

MINUTES OF THE REGULAR BOARD MEETING  
OF THE PRESIDENT AND BOARD OF  
TRUSTEES OF THE VILLAGE OF  
GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT THE MUNICIPAL BUILDING  
ON TUESDAY, JUNE 21, 2011

The meeting was called to order at 7:16 p.m. **Mayor Kerry Durkin** led the audience in the Pledge of Allegiance.

**UPON ROLL CALL:** by **Mayor Kerry Durkin**. The following Trustees responded:  
Barry, Campbell, Freeman, Nielsen, Plott, Thomas  
Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0  
Ayes: Barry, Freeman, Nielsen, Plott, Campbell, Thomas  
Naes: 0 Absent: 0

**ALSO IN ATTENDANCE:** **Demetrius Cook**, Police Chief; **Kevin Welsh**, Fire Chief;  
**Patrick McAneney**, Public Works; **John Donahue**, Attorney;  
**Jan Barry**, Treasurer; **Ed Tunelius**, Village Engineer;  
**Linda Brunette**, Finance Director

**PUBLIC HEARING:** **Mayor Durkin** opened the public hearing as part of the process in establishing the proposed TIF district for the Glenwood Town Center TIF (Tax Increment Financing). **Mayor Durkin** invited Nancy Hill, of Ehlers Associates, to address the Board on the status of the proposed TIF district.

Nancy Hill gave a presentation on the TIF as it relates to the redevelopment of the area within the TIF district. The presentation included the following points of interest:

*How to establish a TIF?*

- 1) *Identify and evaluate the area; The area is 5 acres in size, includes 2 parcels and some surrounding parcels.*
- 2) *Convene a joint review board to determine if the proposed area qualify. A joint review board meeting was held on May 12, 2011. It was determined the area does qualify to become a TIF.*
- 3) *Conduct a public hearing for residents and other interested parties to express their concerns on the proposed district. Notices were sent to property owners within the proposed TIF district regarding the scheduled meeting. Also meeting announcements were placed in media publications.*

*Eligibility*

*Blighted, conservation, or combination*

- 1) *Blighted - land with buildings/improve. 13 criteria which 5 must be met. The proposed Glenwood Town Center TIF qualified with 7 criteria met;*

- a) *obsolescence*
- b) *deterioration*
- c) *excessive vacancies*
- d) *excessive land coverage*
- e) *deleterious land use or layout*
- f) *lack of community planning*
- g) *EAV growth is less than the balance in at least 3 of the last 5 calendar years.*

- 2) *Conservation - land with buildings/improved. 13 criteria which 3 must be met and over 50% of the buildings over 35 year of age. The proposed Glenwood Town Center TIF qualified with 7 criteria and age criteria met;*

- a) *obsolescence*
- b) *deterioration*
- c) *excessive vacancies*
- d) *excessive land coverage*
- e) *deleterious land use or layout*
- f) *lack of community planning*
- g) *EAV growth is less than the balance in at least 3 of the last 5 calendar years.*

*Age Criteria*

- *More than 50% of structures are 35 years or older.*

*Redevelopment Plan*

- 1) *Introduction and eligibility - describes the community and its issues.*
- 2) *Redevelopment goals and objectives - provides overall framework for guiding decisions during implementation of the TIF plan.*
- 3) *Program policies and implementation - outlines general activities and financing techniques to achieve goals and objectives.*
- 4) *Project cost - estimates an upper amount of expenditures. Village is not committed to finance all of the redevelopment project cost in plan.*
- 5) *Program certification and findings.*

*A copy of the redevelopment plan is available within the Village Hall for review.*

**Mayor Durkin** noted that during the Public Review Board meeting, that **Jeff Charleston** (who represented Brookwood Point) commented on the need for the property to be rehab. **Trustee Campbell** commented on the projected EAV (equalized assessed valuation) for the property.

No one within the audience commented on the proposed TIF district. Attorney Donahue noted he isn't aware of any written public comments regarding the proposed Glenwood Town Center TIF district. Public hearing for the proposed Glenwood Town Center TIF was closed at 7:26 PM.

**PRESENTATION OF MINUTES OF BOARD MEETING OF:**

**Motion to approve the minutes of the June 7, 2011 Regular Board meeting.**

**Trustee Campbell** moved, 2nd by **Trustee Freeman** to accept the minutes as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Thomas, Campbell

Naes: 0

Absent: 0

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**

**TREASURER'S REPORT  
BILLS PAYABLE:**

**Motion to approve the bills payable as presented by Treasurer Janice Barry.**

**Corporate Fund \$122,660.48; Road and Bridge Fund \$9,117.00; Sewer and Water Fund \$25,307.60; 2010 Project Fund BAB \$398,083.76; TIF Holbrook Road \$3,287.84; Glenwoodie Golf Course \$75,774.59; TIF Industrial Park \$310,002.23; Motor Fuel Tax Fund \$131.17;**

**Total All Funds: \$944,364.67**

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

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0 Recues: 0

Ayes: Barry, Freeman, Nielsen, Plott, Campbell, Thomas

Naes: 0

Absent: 0

Recuse: Nielsen (on one item for \$19.50 paid to his company).

Discussion: **Trustee Barry** questioned expense item paid to Hinckley and Schmidt Water. **Trustee Barry** doesn't agree with the expense for the water service. **Mayor Durkin** commented the cost is for water coolers within the departments. **Trustee Campbell** concurred.

**Motion Approved: Yes**

**TREASURER'S REPORT**

**PAYROLL:**

Payroll as of June 17, 2011: **Glenwoodie** in the amount of \$20,070.02;  
**Corporate** in the amount of \$118,021.46.

**Motion to approve the payroll as presented by Treasurer Janice Barry.**

**Trustee Nielsen** moved, 2nd by **Trustee Plott** to accept the payroll as presented.

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Thomas, Campbell

Naes: 0

Recues: 0

Absent: 0

Discussion: No discussion.

**Motion Approved: Yes**

Payroll as of June 3, 2011: **Glenwoodie** in the amount of \$20,788.92;  
**Corporate** in the amount of \$128,539.92.

**Motion to approve the payroll as presented by Treasurer Janice Barry.**

**Trustee Nielsen** moved, 2nd by **Trustee Plott** to accept the payroll as presented.

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Thomas, Campbell

Naes: 0

Recues: 0

Absent: 0

Discussion: No discussion.

Follow Up: **Mayor Durkin** requested Finance Director Linda Brunette contact ADP, the Payroll Administrators, to obtain a breakdown of hours worked as it relates to overtime hours, sick hours, and hours worked sorted by department. The breakdown should be included within the Trustee packets going forward.

**Motion Approved: Yes**

**OPEN TO PUBLIC:**

No public comment.

**COMMUNICATIONS**

**MAYOR'S OFFICE:**

Follow Up: **Mayor Durkin** notified the Board of Trustees his decision to veto a resolution, presented and passed, at the last regular Board Meeting (on June 8, 2011) regarding the acquisition of the Glenwood Theater. **Mayor Durkin** indicated the Board did not locate a source of funds to acquire the property. **Trustee Thomas** commented to Mayor Durkin if he will be forwarding a letter to the Trustees regarding the veto. **Mayor Durkin** indicated he will forward a letter. Attorney Donahue noted the Trustees have the option to over turn the veto at the next Board meeting.

**Motion for confirmation of the hiring of Mary Bauer as the Food and Beverage Manager of Glenwoodie at an annual salary of \$45,000.00 as an exempt employee.**

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

Upon Roll Call: Ayes:4 Naes: 3 Recues: 0 Absent: 0 Abstain: 0  
(*Mayor Durkin cast a Yes vote to break the tie*)

Ayes: Nielsen, Plott, Campbell, Durkin

Naes: Barry, Freeman, Thomas

Recues: 0

Absent: 0

Discussion: **Trustee Thomas** noted discussions on the motion within the closed session during the Committee of the Whole (C.O.W) meeting were different than discussion during the regular Board meeting. **Trustee Barry** commented the position is newly created. The candidate was hired, given a salary, and then brought before the Board for approval. **Trustee Barry** noted the Board approval, to hire the candidate, should have been requested first.

**Motion Approved: Yes**

**Motion for approval of a resolution appointing a Glenwood representative to serve on the Governing Board of Trustees of the Southwest Commuter Rail Transit District.**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: **Mayor Durkin** commented the resolution indicates the person serving in the role cannot be a elected officer. Further, **Mayor Durkin** indicated Fire Chief Kevin Welsh has been serving in the role for at least two years. **Mayor Durkin** requested Kevin Welsh continue to serve in the role.

**Motion Approved: Yes**

**Motion to approve an ordinance amending section 106-163 of the Village of Glenwood's code of ordinances and the related sections of appendix B of the Village of Glenwood's code of ordinances titled, schedule of fees. (Motion is for the rate structure for water usage for large commercial users. Large commercial usage is defined at 2 million to 7 million gallons of water use per month.)**

**Trustee Campbell** moved, 2nd by **Trustee Nielsen** to accept the motion as presented.

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: **Mayor Durkin** noted the motion is part of a economic development agreement to maintain companies within the Village of Glenwood. The new rate structure would reduce a commercial user water usage by 25%. **Trustee Nielsen** commented that Hammond, In has cheaper water rates. The new rate structure would help prevent companies from seeking water from other areas.

**Motion Approved: Yes**

**Motion to move the appointments to after the Senior report on the agenda.**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: No discussion.

**Motion Approved: Yes**

**ATTORNEY'S REPORT:**

**Motion for approval of an ordinance amending Chapter 106 of the Village's code of ordinances to add new article VI titled "Aggregation of Electric Loads". (The motion adds the ordinance so the Village can take advantage of the aggregation of electric loads.)**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: No discussion.

**Motion Approved: Yes**

**Motion for approval of an ordinance approving the Village of Glenwood's Electric Power Aggregation Plan of Operation and Governance. (The document is on display within the Village Hall.)**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: No discussion.

**Motion Approved: Yes**

**Motion for approval of a resolution authorizing a Village representative to execute service agreements to facilitate the sale and purchase of electricity and related services and equipment by those residential and small commercial retail electrical loads within the Village that have not opted out of the Village's Electric Aggregation program.**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: The Village representative will be Finance Director Linda Brunette.

**Motion Approved: Yes**

**Motion for the creation of the Implantation Task Force (ITF) for the Glenwood Plaza Master Plan.**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: Attorney Donahue noted the ordinance will indicate the Mayor, Village Administrator, Head of the Plan Commission, and Head of the Economic Development as part of the task force. The Board will need to appoint any additional members to the task force.

**Motion Approved: Yes**

**Motion to appoint the following to the Implementation Task Force (ITF) for the Glenwood Plaza Master Plan:**

- Kerry Durkin - Mayor (by ordinance)
- Donna Gayden - Village Administrator (by ordinance)
- John Siner - Head of Plan Commission (by ordinance)
- JoAnne Alexander - Economic Development (by ordinance)
- Joe Barry - appointment
- Ron Gardner - appointment
- Albert Smith - appointment
- Nina Lee - appointment
- Paul Styles - appointment
- Closeil Sylvester - appointment
- Ron Clark - appointment
- Shirley Brunson - appointment

**Trustee Thomas** moved, 2nd by **Trustee Campbell** to accept the motion as presented.

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: **Trustee Thomas** commented she spoke with the individuals regarding the Task Force. **Mayor Durkin** noted the Task Force will meet next Monday.

**Motion Approved: Yes**

**VILLAGE  
ADMINISTRATOR:  
ENGINEER'S REPORT:**

**No report.**

**Motion for approval for authorization to advertise for IEPA loan projects.**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: Ed Tunelius, Robinson Engineering, noted the projects involved in the loan are as follows: 1) the manhole rehabilitation contract to repair all of the manholes within the Village of Glenwood; 2) Sanitary Sewer re-rout project to the Metropolitan Water Reclamation District (MWRD) interceptor at Glenwood Lansing and Magnolia, and the final portion of the force main. The Village will only pay 1.5% interest on the loan. This results in a savings of 1 million dollars in interest over the life of the loan. The project now has to be advertised.

**Mayor Durkin** commented the loan project is part of the original federal stimulus program enacted by the Obama administration.

**Motion Approved: Yes**

**Update: Trustee Campbell** inquired on the status of the INI study.

Mr. Tunelius indicated the contractor is in town. Currently, about 17,000 feet of the sanitary sewer has been televised. The project is moving forward. IDOT has responded "No" on the jurisdictional issue transfer of Chicago Heights road. Mr. Tunelius responded noting a letter was forwarded to IDOT to have them reconsider. The request was received by IDOT indicating the East half of the road. The new request will be for both halves.

**FINANCE:**

Finance Report: The rates for the residential electric aggregate should be received.

**POLICE:**

Police Report: Chief Cook communicated and reported on the following:

- 1) The Chief will be signing up the Village in the E-Trace program with the ATF (Alcohol, Tobacco, and Firearms).
- 2) The amnesty program & who will manage/collect the outstanding tickets. There are issues with more than one company as to who will collect the outstanding fines. The issues go back as far as 2006. The Chief is requesting assistance from the Village Attorney.
- 3) Received a congratulatory resolution from Cook County.

**FIRE:**

**Motion to table authorization to hire Andrew Bettenhausen as a full time Firefighter pending successful completion of background investigation and pre-employment physical at \$43,000 per year.**

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: **Mayor Durkin** noted in order to approve the hiring the Board need to have the letter from the commission by July.

**Motion Approved: Yes**

**Motion for authorization to purchase two (2) replacement Ford Expedition vehicles at an amount not to exceed \$54,000.00.**

**Trustee Campbell** moved, 2nd by **Trustee Nielsen** to accept the motion as presented.

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: **Trustee Thomas** questioned which current vehicles are being replaced? Fire Chief Welsh indicated the vehicles being replaced are #430 and #432. Both are Expeditions about 11 years old. The vehicles currently have the EMT equipment. These vehicles will be disposed.

**Trustee Campbell** commented the vehicles are heavily used. **Trustee Thomas** asked if the same equipment can be used. Chief Welsh indicated Yes. **Mayor Durkin** asked if natural gas fuel cars were considered as an option. **Mayor Durkin** asked everyone to consider it for future reference.

**Motion Approved: Yes**

**Motion to authorize the Village Attorney to prepare a ordinance to**

sell surplus property.

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

Upon Roll Call: Ayes:6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0

Recues: 0

Absent: 0

Discussion: no further discussion.

**Motion Approved: Yes**

Fire Department Report: No report.

**PUBLIC WORKS:**

Public Works Director Patrick McAneney, updated the Mayor and Board of Trustees on the following:

- 1) The GIS is in town getting coordinates on the valves in town.
- 2) The chairs in the Senior Center are being cleaned.
- 3) The carpet at the Arquilla fieldhouse will need to be cleaned.
- 4) Restorations are ongoing. Some patch work was completed.
- 5) Robinson has begun work on permits for the Jane Street lift station as it relates to the CDBG.

**BUILDING DEPARTMENT:**

Chief Welsh updated the Mayor and the Board of Trustees on the following:

- 1) Demolition of the fire damaged area of the Glenwood Town Center was held up due to asbestos removal. The county has issued permits for the removal.
- 2) Properties that have been foreclosed on, the residents are re-occupying the properties. The original residents kept current on the water bill. Therefore, the Village had no way of knowing the home was re-occupied.
- 3) Pool inspections are under way.

**GLENWOODIE:**

**Motion for approval to acquire fencing in amount not to exceed \$47,000.00. (This is a capital project and therefore monies from the Build America Bonds can be utilized.)**

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

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0 Recues: 0

Ayes: Barry, Nielsen, Plott, Campbell, Freeman, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: no discussion.

**Motion Approved: Yes**

**PARK PROGRAMS:**

Alesia Young reported and updated the Mayor and Board of Trustees on several Park programs. These include the following:

- 1) **Trustee Thomas** commented on the handout issued by Park Programs. The handout indicates all of the program currently in place or in the planning stage.
- 2) **Trustee Thomas** question the insurance liability as it relates to a planned field trip. **Mayor Durkin** spoke the with organizers of the trip. Since the trip isn't a Glenwood sponsored trip, the liability will go under the organizers, which is the Methodist. **Trustee Thomas** requested details on the liability since Glenwood children are involved. Will there be waivers? Waivers will be in place. Attorney Donahue followed indicating that the program was offered by the Methodist group. However, since Village employees will be involved, Village liability insurance will cover Village employees.

- 3) Hidden Cove trip submitted to Donna Gayden, Village Administrator for review. This is 1 of 4 trips planned.
- 4) Updated the Board on the some of the projects within the handout. This includes a contract for Martial Arts, and the Lace it Up program, the Splash Day trip.
- 5) Updated the Board on the 4th of July activities.
- 6) **Trustee Barry** commented on the 3 on 3 tournament as it relates to the insurance. Upon further review, the insurance for the program was purchased.

**SENIOR PROGRAMS:**

JoAnne Alexander reported and updated the Mayor and Board of Trustees on several Park programs. These include the following:

- 1) The Senior Center, beginning in July, will be open 5 days a week.
- 2) JoAnne Alexander attended the Homeowners meetings.

**NEW BUSINESS:**

**Mayor Durkin** notified the Board of Trustees on the Village being named in a lawsuit by the Carpenters Union for lost wages and benefits by some of its members, over the construction of the new clubhouse at Glenwoodie. The lawsuit will include Tower Construction, Haskel, and the Village of Glenwood. **Mayor Durkin** question if the Village should withhold funds until the lawsuit is resolved, even though the Village of Glenwood has no contract with the Carpenters Union.

Police Chief Cook will introduce a vehicle boot/tow ordinance. The ordinance will have language to indicate if 3 tickets were issued, from anywhere, the Village can affix a boot device (vehicle locking device) and tow the vehicle. The fines will need to be paid prior to the vehicle being released. The ordinance is being sent to the Village Attorney.

**OLD BUSINESS:**

No old business.

**OPEN TO THE PUBLIC:**

Warren Linden, 422 Park Drive - Commented if any further communications with the Glenwood Plaza as well as the appraisal status.

Cheryl, a Glenwood Cougar Representative - commented on the communications involving the 3 on 3 tournament. The communication was poor and inconsistent.

**ADJOURN:**

**Motion to adjourn the meeting at 8:40 PM.**

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

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

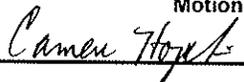
Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas

Naes: 0 Recues: 0

Absent: 0 Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**



Carmen Hopkins, Village Clerk