

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 SEPTEMBER 18, 2018

The September 18, 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,**

Trustee Winston arrived at 7:12pm

ALSO IN ATTENDANCE:

John Donahue, Village Attorney; **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 **Joanne Alexander**, Senior Center, Parks Program. **Eric Swanson**, Glenwoodie

PRESENTATION OF MINUTES:

Motion to Approve the September 4, 2018 Special Board Meeting Minutes.

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

Discussion: No Discussion

Upon Roll Call: Ayes: 3 Naes: 1 Recues: 0 Absent: 1 Abstain: 0

Ayes: Beckman, Clark, Styles,

Naes: Slaughter,

Recues: 0

Absent: Winston

Abstain: 0

Motion Approved: Yes

TREASURER'S REPORT:

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

Corporate Fund: \$155,672.37; **MFT:** \$1,450.00; **Sewer & Water** \$53,531.30; **Capital Acquisition Fund** \$1,545.34; **TIF Main Street** \$2,600.00; **TIF Holbrook** \$3,382.50; **Glenwoodie Golf Course;** \$33,296.72; **TIF Industrial North** \$2,898.00; **TIF Halsted South** \$35,943.39

TOTAL ALL FUNDS: \$290,320.37

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

Discussion: No Comment

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

Ayes: Beckman, Clark, Slaughter, Styles

Naes: 0

Recues: 0

Absent: Winston

Abstain: 0

Motion Approved: Yes

2) Motion to Approve Payroll as of the date, September 14, 2018 as presented by the Village Treasurer Toleda Hart

Corporate: \$107,159.00; **Glenwoodie:** \$27,981.00; **Sewer & Water:** \$14,802.00; **Paid-on-call Firefighters:** \$24,948.00

OVERTIME: Police: \$ 9,878.00; (\$173.00 of Police Overtime reimbursable); **Sewer & Water:** \$ 563.00

TOTAL PAYROLL: \$185.634.00

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

Discussion: No Discussion

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

Ayes: Beckman, Clark, Slaughter, Styles

Naes: 0

Recues: 0

Absent: Winston

Abstain: 0

Motion Approved: Yes

OPEN TO THE PUBLIC:

Ed Hadnott

Concerned about the renewal of Class 8 on Halsted Street 12 years ago. Feels the Plaza has benefited enough through appealing property taxes, receiving Class 8 as well as reimbursement from the Village for sales tax. Urges Board to reject extension of Class 8

Tony Plott

Asked if the Village Administrator position has been vacant for three years, also inquired about a timetable to fill the position, realizing with the Plaza situation it may not be a perfect time now, but there will never actually be a perfect time to hire an Administrator. He/She will have to take time to adjust regardless of the time. He concluded by stating Attorney Donahue should release the resumes of the Candidates. When he was on the Board they created a process where all the Trustees were involved in the process.

COMMUNICATIONS:

MAYOR'S OFFICE:

1) Appointments.

Mayor Gardiner asked that the Appointments be tabled.

Trustee: Beckman moved; **Second by Trustee Beckman** to table the Appointments.

Discussion: Trustee Slaughter asked, what was the appointment, who was the appointment? **Mayor Gardiner** replied, the appointments were going to be to the Zoning Board.

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

Ayes: Beckman, Clark, Slaughter, Styles

Naes:0

Recues: 0

Absent: Winston

Abstain: 0

Motion Approved: Yes

2) Plaza Update.

Tad Lagastee

Developer for Lincoln Crossing (Glenwood Plaza)

Discussed progress on the Plaza. He started by explaining how there has been a flurry of interest and strong desire from several Organizations whom he is confident will secure available space. He further explained how at this point in the plans, he could not release the names of those companies until all legal matters are resolved. He then proceeded to give a thorough visual explanation of the potential business type that would occupy the tenant spaces, which include Gas & Convenience Store, 12k sq. ft. Retail with a sit-down Restaurant, 2.5k sq. ft. Fast Food Restaurant, 10k sq. ft. Medical or Day Care, 6k sq. ft. Sit Down Restaurant, 15k sq. ft. Retail or Professional, another 15k sq. ft. Retail or

Professional site, 20k sq. ft. Super Market. Existing Building with a sit-down Restaurant 24k sq. ft.

Trustee Slaughter, so I heard the current Anytime Fitness Center, are you guys having problems or any issues with trying to get steel. **Mr. Lagastee** responded, just like the normal market right now the steel is on order, I would not say it's a problem, it's kind of typical, steel fabricators are really busy. I don't know the exact schedule but it is coming soon, which is why it is sitting there. **Trustee Slaughter** also asked, with Mr. Edgar having health issues, how would that affect the development of the Plaza. **Mr. Lagastee** responded, I have worked with Ralph for over 20 years, Ralph and J Wynsma asked my brother and I to step in. He is still heavily involved in the background. He still is involved, I don't believe his health would impact the project at all. **Trustee Slaughter** then asked, do you know when the PIN will be transferred for Anytime Fitness? **Mr. Lagastee** replied, Attorney Donahue has drafted a Deed, we have not recorded it yet, because we are just waiting on our financing? **Trustee Slaughter** asked, where is the financing coming into play, also why is it fair to the Residents and myself that you get to build without paying taxes? **Mr. Lagastee** replied, we are waiting for financing for the building, secondly, I appreciate your question I understand where you are going but, there was no Mickey Mouse game to here, we have only been building for 30 days, additionally the taxes would not be reassessed until next year, also we had to get the plat redone, we also had a lot of pressure to get the building up from both sides the Village and Tenants.

Trustee Winston asked, do you have any written promises or is this all verbal communication? **Mr. Lagastee** replied, I have written offers from various companies but no contracts in place, otherwise I could disclose who they are. **Trustee Slaughter** asked, companies working on the project I want to ensure prevailing wages would be paid. **Mr. Lagastee** replied, I am not aware of any prevailing wage required.

ATTORNEY'S REPORT:

Approval of an Ordinance authorizing the Village of Glenwood, Cook County, Illinois (the village) to obtain a Renewal Loan in the principal amount of \$4,823,046.81 from MB Financial Bank, N.A. and to enter a Third Amendment to amend and restated Loan Agreement with MB Financial Bank, N.A. and related Instruments.

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

Discussion: Trustee Slaughter asked, so the Loan was due on the 15th of September correct? Are we going to be penalized for being late? **Attorney Donahue** replied, this is MB Agreement for our benefit, the loan has been dated retroactive. There is no breach. They are a good partner,

they have been working with us for a very long time, we are fine. **Trustee Slaughter** also stated, this is temporary until we get a bond. **Attorney Donahue** replied, we could pay this off in full or part at any time, without penalty. That would allow the Village if it is the Village of Finance recommendation. We would have the ability to pay that off by using another debt instrument such as Bond. **Trustee Slaughter** asked, why would we be paying fee? If we renew we would be paying about \$12,000.00. **Attorney Donahue** replied correct. **Trustee Slaughter** then asked if we get a Bond then we will have to pay fees at that time also. **Mayor Gardiner** replied, if we wait three months we could lose a lot more with interest rate, bond rates, etc. **Trustee Slaughter** then stated we had one year to decide if we wanted to renew the Bond or the loan. **Mayor Gardiner** replied, that is true, this was approved by the Finance Committee

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

Ayes: Beckman, Clark, Styles, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: Slaughter

Motion Approved: Yes

Approval of an Ordinance Renewing and Amending the Ordinance Authorizing Northern Illinois Gas Company to Construct, Operate and Maintain a Gas distributing system in and through the Village of Glenwood, Illinois

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

Discussion: **Attorney Donahue** stated, an Ordinance was sent to Nicor, hoping to add additional facilities for gas to the contract which would include Glenwoodie Maintenance Building and for the Senior Center. **Trustee Winston** asked, have we done any price comparison? **Attorney Donahue** replied, they typically decide this by allocated number of therms and your population it changes over the years. They don't give us a lot of leeway. **Trustee Winston** asked, so it wouldn't be in our best interest to pursue a franchise fee rather than the current option? **Attorney Donahue** replied, that's just way they have done it, they would not agree to that with us or with anyone else because then they would have to do it with everyone.

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

Ayes: Beckman, Clark, Slaughter, Styles, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Approval of a Resolution Concerning the Minutes of Closed Meetings of the Board of Trustees of the Village of Glenwood.

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

Discussion: Trustee Beckman motioned to keep the last two closed session minutes closed and the first closed session minutes to become open. Trustee Winston asked for clarity from Attorney Donahue as to why this would be on the next agenda if the vote was passed to keep minutes open. Attorney Donahue replied, the alternative is we come back with another resolution, there is no motion to keep them open. Trustee Slaughter stated there were three votes to keep them open, the motion was passed to keep them open. Attorney Donahue replied, no, the motion was to keep them closed which was denied, that does not mean the alternative option to keep them open has prevailed, you need to have an affirmative motion on that.

Upon Roll Call: Ayes:2 Naes:3 Recues:0 Absent:0 Abstain: 0

Ayes: Clark, Styles

Naes: Beckman, Slaughter, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: No

(Acting) VILLAGE ADMINISTRATOR: Approval of 2018-2019 Budget.

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

Discussion: Acting Village Administrator Kevin Welsh read aloud the opening statement of the Budget process, detailing focus points, achievements, purpose and overall successful impact the balanced budget will have in the Village.

Trustee Slaughter stated, the Chairperson for Finance and the Treasurer both stated in memos that based on 2% increase for all nonunion employees. Who is the Economic Development Coordinator? **Mayor Gardiner** replied, that is our Acting Village Administrator as he only does economic development work. **Trustee Slaughter** asked is that a one-time payment? **Mayor Gardiner** replied it is paid only as he does specific economic work. What is budgeted for the Village Administrator does not equal to \$120,000.00. **Director Brunette** replied, because the Village Administrator position has not been filled we took five months off of that pay or however many months and we adjusted it accordingly, to how many months were left in a year. **Trustee Slaughter** asked, it goes back to the need for a Village Administrator. The Village Administrator, would also do Economic Development and be over all the Department. Heads. **Mayor Gardiner** replied, that is true, do you realize how much money we have saved? **Trustee Slaughter** also stated, we can't just hide money. **Mayor Gardiner**, other Trustees, Village Finance Director and Administrator responded to **Trustee Slaughter** statement of "hiding money" citing no one is hiding money, your statement is completely untrue. **Trustee Slaughter** stated, we need to have people in position to do what they are paid to do. What are we doing to prevent future vacation liability issues? **Director Brunette** replied, we don't have that anymore. This is from years and years ago now everyone has to take whatever vacation they have; personnel policy now states if you don't take vacation you lose at the end of the year. **Trustee Slaughter** then asked, are the firefighters getting a 2% increase or a step increase? **Chief Welsh** replied, there are two full time firefighters, who get the step on their anniversary date, the 2% is everyone's annual adjustment. **Trustee Slaughter** asked, how is the property tax increase decided, since we are giving away Class 8. **Director Brunette** replied it's based on what we received in the previous year plus the 3% cost, we are usually pretty close, there is no real way to know. **Trustee Slaughter** then asked, how was the Video Gaming taxes decided? **Director Brunette** replied, in previous year we only had 2-3 in 2016 now we have many more businesses that have video gaming. **Trustee Slaughter** then stated, Banquet Supervisor looks to have 15% pay increase not 2%. **Chief Welsh** replied, that has not been resolved, I need to look at that. This is something **Trustee Washington** brought up, again this is just a budget, 2% is all the Supervisor will receive the remaining will come back to the Board, the allocation was placed there

in case you vote to increase if passed, the individual will not be immediately paid the 15%

Trustee Winston asked, in Fire Building Dept. the first increase is 21.37% on top of the 2% that percent is a pretty high jump? **Chief Welsh** it mirrors same perspective of the Police Contract, I do not believe it's something we need to look at. The Fire and Police Commission can attest, this is necessary considering the entry level pay scale. **Trustee Winston** also asked, why aren't we giving step increases to the Administration also he asked, we went from \$13,000.00 now were up to \$350,000.00 why such a drastic increase. **Chief Welsh** replied, this is because of the water main replacement, pledge made on gas tax, as well as main replacement. **Trustee Winston** also asked, I'm not clear on the difference of the water fund and sewer and water fund. That one also looks a little weird. **Director Brunette** replied one is sewer water the other if storm water, what you see is a storm sewer fee. **Trustee Winston** asked about the previous discussion of safety issue at the park. **Chief Welsh** replied, we talked to the people at the football field, we plan to meet with Baseball and in spring discuss lighting and other operational things. There is a line item in there for park renovations.

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

Ayes: Beckman, Clark, Styles, Slaughter, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ENGINEER'S REPORT:

Awarding of bid for Forest Avenue Water Main Replacement to M & J Underground, Inc. in the amount of \$195,923.58

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

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

Ayes: Beckman, Clark, Styles, Slaughter, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

FINANCE:

No Report

Trustee Winston asked, under Bills Payable. Municipal Code, looks like we are paying an additional \$1400.00 initially this agreement was a year to year. **Director Brunette** replied, I would have to look at invoices to see what Brenda sent them. **Trustee Winston** also stated, hopefully we can revisit looking at codes. He also stated to RSM we paid, \$25,000.00. I'm sorry it's not RSM it was the tree service we paid \$25,000.00 it looks like we went over **Director McAneny** replied we spent less than 25,000. We actually spent less than what was allocated. **Trustee Winston** also asked, who is Bubba Lawn Care? **Chief Welsh** replied he handles our distressed properties.

POLICE:

We will be testing a portable surveillance camera, it is solar powered and will be placed on a light pole. Also, citizen crime mapping has been completed, I will start to inform public once I test it out. Last week we had a 10-hour training for body cameras

FIRE BUILDING:

Successful event at the Lions Ribs fest. Former Paramedic/ Firefighter Tim Heim passed away Saturday. Former Deputy Chief Bill Edgar is in the hospital as well.

PUBLIC WORKS:

Approval to purchase two new submersible sewage pumps for the Carroll Parkway Lift Station from Metropolitan Industries/Gaskill Walton at a cost of \$38,815.00.

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

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

Ayes: Beckman, Clark, Styles, Slaughter, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

GLENWOODIE:

No Report

SENIOR/PARK PROGRAMS:

Friday Senior Luncheon at Blakely Center

NEW BUSINESS:

Resident asked Village support to send two young men who will be going to Paris for World Roller Skating Championship leaving on the September 29th

Trustee Styles moved to offer team \$1,500.00 **Trustee Winston second motion**

Discussion: No Discussion

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

Ayes: Beckman, Clark, Styles, Slaughter, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Trustee Winston inquired about request for resumes, his concerns is that Corporate Attorney, I would like to be able to pay an Attorney to represent me since I was denied the information I was questioned. **Mayor Gardiner** replied, he represents the Board. **Trustee Winston** asked what is the process to obtain an Attorney, **Attorney Donahue** replied, you need a vote from the Board to obtain an Attorney for personal use. **Trustee Winston** stated, I would like to see this on an agenda.

OLD BUSINESS:

Approval of a Resolution and Consenting to the Renewal of Cook County Class 8 Property Tax Incentive Application for PINS 32-08-201-009-0004

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

Discussion: **Trustee Winston**, asked what is in it for the Village, **Attorney Donahue** replied, in the last two pages of the packet it gives the tax amount for the two PINS the larger PIN was \$97,273.97 the smaller PIN was \$31,772.15. **Trustee Winston** asked how does the Village benefit, the property if fully occupied. **Mayor Gardiner** they could always de-annex from the Village as they have before they are concerned they would have to pass on increase in taxes to their Tenants. If we don't do this they are going to have to increase rates and Tenants would move out. **Mayor Gardiner** replied, these taxes rates would triple.

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

Ayes: Beckman, Clark, Styles, Mayor Gardiner

Naes: Winston, Slaughter

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Trustee Slaughter asked about the Village Administrator position. We were supposed to have one in August, it is now the end of September. **Mayor Gardiner** replied, I am very close. **Trustee Slaughter** stated I have to do what is right for the people. I was not elected to just vote yes or no. There are other Municipalities who have City Managers or Administrators who are in Contracts and are able to get out. **Mayor Gardiner** replied, we are all here to do what is right, it is a process. Neither am I here to only vote yes or no.

OPEN TO THE PUBLIC:

Tony Plott

Expressed his concern, about not having a Village Administrator and that all Trustees need to see the Resumes. **Mayor Gardiner** replied, when I select the Candidate the Board will receive the Resumes.

Andrea Watkins

Invitations were sent to Board, to turn out for "come out to vote" summit at New Faith Baptist Church. We will be focusing particularly on meeting Judges and understanding their jobs.

MOTION TO ADJOURN:

Motion to adjourn the September 18, 2018 Regular Board Meeting

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

Discussion: No

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

Ayes: Beckman, Clark, Slaughter, Styles, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ADJOURNMENT:

The September 18, 2018 Regular Board Meeting adjourned at 8:30pm PM.


Dion Lynch, Village Clerk