

MINUTES OF THE SPECIAL BOARD MEETING  
OF THE PRESIDENT AND BOARD OF  
TRUSTEES OF THE VILLAGE OF  
GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT THE MUNICIPAL BUILDING  
ON TUESDAY, DECEMBER 14, 2010

The meeting was called to order at 7:02 p.m. **Mayor Kerry Durkin** led the audience in the Pledge of Allegiance.

**UPON ROLL CALL:** by **Village Clerk Carmen Hopkins**. The following Trustees responded:  
Barry, Campbell, Freeman, Plott

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0 Absent: Nielsen, Thomas

**ALSO IN ATTENDANCE:** **Linda Brunette**, Finance Director; **Ed Tunelius**, Robinson Engineering;  
**John Donahue**, Village Attorney; **Donna Gayden**, Village Administrator;  
**Kevin Welsh**, Fire Chief and Building Dept;

**OPEN TO PUBLIC:** No one approached the Board.

**ATTORNEY'S REPORT:** Update on the Nicor property acquisition. Review of drawings and surveys for the proposed acquisition in closed session.

**Motion for approval for request for executive closed session under 2( c)(4) Property acquisition with action to be taken and reason to reconvene at the end of the meeting.**

**Trustee Freeman** moved, 2nd by **Trustee Barry** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Recues: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Discussion: no further discussion

**Motion Approved: Yes**

**COMMUNICATIONS  
MAYOR'S OFFICE:**

Introduction and presentation of a proposed grocer in the Glenwood Town Center.

Jim Jumah, owner of 2 other full service grocery stores, approached the Board regarding opening a grocery store in the Glenwood Town Center. The store would have 40 to 60 jobs. Mr. Jumah noted the space would need to be totally renovated. This would include removal of walls, new HVAC, new electrical. Mr. Jumah is seeking assistance from the Village. **Mayor Durkin** indicated that a property tax reduction plan along with the set up of TIF for the plaza would provide the incentives needed. The location being considered for the store has been vacant for more than 2 years.

Presentation for proposed TIF for the Glenwood Town Center.

A representative from Ehlers and Associates, TIF Consultants, addressed the Board on the establishment of a TIF for the property. The TIF is a tool used by local governments to jump start economically sluggish areas of town. The Glenwood Town Center does qualify for the establishment of a TIF. **Mayor Durkin** noted the equalized assessed value, or EAV, has been declining due to the vacancies being experience.

**Motion to enter into an agreement with Ehlers and Associates, TIF Consultants, for the creation of the TIF not to exceed \$25,000.00.**

**Trustee Freeman** moved, 2nd by **Trustee Plott** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Recues: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Discussion: **Trustee Campbell** asked if the TIF term of 23 years is the maximum time frame. The representative noted 23 years is the maximum. To extend it longer would require special legislation. The TIF can be closed early if all obligations are met.

**Motion Approved: Yes**

**VILLAGE  
ADMINISTRATOR:**

**Motion for approval for request for executive closed session under 2( c)(1) Personnel with action to be taken and reason to reconvene at the end of the meeting.**

**Trustee Campbell** moved, seconded by **Trustee Barry** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Abstain: 0

Absent: Nielsen, Thomas

Discussion: no discussion

**Motion Approved: Yes**

**FINANCE:**

Presentation by David Hoover of NIMEC. NIMEC is a company that looks for lower electric rates. Mr. Hoover indicated several municipalities take advantage of lower rates for electric because of deregulation. However, residential customers have not done the same. Mr. Hoover briefly explained the "Opt Out" program. The program would allow a municipality to move all residential household from ComEd to another electrical supplier at a lower rate. The Village would only do this if there were savings to be gained. If the resident decided not to participate, the resident would have the choice to "Opt Out" of the program. Outside of the savings, the resident wouldn't see any change. The billing would continue to come from ComEd, there would be no equipment changes. In order for the Village of Glenwood to be considered for the program, a referendum will need to be placed on the next ballot, and it would require a ordinance. **Trustee Freeman** commented, all of the equipment will remain ownership of ComEd. **Mayor Durkin** received a general agreement of the Trustees present, to place the NIMEC proposal on the agenda for the next regular Board meeting.

Update: 2010 - 2011 Tax levy.

The 2010 - 2011 tax levy will increase 1 1/2% over the previous year. The proposed increase would be sufficient to cover the Village's anticipated needs in addition to the anticipated revenues from other services. Linda Brunette, Finance Director, noted the levy has to be filed with the County by the last Tuesday of the year (December 28, 2010).

**GLENWOODIE:**

Discussion: Replacement of golf carts at Glenwoodie from gas to electric. **Mayor Durkin** commented the change would involve extending the contract by one year, and raising the monthly fee. This would result in lower operating cost. **Trustee Campbell** asked several questions as it relates to the company involved of which Eric Swansen, Glenwoodie, responded. This includes the

following: 1) The name of the company? Response: Paris Motor Carts. 2) Does the company keep sufficient inventory on site? Response: Yes. 3) Do they have sufficient technicians on site? Response: Mr. Swansen was unsure as to the number of technicians. **Trustee Campbell** commented, according to the website, the company has 8 technicians. **Trustee Plott** relayed concerns related to the charging outlets. That is, the number of outlets needed, the length of the charge. Mr. Swansen noted the charging time is 6 hours. Mr. Swanson also noted that he had discussions with the builder as it relates to the outlets. **Trustee Campbell** followed with related questions of 1) Are they 48 volts. Response: Yes. 2) Do they have regenerative braking? Response: No. **Trustee Plott** question the cost for each battery. Response: Batteries are packaged in quantities of 6. **Trustee Barry** noted that using the electric carts are better in the long run for the following reasons: 1) at the end of the lease term the batteries would more than likely need to be changed. Which is cheaper than replacing the entire fleet. 2) storing the carts indoors will also extend the life. **Trustee Plott** asked what would the cost be to change a motor on an electric cart. Mr. Swansen answered about \$1,800. **Trustee Plott** asked the amount of money spent over the past 5 years on motors. Mr. Swansen noted that motors don't usually need to be replaced. **Mayor Durkin** followed noting that it is not just the motor but the entire maintenance of a cart over time.

**Motion for approval to swap to electric carts at Glenwoodie.**

**Trustee Campbell** moved, seconded by **Trustee Plott** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes:

Recuses: 0

Abstain: 0

Absent: Nielsen, Thomas

**Discussion:** No further discussion

**Motion Approved: Yes**

**OPEN TO THE PUBLIC:**

No public comment

**ADJOURN TO  
EXECUTIVE CLOSED  
SESSION:**

**Motion to adjourn to Executive Close Session at 7:47 PM under section 2( c)(4) Property acquisition and 2( c)(1) Personnel with action to be taken and reason to reconvene.**

**Trustee Freeman** moved, seconded by **Trustee Plott** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recuses: 0

Absent: Nielsen, Thomas

Abstain: 0

**Discussion:** No discussion

**Motion Approved: Yes**

**RECONVENE FROM  
EXECUTIVE CLOSED  
SESSION:**

**Meeting reconvened from Executive Closed Session at 9:27 PM under 2( c)(4) Property acquisition and 2( c)(1) Personnel with action to be taken and reason to reconvene.**

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Abstain: 0

Note: Attorney, John Donahue and Village Administrator, Donna Gayden are present when the meeting was reconvened from closed session.

**Motion to accept the recommendation to retain Mark Aducci as head Golf Pro at Glenwoodie for a salary not to exceed \$50,000.00.**

**Trustee Campbell** moved, seconded by **Trustee Freeman** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**

**Motion to grant authority to Village Administrator Donna Gayden to maintain Jim Sakalaris in his current position for an indefinite period of time determined by Village Administrator Donna Gayden.**

**Trustee Barry** moved, seconded by **Trustee Campbell** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**

**Motion to approve the contract for Demetrius Cook as Glenwood Police Chief at the terms discussed in the closed session.**

**Trustee Plott** moved, seconded by **Trustee Freeman** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**

**Motion to approve a resolution authorizing the Village of Glenwood to close on the purchase of 33 acres of property from Northern Illinois Gas Company (NICOR).**

**Trustee Barry** moved, seconded by **Trustee Freeman** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**

**Mayor Durkin** commented noting the purchase was attempted unsuccessfully by other entities. The only way for the property to be developed was by this process.

**Motion to grant authority to Village Administrator Donna Gayden to restructure the management team at Glenwoodie Golf Course as discussed in closed session.**

**Trustee Barry** moved, seconded by **Trustee Plott** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

Recues: 0

Absent: Nielsen, Thomas

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**

**ADJOURN**

**Motion to adjourn.**

**Trustee Barry** moved, seconded by **Trustee Freeman** to accept the motion as presented.

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 2 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott

Naes: 0

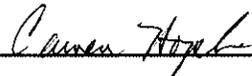
Recues: 0

Absent: Nielsen, Thomas

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**



Carmen Hopkins, Village Clerk