

MINUTES OF THE BOARD MEETING
OF THE PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF
GLENWOOD, COOK COUNTY, ILLINOIS
HELD AT THE MUNICIPAL BUILDING
ON TUESDAY, APRIL 6, 2010

The meeting was called to order at 7:00 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:
Nielsen, Plott, Freeman, Barry, Campbell
Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1
Ayes: Nielsen, Plott, Freeman, Barry, Campbell
Naes: 0 Absent: Thomas (Trustee Thomas absent for a family emergency)

ALSO IN ATTENDANCE: **John Donahue**, Village Attorney; Police Chief **Brian Smith**;
Linda Brunette, Finance Director; **Janice Barry**, Treasurer; **Kevin Welsh**,
Fire Chief & Building Dept; **Ed Tunelius**, Robinson Engineering;

Mayor Durkin requested a moment of silence for Homewood
Firefighter Brian Carey. Firefighter Carey lost his life while fighting a
fire in Homewood. Firefighter Carey was laid to rest today.

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

Motion to approve the minutes of the March 2, 2010 board meeting.

Trustee Freeman moved, 2nd by Trustee Campbell

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Absent: Thomas

Abstain: 0

Discussion: No discussion

Motion Approved: Yes

Motion to approve the minutes of the March 16, 2010 board meeting.

Trustee Barry moved, 2nd by Trustee Freeman

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Absent: Thomas

Abstain: 0

Discussion: No discussion

Motion Approved: Yes

BILLS PAYABLE: **Motion to approve the bills payable as presented by
Treasurer Jan Barry.**

**Corporate Fund \$79,004.60; Road and Bridge Fund \$5,611.71;
Sewer and Water Fund \$31,430.12; Glenwoodie Golf Course \$25,928.87;
TIF Main Street \$4,264.17; TIF Industrial Park \$15,000.00**

Total All Funds: \$161,239.47

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse:

Absent: Thomas

Discussion: **Trustee Nielsen** provided explanation for the item on page 12 concerning the cabinets at the Senior Center. The cost is for restocking fee.

Motion Approved: Yes

PAYROLL:

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

Payroll as of March 26, 2010: **Glenwoodie** in the amount of \$10,256.61; **Corporate** in the amount of \$90,830.99.

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

Upon Roll Call: Ayes: 4 Naes: 0 Recuse: 1 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry

Naes: 0

Recuse: Campbell

Absent: Thomas

Discussion: No discussion.

Motion Approved: Yes

TREASURER'S REPORT: No report

Discussion: **Mayor Durkin** noted the Finance committee met prior to the board meeting to continue to review the 2010/2011 fiscal year budget. The Finance committee will meet prior to the C.O.W meeting on Tuesday April 13, 2010 to continue to review and finalize the 2010/2011 operating budget. The budget will be presented to the Board at the C.O.W meeting.

OPEN TO PUBLIC:

Warren Linden 422 Park Drive - Read a prepared statement regarding the TIF classification request from Letke & Associates (Nugent Square Property). The statement notes that Letke & Associates is seeking TIF funds in the amount of \$1,086,632.00 for the following;

- \$217,530.40 - ground floor office space (80% of total cost)
- \$290,974.40 - ground floor office space expansion (80% of total cost)
- \$285,519.20 - build out of vacant ground floor space (80% of total cost)
- \$75,984.00 - parking lot paving north of the building (80% of total cost)
- \$32,624.00 - contingencies (80% of total cost)
- \$160,000.00 - \$10,000.00 buyer assistance for remaining 16 condo units
- \$24,000.00 - Advertising of vacant condo units for sale

This in addition to the original \$700,000.00 in TIF funds allocated at project inception.

The prepared statement by Mr. Linden indicates several questions of lack of fairness to the residents of Glenwood in the request by Mr. Letke. This includes:

- 1) The \$10,000.00 buyer assistance to buyers of the condo units when there are foreclosed homes in Glenwood that will not have the same opportunity.
- 2) How much money are the owners of the proposed restaurant for the vacant space investing in the project.
- 3) Has the Board of Trustees either completed or in the process of completing any and all due diligence of the proposed build out projects.

**COMMUNICATIONS
MAYOR'S OFFICE:**

Motion to accept the Horton Group Short Term Disability Insurance not to exceed \$11,000.00 that will begin May 1, 2010.

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

Upon Roll Call: Ayes: 4 Naes: 0 Absent: 1 Abstain: 0 Recuse: 1

Ayes: Nielsen, Plott, Freeman, Barry

Naes: 0

Recuse: Campbell

Absent: Thomas

Discussion: **Mayor Durkin** noted that full time employees currently received a total of 12 sick days a year that can be banked. This option will replace those 12 sick days at a cheaper price.

Motion Approved: Yes

Motion to approve a resolution authorizing the Village to obtain a rating from Moody's Investor Services and pursue one or more bond issues in order to refinance existing outstanding bond issues and obtain an additional 10 million dollars for the financing of other Village projects.

Rick Lites, Vice President of Loop Capital Markets, addressed the Board regarding the proposed bond issue for capital projects. Mr. Lites indicated 2 options that are favorable for the Village at this time.

- 1) The Village will see a cost savings of \$650,000.00 in current savings and a total of \$3.4 million in savings over the life of the bond issue.
- 2) The interest rate environment is historically low.

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: **Trustee Plott** question Mr. Lites as to when the funds would be received in the event the bond issue is approved. Mr. Lites estimated the funds would be received from 45 to 60 days for normal underwriting. The Village could conceivably be received the funds by July 2010. **Trustee Plott** also asked if all projects have to be shovel ready prior to bond issue. Mr. Lites answered "No". The monies do have to be spent on capital projects only.

Motion Approved: Yes

Recommendation from the Economic Development Committee.

The committee met on Tuesday March 30, 2010, and approved the recommendation of Letke and Associates by the following vote:

Ayes: 8

Naes: 0

Absent: 1

- 1) 50% reimbursement of construction cost from the TIF up to \$400,000.00 contingent upon a signed lease from Capri Restaurant.
- 2) \$50,000.00 for parking lot
- 3) \$10,000.00 new resident condominium purchase program beginning this spring and end 12 months, 6 months, initial with an option to renew.
- 4) Advertising

Motion to table the approval for the Village Attorney to draft a redevelopment agreement with Letke and Associates.

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: **Mayor Durkin** noted that the terms of the redevelopment with Letke and Associates have not been discussed by the Board of Trustees. The Mayor asked the Board to establish a committee to come up with terms of a redevelopment agreement prior to the Attorney drafting the agreement. This would involve meeting with Mr. Letke to review all of the items previously approved by the Economic Committee, as well as perform a level of due diligence highlighted by Mr. Warren Linden during the "Open To The Public" section of the board meeting. **Trustee Campbell, Trustee Plott,** and **Trustee Freeman** volunteered for the committee. **Mayor Durkin** asked the committee be prepared to present their findings at the C.O.W meeting on Tuesday April 13, 2010.

Motion Approved: Yes

Motion to table the approval of an ordinance amending section 106-167 of the Village Code of Ordinances to revise the time for payment and late fees for high volume commercial water users.

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: No discussion

Motion Approved: Yes

Discussion of the Buxton Proposal.

- The economic development committee did not address or discuss the document due to the size. **Mayor Durkin** asked the item be discussed at the C.O.W meeting. The Mayor asked the Economic Committee be in attendance to discuss the document. **Trustee Campbell** requested that representative of the Buxton Group be invited to the C.O.W meeting to assist in the discussion of the document.

Status from the Plan Commission regarding a RFP for a planner for the Glenwood Plaza. **Mayor Durkin** asked **Trustee Nielsen** if any proposals were received. **Trustee Nielsen** noted that no proposals were received. Communication was made with one group, but no response was received as of the meeting. **Mayor Durkin** asked that any responses be forwarded to the Plan Commission.

ENGINEER'S REPORT:

Motion to authorize to advertise for Bids for the Main Street Sanitary Sewer which extend from the 187th street lift station to the Magnolia Street Metropolitan Water Reclamation District interceptor.

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: Ed Tunelius, Robinson Engineering, provided a brief history of recent projects, which includes sewer projects for Main Street. He made the suggestion to take advantage of current favorable bids to complete the Main Street project, while maintaining the Village status to obtain federal stimulus funds. **Trustee Nielsen** asked, "What are the local funds", **Mayor Durkin** indicated the funds would come from the bond issue currently in process. **Mayor Durkin** also noted the project would cost \$1.9 million.

Motion Approved: Yes

ATTORNEY'S REPORT: **Approval of a Resolution Authorizing the construction of the Main Street/Lansing Road Sewer project with local funds.,**

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: **Mayor Durkin** noted the agreement will not preclude the Village from accepting any monies from the IEPA if the Village does qualify for the subsidy. The resolution indicates that the Village would receive a permit for the project when requested.

Motion Approved: Yes

Motion for approval of a resolution authorizing the approval of a pipeline crossing agreement with the Union Pacific Railroad and the Village of Glenwood for the installation of a sewage line under the Union Pacific Railroad right of way at Main Street.

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: Village Attorney John Donahue, indicated the motion includes a cost of \$3,000.00 as a permit fee.

Motion Approved: Yes

FINANCE

Auditors will be in the Village to begin preliminary work for the 2009/2010.

POLICE

Request for approval to increase parking ticket fines to \$40.00 and a fine of \$80.00 for tickets 10 days past due.

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: Chief Smith noted the decision to increase the fines was based on a survey of surrounding towns and villages.

Motion Approved: Yes

Approval a resolution authorizing the sale of certain surplus personal property in the form of weapons (Glock 9mm handguns).

Trustee Campbell moved, seconded by **Trustee Freeman** to accept the

motion as presented.

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: Chief Smith noted the resolution would only require the sale of 8 handguns. The remaining guns were converted for training purposes.

Motion Approved: Yes

FIRE

Chief Welsh, "Thanked" the Mayor and the Board for their patience while he assisted the Homewood Fire Department. The Homewood Fire Department was preparing to honor the firefighter that lost his life while fighting a fire.

PUBLIC WORKS

No report

BUILDING DEPARTMENT

Update for the property at the Roll Services property for legal entry. Notice was placed in the local newspaper, indicating the Village's intent to obtain the property by the County's no cash bid process. Notices were also sent out to all those that had interest in the property. A list of repairs is complete and will be available at the next board meeting. A RFP will be forwarded.

Motion for approval of a property access agreement with 19421 Forest LLC (Roll Services property).

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: no further discussion

Motion Approved: Yes

Approval of a proposal for Phase 1 and Phase 2 environmental testing for the Roll Services Property not to exceed \$15,000.00.

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: no further discussion

Motion Approved: Yes

GLENWOODIE

Motion for approval to go forward of the Glenwood Youth Sports Outing on September 25, 2010.

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

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1 Abstain: 0

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Recuse: 0

Absent: Thomas

Discussion: The golf outing would benefit the Glenwood Youth Sports. This includes Glenwood Baseball, Glenwood Hawks Basketball, Glenwood Cougars Football and Cheerleaders, Glenwood Junior Golf.

Motion Approved: Yes

PARKS PROGRAM

The Village was approached regarding offering Boxing at Arquilla Fieldhouse. The Village insurance doesn't cover this activity. **Mayor Durkin** asked Trustee Plott to follow up on this activity and report to the Board.

Glenwood Baseball will open its season on May 1, 2010, with a parade beginning at 9:00 AM.

NEW BUSINESS

No New Business

OLD BUSINESS

No Old Business

OPEN TO THE PUBLIC

Ray Smeizer 22 S. Campbell - Commented on the Curb and Gutter in Old Glenwood.

Stanley Sendra, 134 W. Main St - Commented on Nugent Square and the reservoir/retention.

Warren Linden, 422 Park Dr. - Commented on the boxing proposal at Arquilla. Insurance cost of \$611.00 per year. Follow up questions on parking for the Nugent Square restaurant. Commented on the flooding along Park Drive in the Manor. **Trustee Plott** suggested meeting with Robinson Engineering, and perhaps with Cook County.

ADJOURNMENT:

Mayor Durkin requested a motion to adjourn at 8:10 PM.

Trustee Barry moved, seconded by **Trustee Campbell**

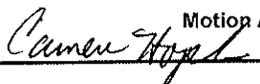
Upon Roll Call: Ayes: 5 Naes: 0 Absent: 1

Ayes: Nielsen, Plott, Freeman, Barry, Campbell

Naes: 0

Absent: Thomas

Motion Approved: Yes



Carmen Hopkins, Village Clerk