

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, OCTOBER 3, 2017

The October 3, 2017 Regular Board Meeting was called to order at 7:05 PM by Village President Ronald J. Gardiner who led the audience in the Pledge of Allegiance.

ROLL CALL: Upon Roll Call by Village Clerk **Dion D Lynch**, the following Trustees responded: **Beckman, Clark, Styles, Winston, Washington, Slaughter**

ALSO IN ATTENDANCE: **David Shilling**, Village Engineer; **Demitrous Cook**, Police Chief; **Linda Brunette**, Finance Director; **Eric Swanson**, Glenwood; **John Donahue**, Village Attorney, **Kevin Welsh** Fire Chief; **Toleda Hart**, Treasurer, **Patrick McAneney**, Public Works, **JoAnne Alexander**, Senior Center/Parks Programs.

PRESENTATION OF MINUTES: **Motion to Approve the, September 14, 2017 Regular Board Meeting Minutes.**

Trustee Styles moved; **Second by Trustee Beckman** to accept to motion as presented.

Discussion: No Discussion

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

Ayes: Winston, Beckman, Clark, Styles, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Motion to Approve the, September 19, 2017 Special Board Meeting Minutes.

Trustee Styles moved; **Second by Trustee Clark** to accept to motion as presented.

Discussion: No Discussion

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

Ayes: Winston, Beckman, Clark, Styles

Naes: 0

Recues: 0

Absent: 0

Abstain: Slaughter, Washington

Motion Approved: Yes

TREASURER'S REPORT:

1). **Motion to Approve Bills Payable** as presented by the Village Treasurer Toleda Hart.

Corporate Fund: \$195,515.12; **Sewer & Water Account:** \$152,959.87; **Storm Water** \$1,993.00; **TIF Industrial Park:** \$438.75; **TIF Main Street:** \$487.50; **TIF Holbrook Road** \$48.75; **TIF Industrial North** \$877.50; **TIF Glenwood Plaza:** \$15,251.80; **Glenwoodie Golf Course:** \$35,340.39.
TOTAL ALL FUNDS: \$406,742.53

Trustee: Clark moved; **Second** by Trustee Winston to accept the Motion as read.

Discussion: Trustee Winston inquired about the Holbrook TIF. (Burger King) I noticed we are paying \$ 3,100.00 to Joseph Schultz and Associates. I'm trying to understand what that money is for. Administrator Welsh responded by saying, it's for the staking for the lot and the plot of survey. Trustee Winston also stated I also noticed we have quite a few legal fees for services. Can you explain what those are for, can we have a more detailed report of what the legal fees are actually being paid for. Treasurer Hart responded by saying would you like to come in and we can review the documents or would you like me to send you a email. Trustee Winston responded, well the report does not tell us what the legal services are actually for, how can we understand what each legal service is for. Treasurer Hart responded by saying I would be happy to go through each line item for you. Finance Director Brunette also replied, we are only allowed some many lines and characters in the Excel document, however I can see what options we have for a more detailed explanation.

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

Ayes: Clark, Beckman, Styles, Winston, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) **Motion to Approve Payroll** as of the date, September 29, 2017 as presented by the Village Treasurer Toleda Hart.

Corporate: \$137,880.00; **Glenwoodie:** \$24,743.00 **Sewer & Water:** \$24,563.00; **Elected Officials:** \$14,250.00
OVERTIME: Police: \$4,762.00 (\$0 of Police Overtime reimbursable); Sewer & Water: \$ 1,079.00
TOTAL PAYROLL: \$204,277.00

Trustee: Winston moved; **Second by Trustee Beckman** to accept the Motion as presented.

Discussion: Trustee Winston, requested to ask another question related to Bills Payable. He stated, looking at 4 and expense. It looks like we have an actuary report of \$3,300.00 why is that coming out of corporate as opposed to the pension fund. **Finance Director Brunette** replied, because we are the ones that ordered actuary report. We wanted to be sure we got it on time. **Trustee Winston** asked, are we getting reimbursed by the pension board? **Finance Director Brunette** replied no we are not, because we asked for it, to ensure our audits are done on time. Actuary reports are not given to us, we have to request them.

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

Ayes: Clark, Beckman, Styles, Winston, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

No one approached the Board

OPEN TO THE PUBLIC:

COMMUNICATIONS:

MAYOR'S OFFICE:

1. **Appointments**

Trustee: Styles motioned to table; **Second by Trustee Clark** to accept the Motion as presented.

Discussion: Trustee Winston asked, are we going to have any discussion about this. **Mayor Gardiner** replied, I put it on there too far in advance so that's why I'm removing it. **Trustee Winston** replied, one of the things I'd like is to know the people prior to the Board Meetings.

Mayor Gardiner replied that's why I'm tabling it so that you can have advance notice in the future.

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

Ayes: Clark, Beckman, Styles, Winston, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2. Approval of an Ordinance ascertaining the Prevailing Rate of Wages for the Construction of Public Works in the Village of Glenwood.

Trustee: Winston moved; **Second** by **Trustee Beckman** to accept the Motion as presented.

Discussion: **Trustee Winston** asked, Mr. Donahue, we voted previously on Prevailing wages. Is there something different in this ordinance? **Attorney Donahue** replied yes, the State came out with new Prevailing Wages December 1st 2017 then they corrected them a couple weeks later. So we are proposing this to ensure we are complaint with the statue. **Trustee Winston** replied, now they are aligned where they should be? What actually changed from the last statue to the current one? **Attorney Donahue** replied I don't know, I have not gone through line by line. We are required to do this by state law. If we don't do this, state prevailing wages as determined by the State apply. It's important to do this, in the event we are audited by a state inspector we don't want to be found non compliant by state law.

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

Ayes: Clark, Beckman, Styles, Winston, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

3. 2017 Summer Yard Contest Winners

3rd. Place Winner- Juliana Rodriguez

2nd Place Winner -Sally Irons

1st Place Winner -Debra McCaa

4. Approval of Request for Executive Closed Session under Section 2(c) (1) Personnel with action to be taken and reason to reconvene at the end of the meeting.

Trustee: Styles motioned to table; **Second by Trustee Slaughter** to accept the Motion as presented.

Discussion: No Discussion

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

Ayes: Clark, Beckman, Styles, Winston, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ATTORNEY'S REPORT:

No Report

(Acting) VILLAGE ADMINISTRATOR:

1. Glenwood Plaza Update and Presentation by Ralph Edgar and J Wynsma.

Mr. Edger provided insight into his inspiration for wanting to work with the Village of Glenwood. He also gave a detailed account of his professional experience particularly development in the South Suburban area. Mr. Wynsma and Edgar provided a presentation from an aerial stand point as well as high definition images of ongoing construction work, landscaping and cornerstone ideas. They also provided illustrations of what the cosmetics of the structure would look like as well as entry and exit points for the soon to be developed plaza.

2. Glensted Animal Hospital relocation and incentive package.

Trustee: Winston moved; **Second by Trustee Slaughter** to accept the Motion as presented.

Discussion: Glensted owners (David and Dr. Sabrina) expressed their gratitude to the Glenwood residents for their support over the years. They also are thrilled about the opportunity for expansion with the Plaza Redevelopment opportunity. They expressed how they have grown business including hiring new front line staff as well as medical professional in addition to increasing clientele. **Trustee Washington** asked, Dr Sabrina, is her background in Veterinary medicine. **Dr. Sabrina** replied, yes I am a Veterinarian. **Trustee Slaughter** asked how many of your employees are from the Village of Glenwood. **David** replied, about half. **Trustee Washington stated**, you mentioned you have owned the business for about four months. David and Dr. Sabrina replied yes. **Trustee Washington** then asked, have you previously owned a business? They replied no, this is the first business we've completely owned. We have participated as an investor and operators before. **Trustee Washington** also asked, what is the square footage of the proposed new location. **Chief Welsh** replied, 3,000 square feet. **Trustee Washington** also asked, what is the square feet of the current location. David replied it's a very poorly utilized 28 to 29,000 square feet that was constructed in the 60's. **Trustee Winston** asked, did Delta Sonic initiate this? **Administrator Welsh** responded, no Delta sonic has been on the horizon for a few years with the desire for expansion. **Trustee Washington** then stated, shouldn't the Glensted owners have dealt with Delta Sonic or the Developers before they dealt with us. **Administrator Welsh** responded they did, they have a purchase agreement with Delta Sonic and a tentative lease agreement with Ralph and J. Wysman They are before us looking for incentives to make this whole deal click.

Trustee Winston moved to table until we have more information to see if this fits into what we are trying to do with the plaza. **Mayor Gardiner** replied, this is just to draw up a redevelopment agreement with them, we are not voting. **Trustee Winston** also stated, we are just now getting this packet and I'm not sure of where it even came from. It was not addressed to the board, we should go into Executive Closed Session to discuss this. **Trustee Clark** stated, this is just an agreement for a plan we still have to come back to the board to vote.

Trustee: Winston motioned to table; **Second by Trustee Slaughter** to accept the Motion as presented.

Upon Roll Call: Ayes:3 Naes:4 Recues:0 Absent:0 Abstain: 0

Ayes: Winston, Slaughter, Washington

Naes: Mayor Gardiner, Beckman, Clark, Styles

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: No

Glensted Animal Hospital relocation and incentive package.

Trustee: Beckman Moved; **Second by Trustee Clark** to accept the Motion as presented.

Discussion: No Discussion

Upon Roll Call: Ayes:4 Naes:3 Recues:0 Absent:0 Abstain: 0

Ayes: Mayor Gardiner, Beckman, Clark, Styles

Naes: Winston, Slaughter, Washington

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

3. Glenwood Plaza Cleaners relocation and Incentive Package.

Discussion: Administrator Welsh stated, there were many options that were looked at. However, the Economic Development Committee decided not to incentivize the Cleaners move to Homewood. **Trustee Winston** stated the Board does not have a recommendation from the Economic Development Committee; we are taking at face value without knowing the Board's recommendations. **Joanne Alexander**, Economic Development member stated. The recommendation was sent out, I don't know if the computer defaulted but the recommendation was sent out, I would gladly email you another copy. **Trustee Winston** asked can we have the minutes from both meetings of the Economic Development Committee detailing regarding the Cleaners and the Glensted Hospital. **Joanne Alexander** replied, yes. **Trustee Beckman** asked Mayor Gardiner to go back and state motion on the floor. **Mayor Gardiner** replied, a motion not to ratify the decision by the Economic Development Committee to not offer incentives to the Glenwood Cleaners move to Homewood. **Trustee Winston** asked, how much was she

asking to be incentivized. **Administrator Welsh** replied \$3,000.00

Trustee Beckman moved; **Second** by **Trustee Styles** to accept the Motion as presented.

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

Ayes: Clark, Beckman, Styles, Winston, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ENGINEER'S REPORT:

No Report

Trustee Winston stated, I know there are some grants out there for contaminated soil removal. Are we looking at any of those, particularly to get the Speedway site cleaned up? **Engineer Shilling**, replied there are grants, we can always apply. Usually developers are the ones that focus on those types of grants. Speedway policy is they usually hold onto them they don't want to be responsible for them. **Chief Welsh** replied, Speedway has done the cleaning, it's all been remediated. They are responsible for monitoring for so many years.

FINANCE:

Audit presentation is set for October 17th at 5pm, 6pm and 7pm.

POLICE:

Chief Cook updated on grants the department has secured and are currently working on. **Chief Cook** also described use of force class that has been made available to the public.

FIRE BUILDING:

Consideration of Fire Department Staffing Plan

Discussion: **Chief Welsh** presented a presentation on the services the Fire department currently offer and will potentially offer in the future. **Chief Welsh** also highlighted a plan to continue Emergency services once to Glenwood residents once St. James hospital closes permanently.

Trustee Washington asked, is the goal to increase staff because of the closing of St. James in Chicago Heights. **Chief Welsh** responded that was the mitigating factor that I felt needed to be addressed immediately. **Trustee Washington** also stated, so the additional distance travel is

the concern? Having to travel to Olympia fields? **Chief Welsh** replied, no. Their projection was all 8,000 ambulance transports would automatically be going to Olympia Fields, ERC decided there is no way that would happen. The real concern is the extended transport time and the disbursement of all ambulances once the Hospital closes, we could count on hospitals being on "by-pass" **Trustee Washington** also stated you mentioned in the packet, Franciscan had financial assistance for the next three years, that totals \$600,000.00 **Chief Welsh** responded, our cut is \$66,000.00 yearly **Trustee Washington** also stated, was there any discussion about intergovernmental agreement, which would help sharing of the cost **Chief Welsh** replied, I did expound on that in my report. I firmly believe my priority is Glenwood first, I did reach out to the Owner, and we will have an opportunity to expand which will reduce cost to us. They won't be left without, I have talked with other municipalities at this point I believe our proposal is the most enticing. **Trustee Winston** stated, I was at a couple meetings, and Franciscan said they were going to pay for an Ambulance that had all of the equipment that it needed until we got up to speed or open up clinics. **Chief Welsh** replied I'm not sure what you are talking about they have contracted people to move patients from hospital to hospital. **Trustee Beckman** stated so Kurtz is going to supply two fully equipped ambulances, are we going to need to do any additional enhancements to the fire house to accommodate the ambulances **Chief Welsh** replied, no.

Trustee Winston stated, I know we want to take action on this but we need some space, independence between this. Our Fire Chief is also acting as our Village Administrator. We need to have someone independent look at this. **Chief Welsh** replied I take exception to that. I am a professional I have done this for forty years. **Trustee Washington** stated, all contracted personnel will be able to work in all functions within the fire departments, so Buds they will allow us to hire ambulance drivers and EMTs and we can use them as building inspectors. **Chief Welsh** replied, Yes they have to come to us as certified firefighters paramedics we just pay for the training certification. **Chief Welsh** then expounded on the wellness program that the fire department has began to institute.

Trustee Slaughter asked, will the current employees have to be reclassified? **Chief Welsh** replied, no. **Trustee Slaughter** then asked, so the part time employees are they going to be EMT as well. **Chief Welsh** replied EMT and Paramedic. **Trustee Slaughter** asked building inspectors as well? **Chief Welsh** replied yes all personnel will be certified to level of inspector. **Trustee Slaughter** stated so they will have to be reclassified because currently they are not doing everything. **Chief Welsh** replied no in our personnel

policy regardless of designation, everyone has to do inspections. **Trustee Slaughter** also stated, we received the binder at 5pm I need more time for clarity, would like to make a motion to table. **Trustee Washington** asked, what is the urgency in making the decision today. **Chief Welsh** replied, once this becomes public I anticipate I will have issue with the service provider, so I would like to have a plan in place if that happens. **Trustee Slaughter** stated, why draw a contract if we don't need the board's input. **Mayor Gardiner** stated, this is just action to have John draft a contract with Kurt's.

Trustee: Slaughter moved to table; **Second by Trustee Winston** to accept the Motion as presented.

Upon Roll Call: Ayes:2 Naes:4 Recues:0 Absent:0 Abstain: 1

Ayes: Winston, Slaughter

Naes: Mayor Gardiner, Beckman, Clark, Styles

Recues: 0

Absent: 0

Abstain: Washington

Motion Approved: No

Motion to allow John Donahue to prepare a contract with Kurtz ambulance for reconsideration at a later date.

Discussion: **Trustee Winston** stated, my discussion remains the same we represent a body of people, we owe it to them to do our homework. We should be bi-partisan on this. We need to take a deeper look before we take action on this, we need independence. **Trustee Washington** stated, I think that this is a lot of information; we received the information on a Friday. Although I did spend time reading, I did send Kevin questions. I think if the Board request additional time to digest something like this, then they should be allowed. This I why I don't want to vote, I don't think it's fair another Trustees concerns are not being considered. **Trustee Beckman** stated, I would like to go on record, I did go through this document, I am not following a vote. I did digest this; I'm not voting partisan I'm voting based on what I digested. **Trustee Clark** stated we have considered what you said; we all received the information at the same time. The second purpose is for the Attorney to go over these things to see if everything is correct, that's why we pay an Attorney. It seems like some Trustees can't understand anything as it relates to a budget, if we wait to table everything we will never get anything done. **Trustee Washington** replied that

also leaves opportunity to make the wrong decision. If we ask for more time Trustees should get it. **Trustee Winston** stated next time we are just going to jam it through, that's what happens. Mayor Gardiner replied, that is not what's going to happen

Trustee: Styles moved; **Second by Trustee Clark** to accept the Motion as presented.

Upon Roll Call: Ayes:4 Naes:2 Recues:0 Absent:0 Abstain: 1

Ayes: Mayor Gardiner, Beckman, Clark, Styles

Naes: Winston, Slaughter

Recues: 0

Absent: 0

Abstain: Washington

Motion Approved: Yes

Fire prevention pancake breakfast was moved to October 24th.

PUBLIC WORKS:

Monthly water billing

Billing would be rendered by the 4th of each month; bill will be due 21st of each month. Late fee would be applied day after due date.

Trustee Washington, will we not have a 30 day billing cycle? **Trustee Slaughter** stated people budget accordingly, and some seniors are on a fixed income. **Trustee styles**, what does this do to our cost, does it double Patrick replied, no. **Trustee Beckman**, What would be ramifications for extending due date 7 days, **Patrick** replied, a majority of people would see a double bill. **Trustee Slaughter**, we will be paying the admin fee twice, Patrick replied, no, those fees will be cut in half. **Trustee Washington**, can we get more than 15 days and decrease the banking issue where it takes 7 days for the Village to get it payment **Mayor Gardiner**, all questions suggestions should be emailed to Patrick.

Free leaf pick up will be every Tuesday in November.

GLENWOODIE:

Glenwoodie hosted IHSA

SENIOR/PARK PROGRAMS:

Thursday is potluck luncheon, Rep. from Human will be there discussing Medicare. Veterans Luncheon Fri. Nov. 3 2017 at Glenwoodie.

NEW BUSINESS: None

OLD BUSINESS:

Trustee Washington, when will we receive plans for tree trimming and sidewalks? **Patrick** replied, I will try to get those out this fall, we are working through the winter doing tree trimming as it is the best time to complete that project.

Trustee Slaughter, how has the Mac industries bankruptcy affecting the TIF we received for Glenwood. **Mayor Gardiner** replied, we actually put in a claim for the 3 lots in the amount of \$99,000.00 **Trustee Slaughter** also stated, why aren't we going out to bid for auditing services? **Mayor Gardiner** replied we can do that, I don't have a problem with that. **Trustee Slaughter** stated, I have been requesting since August first for it to be on the agenda.

OPEN TO THE PUBLIC:

Lisa H.

Disappointed with the boards behavior, in disbelief of the actions displayed. Would like to see the Board more together to have Villages best interest at heart.

Unidentified resident

Longtime resident, tired of the disrespect he has seen displayed during Board Meetings

Ed Hadnot

1. I noticed how the board treats the committees; it's more of a notification instead of a consultation.
2. He also asked Chief Welsh, what is our ISO rating now? Under your plan what would it lower to? Chief Welsh stated it would put us to a four, I believe.
3. Identified rules of the Economic Development Committee for new Business Proposal.

Mary Commodore

1. Was the name suggested by the Economic Development Committee for the Glenwood Plaza given to the developers.
2. Do we have a specific date for Plaza redevelopment completion?

MOTION TO ADJOURN:

Motion to adjourn the October 3, 2017 Regular Board Meeting.

Trustee: Styles moved; **Second** by **Trustee Winston** to accept the Motion as presented.

Discussion: No Discussion

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

Ayes: Clark, Beckman, Styles, Winston, Slaughter, Washington

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ADJOURNMENT:

The October 3, 2017 Regular Board Meeting adjourned at
9:10 PM.



Dion Lynch, Village Clerk