crespo, and why it is believed these changes are necessary to increase safety. Mayor Nelson, in support of this action item, discussed some of the safety concerns related to these streets and the numerous reasons for this agenda item, and asked for comments from the Board. The Board had questions and comments that addressed whether these changes would in fact increase safety, drivers being able to use both sides of the street vs. the change to one-way streets, congestion during school and park activities, implementation of recommendations from residents on these streets, a request to provide an update about a year after this plan is implemented, and after much commentary, voiced agreement with Chief of Police Estelle's recommendations.

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

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

DISCUSSION ITEMS:

Agenda Item #9: A Discussion on Implementing a Places for Eating Tax

Mayor Nelson introduced Assistant Village Manager Jonathan Bogue and Finance Director Novoa to present this discussion item. Assistant Manager Bogue advised that a Places for Eating Tax, along with a utility tax on water, are the two largest non-property revenue sources remaining to support Village services. He provided reasons for adopting it that included similar taxes in

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neighboring communities already being paid by our residents to support other communities' local services as well as new revenue ranging from \$175,000 (at a 1% tax rate) to \$525,000 (at a 3% tax rate), which will be paid for in part by non-residents to support Flossmoor services. Finance Director Novoa discussed the implementation of the tax and how it will be collected, the increase in work for Village staff related to implementing the tax, anticipated challenges, and recommendations for the tax amount.

Village Manager Wachtel provided information about how this tax has been a discussion item brought before the Board for at least the past 20 years, and it is once again being brought forward as a result of the Village's financial analysis completed last fall. This proposed tax will impact about 20 businesses. Mayor Nelson provided information about her discussions with Maureen Mader, the owner of Dunnings Market in Flossmoor, who understood the impetus of the tax. Mader was also of the belief that the money from this tax would help maintain high living standards in the Village. The questions for consideration by the Board are: Would the Village Board be in favor of imposing a Places for Eating tax, and if so, at what percentage? The Board unanimously expressed its agreement to adopt this tax, with a consensus for the tax rate to be at 2.5%.

Agenda Item #10: Discussion of the Fiscal Year 2027 Finance and Facilities Plan

Mayor Nelson provided an introduction for this third budget presentation and turned to Village Manager Wachtel to discuss the finance and facilities plan for 2027-2029. The finance and facilities plan identifies large capital projects over the next three years. The projects identified in the capital plan are: (a) immediate (next three years); (b) intermediate (beyond three years but financing identified)(none in the plan for this year); and (c) future, aka "the world of work" to address community needs (long term projects with no financing or date identified). The plan largely uses cash on hand. Alternative financing that can be considered are grants and low-interest loan programs. The Village works to keep financing and debt to a minimum. Village Manager Wachtel provided detailed information about the following projects included in this plan.

A. Water Projects:

1. Water Distribution Supply Improvements

- Water SCADA System. This system is for the monitoring of our water distribution system. It sends alerts to Public Works and helps make sure that the water that is delivered is safe. – General Fund: \$744,300, FY27

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- Sterling Avenue Pump Station Improvements. These improvements will be funded through an IEPA Loan and will allow the Sterling Avenue water tower to be removed: \$670,000, FY28
- Demolition of the Sterling Avenue water tower (this has been discussed for over a decade) – Water & Sewer: \$208,700, FY28
- Vollmer Road Pump Station and Reservoir Improvements. This will be paid for with an IEPA low-interest loan estimated at \$3.3M, FY 29

2. Lead Line Replacement (Lead or GRR) – engineering in FY27

There are about ten years of lead line service replacements. The 2027 budget includes engineering to set up this program with the first batch of lines (about 40) to be replaced in 2028. The Village has requested Congressional funding for this project.

- Predictive study completed in 2020
- Gathered data during the Water Meter Replacement Program – est. 400
- Plan for 40 per year starting in FY 28 at \$745,000 per year
- IEPA low-interest loans or grant funding (\$7.4M)

3. Flossmoor Road Viaduct Project

The Village has accomplished the first three phases of this project. Phase 4 was supposed to be paid for through a grant from the Army Corps of Engineers for \$750,000.00, and now the funding is on hold under Federal Administrative Review. There is no clear direction as to what will happen with this grant. Phases 4 and 5 may move together with the goal to be done with everything by the beginning of fiscal year 2028.

Phase 4-5: Flossmoor Road Viaduct Improvements - \$4.27M

- ACOE (Army Corps of Engineers) - \$750K – under federal review
- Managed by the ACOE if the grant is received
- DCEO grants. This is a legislative set-aside through Representative Davis (General Fund) in an amount of \$500K for which an agreement has been received. Staff is working on the paperwork for a \$1M legislative set-aside from Senator Harris so it can be used, if necessary, for these phases of the project.
- MWRD Partnership Grant - \$1M has been awarded. Public Works is working to bring this grant to the Village this summer, and receipt of this grant will reduce the bond expenditure for phases 4 and 5 to \$770,000.00. Once the grant money is received, the ending fund balance will significantly increase.
- Other grants are being pursued along with Section 219 monies.

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Village Manager Wachtel asked the Board for any questions, and hearing none, went to the discussion about the street work.

B. 2021 GO Bond Fund: Street Improvements

1. Streets and Sidewalks Phase 1: \$2,022,760. Phase 2 is yet to be determined.

- Brumley Drive Reconstruction (this was the poorest-rated street). The work was done in FY 24 and FY 25. Most of the work was paid for through the bond fund, and then the rest was paid with a DCEO Grant in the amount of \$112,500.
- 2021 Streets & Storm Sewer Improvement Fund – \$964,307

2. Streets and Sidewalks Phase 2: TBD

- Additional grants for the viaduct will “free up” bond monies for Phase 2

3. MFT Fund Annual Street Resurfacing - \$500,000

C. Other Projects

1. Dartmouth Pedestrian Bridge & Streambank Stabilization.

Engineering is being done in 2026, and construction is expected in 2027 - \$690,800 (FY26 & FY27)

- IEPA 319 Grant - \$111,600 for 60% of the bank stabilization costs

2. Rear Yard Drainage Improvements.

There are about 15 projects that have been rated and chosen for improvements. The highest rated and most immediate priorities that are budgeted include:

- 1344 Brassie Avenue – FY26 & FY27/ Storm Sewer Fund: \$60,000
- 1413 Heather Hill Crescent – FY26 & FY27/ Storm Sewer Fund: \$50,000
- 900 Western Avenue Front Yard – FY26 & FY27/ Storm Sewer Fund: \$15,000
- FEMA HMGP application & FY27 Congressional Funding Request for Latimer Lane: \$1.7M

3. Public Works Salt Storage Building Reconstruction - FY 28

- General Fund: \$300,000

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4. North Lot Resurfacing – FY 27

- North Lot Resurfacing: \$80,000
- Commuter lot planning study to address commuters and downtown activity.

6. CBD Pedestrian & Streetscape Construction (FY 26): \$2,027,755

- ITEP Grant (Phase 3 - \$1,184,456) and Invest in Cook Grant (Phase 2)
- Final Landscaping and punch list – FY 27
- Local Share balance - \$783,144 payable in FY27

7. 1648 Western Avenue FEMA Flood-prone Property Buyout.

This should be a fully grant-covered project. The project has been slowed down due to the delay in receiving property tax monies and the completion time is to be determined.

- FEMA Grant - \$373,210 and MWRD Grant - \$115,000
- Village fronts the expenses, but reimbursed and fully covered by grants

Village Manager Wachtel turned to the Board for any questions. The Board expressed agreement with the plan and thanks to Village Manager Wachtel for her detailed and thorough budget presentation and did not have questions. Village Manager provided information about the steps to have the budget adopted during the next board meeting.

OTHER BUSINESS

Agenda Item #11: A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

Mayor Nelson stated that the Board did need to go into Executive Session, and before doing so, asked the Board for any other business, and the Board responded as follows:

- Trustee Lofton: None.
Trustee Dorsey: None.
Trustee Daggett: Thanked Public Works for their work over the weekend with issues caused by the rainstorms.
Trustee Rodgers: None.
Trustee Mustafa: Expressed gratitude to Village staff for their hard work.

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Mayor Nelson reported on the E-COM merger with SouthCom, two 911 dispatch centers in the south suburbs, which have merged to form the new Southland Communications Center (SCC). They anticipate having 191,000 emergency calls on an annual basis and will serve over 100,000 people. This is a landmark achievement that has been made possible with \$10 million in State grants. Village Manager Wachtel is the former finance chair of E-COM and will continue to be the finance chair for SCC. Mayor Nelson also announced that Village Manager Wachtel was honored as one of the 2026 "Amazing Women of Rich Township" during Women's History Month for her outstanding service, leadership, and public service.

Mayor Nelson called for a Motion to go into executive session to discuss the employment of specific individuals. Trustee Daggett so moved, seconded by Trustee Mustafa. All were in favor, none opposed.

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

The Board went into Executive Session at 9:35 p.m.

ADJOURNMENT OF MEETING

The Board returned from Executive Session at approximately 10:09 p.m. Mayor Nelson called for a Motion to Adjourn the meeting. Trustee Daggett so moved, seconded by Trustee Lofton. All were in favor, none opposed.

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

The Regular Meeting was adjourned at approximately 10:09 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk