

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 AUGUST 21, 2018

The August 21, 2018 Regular Board Meeting was called to order at 7:00 PM by Village President Ronald J. Gardiner who led the audience in the Pledge of Allegiance.

ROLL CALL: Upon Roll Call by Village Deputy Clerk **Linda Brunette**, the following Trustees responded: **Beckman, Clark, Styles, Slaughter, Washington**

Trustee Winston arrived at 7:10pm

ALSO IN ATTENDANCE: **John Donahue**, Village Attorney; **Joanne Alexander**, Senior Center-Park Programs; **Linda Brunette**, Finance Director; **Chief Demetrious Cook**, Police Department; **Toleda Hart**, Village Treasurer; **David Shilling**, Village Engineer; **Patrick McAneney**, Director Public Works; **Chief Kevin Welsh**, Fire/Building

PRESENTATION OF MINUTES: **Motion to Approve the, July 26, 2018 Special Board Meeting Minutes.**

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

Discussion: **Trustee Slaughter** stated, during Nation Night Out didn't the motion fail? **Mayor Gardiner** replied, yes **Trustee Slaughter** also stated, also there were missing meeting minutes "When Ms. Altheimer asked about the Village Administrator position the Mayor's response is missing also, my concerns about the Acting Village Administrator conflicts of interest and different positions are missing **Clerk Lynch** replied by asking what specific meeting she is referring to. **Trustee Slaughter** replied July 26th. **Clerk Lynch** stated, I am not completely sure what you are asking. **Clerk Lynch** then stated, as we discussed previously can you email me concerns that you have? **Trustee Slaughter** replied sure. **Trustee Beckman** amended his motion to include **Trustee Slaughter's** request.

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

Ayes: Beckman, Clark, Slaughter, Styles, Washington

Naes: Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Motion to Approve the, August 7, 2018 Board Meeting Minutes.

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

Discussion: No Discussion

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

Ayes: Beckman, Clark, Slaughter, Styles, Washington

Naes: Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Motion to Approve the August 16, 2018 Board Meeting Minutes.

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

Discussion: No Discussion

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

Ayes: Beckman, Clark, Styles, Mayor Gardiner

Naes: Winston

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 \$134,806.76; MFT \$1,837.75; Sewer & Water \$64,599.56; Capital Acquisition \$ 91,026.85; Glenwoodie Concert \$400.00; TIF Main Street \$1,365.00; TIF Glenwood Plaza \$ 63,595.22; TIF Holbrook \$2,038.75; Glenwoodie Golf Course \$45,162.43; TIF Industrial North \$877.50; TIF Industrial Park \$ 1,577.50.

TOTAL ALL FUNDS: \$357,224.60

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

Discussion: Trustee Slaughter asked, Account Number 606609631 is that a TIF account? **Director Brunette** replied, that's the Industrial TIF. **Trustee Slaughter** also asked I see a check for the Learning Corner for \$700.00 what is that for? **Chief Welsh** replied, that check is for the item on the agenda which pays of their indebtedness. It's part of the Redevelopment Agreement. **Trustee Slaughter** then stated, I did not see in the agreement that we can make any payments other than the \$97,500.00. **Chief Welsh** replied this would be a reduction of the \$97,500.00, **Trustee Slaughter** then stated, my point is we pass agreements and don't tend to adhere to it, I understand it's not the owners fault we didn't close on time. We need to stick to agreements we vote on. **Chief Welsh** replied, I did look at that it was a unique circumstance she was however indebted with that. **Trustee Washington** stated, we need to stay in the time frame to which things need to be done, for whatever reason we fell off track that put her in a bad position. **Chief Welsh** replied, I could not agree more.

Trustee Slaughter also added, the current daycare (The Learning Corner) that's on two different PIN numbers correct? **Chief Welsh** replied "The Learning Corner" that's one PIN number, the empty lot is a separate PIN. **Trustee Slaughter** then asked, is it not apart of the redevelopment project? **Chief Welsh** replied, it is if it's a 30ft strip it is not, the rest of it is. **Attorney Donahue** replied to **Trustee Slaughter** and stated, you are reading the language incorrectly it is referring to another PIN (**Attorney Donahue**, clarified **Trustee Slaughter's** misinterpretation) **Trustee Winston** stated, I notice when we put down amounts were spending for TIF. Is it possible we have balances as well. **Director Brunette** replied, the balances were forwarded to you in your original packet. **Trustee Winston** also stated, who is Donald? **Director Brunette** replied, he is a Police Officer.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) Motion to Approve Payroll as of the date, August 17, 2018 as presented by the Village Treasurer Toleda Hart

Corporate: \$109,732.00; **Glenwoodie:** \$29,107.00; **Sewer & Water:** \$16,112.00; **Paid-On-Call Firefighters** \$25,463.00

OVERTIME: **Police:** \$ 3,400.00 (\$0 of Police Overtime reimbursable); **Sewer & Water:** \$ 1,844.00

TOTAL PAYROLL: \$185,658.00

Trustee: Styles moved; **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: Beckman, Clark, Slaughter, Styles, Washington, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

OPEN TO THE PUBLIC:

No one approached the Board.

COMMUNICATIONS:

MAYOR'S OFFICE:

Reappointment to Plan Commission for a 3-year term.

1. Nanette Drisi
2. William Miller
3. Harold Kokal

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

Discussion: No Discussion

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

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

Naes:0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Appointment of John Buxbaum to Police Pension Board for a 2-year term.

Discussion: **Trustee Winston**, replied does this John Buxbaum have a resume? Was he already on the Board, what do we know about him? **Mayor Gardiner** replied, he is a 30-year Police Officer, he has lived in the town for over 30 years.

Trustee: **Clark** 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: Beckman, Clark, Slaughter, Styles, Washington, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ATTORNEY'S REPORT:

Approval of a Resolution approving a Plat of Subdivision and the Transfer of the Anytime Fitness Property

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

Discussion: **Trustee Washington** asked, why wasn't the PIN included for that agreement? **Attorney Donahue** replied, you mean in the resolution? **Attorney Donahue** also stated, the PINs are in detail drawing of the property. **Trustee Washington** also stated, in Section 4 it talks about making payments? What type of payments will be made and from where? **Attorney Donahue** replied, closing cost, basically miscellaneous fees, we are basically not paying any fees we need to provide title, things like fees for wire transfer, title fees, title updates registration fees. These are all relatively small but normal fees when dealing with a title company. **Trustee Washington** asked, shouldn't the language read "These are payments for closing cost? because it's sort of open to just payments in general " **Attorney Donahue** replied, it reads payments that are necessary to accomplish the Village transfer property including transaction expenses, prorated fees closing cost, title cost fees. **Trustee Winston** asked, shouldn't all those costs be transferred since we are giving the property away for a dollar? **Attorney Donahue**

replied, most of them have been, there are certain statutory fees that we will be responsible for as the seller. **Trustee Slaughter** stated you normally get a cost information 24-48 hours prior to closing **Attorney Donahue** replied, yes if you are lucky? **Trustee Slaughter** asked, do we at least have an estimate of the fees of how much it would cost the Village and how much the buyer would pay? **Attorney Donahue** replied, no we don't. **Trustee Slaughter** asked, when is the closing? **Attorney Donahue** replied we don't have a date yet.

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

Ayes: Beckman, Clark, Styles, Mayor Gardiner

Naes: Slaughter, Washington, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Approval of a Resolution approving a Transfer of Property to Among Friends Adult Day Care Inc.

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

Discussion: **Trustee Washington.** I think the second email that came with our packet for Among Friends, one page says Among Friends the other page says transfer for Anytime Fitness. **Trustee Slaughter** motioned to table because we didn't get the information until this afternoon, which doesn't leave room for review. **Motioned was second by Trustee Winston.** **Trustee Washington** asked, this is related to the \$700.00 payment correct. **Attorney Donahue** replied yes. **Trustee, Washington** asked, why are we tabling? **Trustee Beckman** asked, can we revise the language without having to table? **Attorney Donahue** replied, yes. The motion should read, **Motion to approve Resolution to approve a transfer of property to Among Friends Adult Day Care, Inc. with correction to title on page 2 to reflect the correct title that is listed on the cover page.** **Trustee Winston,** reminded **Mayor Gardiner** there is a motion to table on the floor. **Mayor Gardiner** replied, we are in the discussion phase of the motion.

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

Ayes: Slaughter, Winston

Naes: Beckman, Clark, Styles, Washington

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: No

Motion to approve Resolution to approve a transfer of property to Among Friends Adult Day Care, Inc. with correction to title on page 2 to reflect the correct title that is listed on the cover page.

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

Discussion: Trustee Washington asked, can we explain the terminology where it says division or consolidation? **Attorney Donahue** replied, there are several ways to change lot lines, one way is by plat act. There are exceptions when dealing with smaller lot which is called petition for division consolidation of PINs, in this one we are taking 3 PINs and making them 2. Robinson Engineering tells us that it's more cost effective to do it that way rather than an entire plat of subdivision. **Trustee Washington** also asked, under home rule, what does it mean by it is the intent of the Corporate authorities of the Village of Glenwood to the extent that the terms of this resolution should be inconsistent with any non-preemptive state law. **Attorney Donahue** replied, it simply means we are home ruled, by referendum by the citizens of Glenwood, which means we are not bound to follow regular laws of the State as they apply to municipal code.

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

Ayes: Beckman, Clark, Styles, Washington, Winston

Naes: Slaughter

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

(Acting) VILLAGE ADMINISTRATOR: Thanked Public Works, Police, Office Staff and all those that supported in anyway the Park dedication from this weekend.

ENGINEER'S REPORT: Next Tuesday will be bid opening for street and valve replacement.

FINANCE: No Report

Trustee Slaughter asked, I heard some chatter that the Budget was delayed due to the Community Survey. **Director Brunette** replied, that is incorrect. **Trustee Slaughter** also asked, when the Board will get the budget. The **Mayor Gardiner** yielded the question and response to Finance **Chairman Leon Moore** whom explained the process and where the budget currently stands. **Trustee Winston** asked when the final budget goes to the Executive Board can it also go to the entire Board? **Chairman Moore** replied, sure. **Trustee Washington** asked, what is the delay of the budget? There was an ordinance passed to have the budget approved by a certain time and we aren't following that. **Mayor Gardiner** replied, there are a few things we still are working out. **Trustee Slaughter** mentioned I thought we were not giving pay raises above the 2%. **Mayor Gardiner** replied we aren't; there is a personnel issue we are working through which will be discussed during Closed Session. **Trustee Slaughter** also stated we need to discuss vacation liability issue. **Mayor Gardiner** replied, absolutely that's part of the salary issue that has a part to play in the delay, but we will also discuss that during Closed Session.

POLICE:

We are awaiting the State to approve site for traffic light cameras. Friday night was the S.E.R.T Banquet, we made a total of \$76, 000.00 which would be used to offset operations. Body cameras are here, they are hooked up to Cloud storage. Training will be here on 9/11 all are welcome to sit in on the training. A dag-71 form was submitted for our cut of 7.1 million.

FIRE BUILDING:

Three of our personnel will be recognized for outstanding call which was a call on 394. A house on Longwood Court caught fire while being rehabbed, house was saved but roof burned off.

PUBLIC WORKS:

Completing restorations on concrete, completing landscaping, repairing main breaks, and continuing residential branch pick up.

GLENWOODIE:

With heavy rains we were able to open the following day, Fish Fry is continuing every Friday. First two sessions of Junior Golf Pro begin September 9th, Root card holders receive discount for the Junior Golf Pro and Fish Fry. Financial update will be provided at the next meeting as we recently had a meeting with the Finance Committee.

SENIOR/PARK PROGRAMS:

Thanked Trustee Styles for a great Concert. Bingo will be held at Blakely Center on the fourth Friday of every month. Friday, September 21 from 9 to 11 Walgreens will administer Flu Shot at Blakely Center.

NEW BUSINESS:

Trustee Winston stated, we need to have Committee of the Whole meetings because outside of receiving our packets there is no real discussion among Board members. When we make decisions, our discussions happen during the actual Board meeting. To be cut off from this political process when having a discussion is unfair, this is not something that should be just be personal to me, but rather every Board member that sits up here. We have to at least be able to voice our opinions whether we agree with each other or not. When conversations are shut down I don't think it's fair. **Mayor Gardiner** replied, as everyone knows I always allow time for discussion.

Chief Cook stated, last week I met with Illinois State Police Director we discussed 394 southbound from Illinois/Indiana to Lincoln Highway. There have been a number of crashes and death in that area, he would like Glenwood to run radar on that stretch. Proceeds from tickets will come directly to the Village.

Trustee Slaughter requested Executive Closed Session to be on agenda for next Board meeting. Also, when will we have an update on the Plaza development, I have a lot of questions, I know one PIN will go on the tax rolls. When will the property Edgar owns go on the tax role. **Attorney Donahue** replied as soon as we close, property will go on the tax roll for that particular parcel. **Trustee Slaughter** also asked when will the developer have to put the rest of his property on the tax roll? Do we have a timeline? **Attorney Donahue** replied, there are time lines in our agreement. **Trustee Slaughter** also asked, do we know status of construction? **Chief Welsh** replied, they didn't want to get to far ahead of themselves until this process was completed, we also learned that the steel is 10-12 weeks out from order because there is such a demand. **Trustee Washington** asked, much of the curb work that has been done all have cracks in them. **Chief Welsh** replied, we have expressed our concern with the Developer Contractor and insisted that it be remedied as such, no further payment will go out until it is corrected.

OLD BUSINESS:

Russ Riden, Executive, Director South Suburban Land Bank provided an in depth detailed explanation of the services they offer, and how they help municipalities deal with distressed properties, he also spoke of the other 25 local municipalities that work with his agency as well. His presentation also included how working with his Organization benefits the village, what process has to happen prior to action being taken. Mr. Riden also answered questions from the Board members which included but not limited to, what will this cost the Village, who initiates acquisitions? What are some differences between this Land Bank and Cook County's? What are times frames of property vacancy before S.S.L.B would purchase? Mr. Riden closed by offering any residents and or

Board members opportunity to ask additional questions at the conclusion of the Board meeting.

Trustee Slaughter asked what is the status of the Village Administrator position? **Mayor Gardiner** replied, the person he is working with is currently working with his Attorney as the individual has an agreement with another municipality, we spoke yesterday he has not gotten an opinion from his Attorney.

Approval of an Intergovernmental Contract and By-Laws -An Agreement to Establish the South Suburban Land Bank and Development Authority

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

Discussion: Summary of dialogue is listed above.

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

Ayes: Beckman, Clark, Styles, Washington, Winston

Naes: Slaughter

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Approval of a Resolution to appoint a Local Government Director to the South Suburban Land Bank and Development Authority.

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

Discussion: **Trustee Winston** stated, what you stated is not what the motion says. **Mayor Gardiner** replied, we have to appoint someone, it is also in the resolution Section 2.

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

Ayes: Beckman, Clark, Styles, Mayor Gardiner

Naes: Slaughter, Washington, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

OPEN TO THE PUBLIC:

Pat Malone

1. There is nothing about someone telling you, I am going to give you something for free, that you are already getting for free. that makes sense. There is nothing about appointing Ronald Gardiner as Director that makes sense.
2. Several of you own a lot of real estate that was acquired for two or three thousand dollars, some have put it in a trust thinking we know nothing about it.

Ed Hadnott

1. I think the Land Bank is fine, I think we should also get a presentation from Cook County Land Bank as well, "there is no free lunch," they can help but can't make things magically disappear.
2. I was told we needed the Plan Commission to transfer a PIN to Edgar is that fact or fiction. **Attorney Donahue** stated the statute states it has to be approved by Plan Commission then approved by the Village Board then filed with County Recorder. At which point can be transferred. **Attorney Donahue** also stated, we had a Plan Commission meeting last night, **Trustee Washington** also stated I think we should take this back to the Plan Commission and follow the process. **Trustee Styles** and **Attorney Donahue** replied, the Plan Commission met last night and voted on the matter, we did follow the process, which is why it is before the Board now and it was posted in the appropriate time frame. **Chief Welsh** replied, there was an agenda and these two items were on there. Additionally there were presentations by the Attorney and the Village Engineer. He also stated they ratified their meeting time.

Trustee Winston

1. Asked each Trustee if they knew why they are in their seats? Based on the decisions some of you make it appears you are making decisions for yourself.
2. There is another business interested in the Village, I need some information, I need PIN information anything that will help us be successful.

Unidentified Resident

1. Wanted clarity about the cameras that were being installed, wanted to insure they were not red-light cameras.
2. Addressed **Trustee Winston**, expressed his strong disappointment in his opposition for the appointment of 30-year Glenwood Police Officer John Buxbaum appointment to the Pension Board, he also added if there was concern you should do your own homework rather than wait for someone to tell you. **Trustee Winston** stated, his information should have been included in the packet.

Sharon Negri

Stated she was not involved in the process of the vote and wants to ensure the Board her desire to be appointed has nothing to do with political gain.

Cathy Paxton

Stated she does not believe meeting is being conducted professionally, she also asked what is the purpose of the Board of Trustees? These things need to be met and done before the public. She believes it's bad to cut the Trustees off while speaking

MOTION TO ADJOURN:

Motion to adjourn the August 21, 2018 Regular Board Meeting

Trustee: Styles Moved; Second by Trustee Washington to accept the Motion as presented.

Discussion: No

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ADJOURNMENT:

The August 21, 2018 Regular Board Meeting adjourned at 8:25pm.



Dion Lynch, Village Clerk