

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 MARCH 19, 2019

The March 19, 2019 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 Clerk **Dion Lynch**, the following Trustees responded: **Beckman, Slaughter, Styles, Williams, Winston**

ALSO IN ATTENDANCE: **John Donahue**, Village Attorney; **David Shilling**, Village Engineer; **Deputy Chief Derek Peddycord**; Police Department; **Chief Kevin Welsh** Fire/Building; **Joanne Alexander**; Senior Center Park Programs; **Toleda Hart**, Village Treasurer; **Brian Mitchell**; Village Administrator

PRESENTATION OF MINUTES: **Motion to Approve the, March 5 2019 Board Meeting Minutes.**

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

Discussion: **Trustee Slaughter** stated, there were missing statements related to Wash land Owner comments as well as a compliment that I received from Mr. Hadnott.

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

Ayes: Beckman, Styles, Williams, Mayor Gardiner

Naes: Slaughter, Winston

Recues: 0

Absent: Clark

Abstain: 0

Motion Approved: Yes

TREASURER'S REPORT: 1). **Motion to Approve Bills Payable** as presented by the Treasurer Hart.

Corporate Fund: \$122,018.14; **MFT** \$13,738.98;
Sewer and Water \$ 144,292.01; **Federal Forfeiture Fund**
\$16,879.01; **Glenwoodie Golf Course:** \$51,073.85;
TIF Halsted Holbrook Rd. \$780.00; **TIF Industrial North**
\$1,485.50; **TIF Halsted South** \$85,082.77; **TIF Main Street**
\$62,892.93; **TIF Industrial Park** \$33,592.94

TOTAL ALL FUNDS: \$514,957.12

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

Discussion: **Trustee Winston** asked, what is the \$74,000 to TIF Halsted South? **Chief Welsh** replied, that is the amount due to developer for sewer and water lines from the street to the building. In the RDA includes termination of lines at the building. We also for savings down the road continued the lines down to the North and South developable lots, so cost for extension will be less in the future **Trustee Winston** also asked, Robinson Engineering under Glenwoodie Golf Course, what were they doing with lighting where they got \$7,000.00. **Chief Welsh** replied, that's Plaza that goes down the main new road, front entrance and backroad, as we have discussed before. **Trustee Winston** also asked, under Corporate Fund. Murphy Rosenthal we paid \$6,250.60 for the zoning meeting? **Attorney Donahue** stated, that's their standard bill. **Trustee Winston** stated it says Zoning, is there any way we can get a breakdown of Attorney fees we can get that outlines what we are paying and what the payments are for. **Trustee Winston** stated Heritage Technology is also listed several times but related to the water account we paid \$9,995.00 what was that for? Should I just put these questions in an email and send for clarity? **Mayor Gardiner** stated, yes. But I do know there were new computers put in the Water Department. But please send the emails. **Trustee Winston** asked **VA Mitchell** and **Chief Welsh**, what was the Environmental Protection bill of \$62,000.00 for? **Chief Welsh** stated I would have to see the bill, Linda is not present tonight. **Trustee Winston** also asked, when we purchase certain items at what cost does it need to come back to the Board. **Mayor Gardiner** replied, I believe it's \$10,000.00 or more.

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

Ayes: Beckman, Clark, Styles, Winston, Williams

Naes: Slaughter

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) **Motion to Approve Payroll as of the date, March 15, 2019 as presented by the Treasurer Hart**

Corporate: \$107,141.00; **Glenwoodie:** \$15,120.00; **Sewer & Water:** \$16,620.00; **Paid-on-Call Firefighters** \$23,339.00

OVERTIME: **Police:** \$ 6,504.00 (\$0 of Police Overtime reimbursable); **Sewer & Water;** \$ 3,921.00; **Public Works;** \$1,722.00.

TOTAL PAYROLL: \$174,367.00

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

Discussion: Trustee Styles asked, Chief Peddycord when can we get a handle on this overtime? This is the third pay period where it has exceeded over \$6,000.00. Chief Peddycord replied, we unfortunately have a few Officers injured and on leave. We have adjusted our staffing levels and intend to improve moving forward. Trustee Winston also asked, how does this compare to any other, is this comparable to what we normally pay? Chief Peddycord replied, it is within our projected overtime budget, we are currently at 86% of our fiscal year for overtime.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

OPEN TO THE PUBLIC:

Edward Hadnott

I seem to recall a promise of monthly update, fly over video in 2017 of Lincoln Crossing. I'm wondering two weeks before election we are now transferring the Plaza. **Trustee Beckman** stated, this has always been the process particularity with these two PIN numbers. It's where the two story building is. Mr. Hadnott also stated I see we have acquired the two story building and I would like to see a time line of returning a property to the tax rolls. **Mayor Gardiner** also stated as soon as we demolish the building we will. Mr. Hadnott also stated, why is Mr. Wynsma and Edgar so special they get prime choice of real estate for a dollar. They have us buy for \$212, 00.00 pay to tear it down then give it away. Why do they deserve special treatment over anyone else. **Mayor Gardiner** stated, this was the agreement in our redevelopment contract from two years ago. Additionally you know it's very difficult to develop sell land in Cook County. We were fantastic negotiations for the Burger King to get \$200,000.00 because they are not from the area. Mr. Hadnott then stated I have not seen Mr. Wynsma for over a year. He is a full time VA for South Holland. **Mayor Gardiner** replied, that's not Mr. Wynsma that is Ted Lagastee is working full time on this, additionally he was here a month ago. Mr. Hadnott also asked about the

Ford Explorer. Why do we need 1 Police officer driving a gas guzzler car we have something cheaper in light of the Police Budget? If we are transferring the property, why don't we have them pay the lighting? Is it too much to ask them to be a partner and pay. **Mayor Gardiner** stated, it is something we can discuss.

Natalie Newman

Stated I see there are Ordinances being addressed tonight? What are we using as a guide to address those Ordinances? **Attorney Donahue** replied, that's just direction from them to me to proceed to do that. The Village has a number of Committees that are appointment. I would look at issues and give advice to the Board at the request of **Trustee Winston** he would like to see a formal Ordinance addressing limit terms, membership, duties, compliance with open meeting acts, etc. Ms. Newman also asked, is it true the Zoning Board has not been updated in 10 years? **Attorney Donahue** replied, the Zoning Board has an existing Ordinance in the Villages Code. **Trustee Winston** asked, where is it? **Attorney Donahue** replied it's in the Ordinance. **Trustee Winston** stated what's the code, he also asked, real concerns about this Ad-Hoc. Certain committees should not be Ad Hoc. When it comes to Zoning it should not be an Ad-Hoc. **Attorney Donahue** stated, it is not an Ad-Hoc committee. The Ordinance is on the website, it is Appendix A. Finance Golf and Economic Development are Ad-Hoc Committee. Ms. Newman stated the Zoning Board members does not reflect the population at large there are also four vacant seats and I would like to know when they will be filled.. **Mayor Gardiner** replied, we are looking at that now. Also I see we are requesting independent study for the Power Plant. Are there steps that will be taken to ensure none of the companies are under the umbrella of Textra Tek or other companies used by Oak Meadow? **Mayor Gardiner** replied, anyone can submit RFP if they are under that umbrella we can't use them.

COMMUNICATIONS:

MAYOR'S OFFICE:

1. Acknowledge and presented an accommodation to **Officer Carolyn Oldenburg** for her service in the line of Duty

Lincoln Crossing Updates- Ted Lagastee

Requested to move forward with Phase Two, we are ready to start building on lots to the South with a 12k=14k building that would match a similar style in the Anytime Fitness building. We are looking to design a Micro brewery with a sit down Restaurant that will also accompany a mid-size retail store. We are requesting to build a little bigger so we could get more Tenants. Trustees asked questions including but not limited to, "we don't know the logistics of what's happening names of businesses, time lines etc. Yet we are being asked to give a Liquor license in good faith, we would like to see details, about what business are proposed to

come. **Trustee Slaughter** also stated, she is disappointed that individuals who are not Board Members (Terry Campbell) are aware of business that are potentially coming (OutRiggers) but as Trustees we are not aware of them, Trustees asked, if this is true. Mr. Lagastee stated I am not aware of who you are speaking of. But no Outriggers will not becoming. If I was in negotiations I would never publicly announce it. **Trustees** also asked do we have commitments from the two Tenants Mr. Lagastee responded, I do not have any agreement in place where I can publicly announce a commitment. **Trustees** concluded by stating why is it so difficult to ask why is it so hard to get a large Restaurant chain as a corner stone?. Mr. Lagastee replied by saying, I have spoken to a lot of Restaurants there are lots of Restaurants that view Orland Park as prime real estate then out to Merrillville after speaking they just don't feel Glenwood is a lucrative location for them, they rather go west than east. They rather not do anything in Glenwood and Homewood. It was also asked, who is inquiring about the land. Mr. Lagastee, stated I can't name names, but lots of Restaurants, Breakfast establishments. In the next six months we intend to plan and develop that space. In the back of the Plaza. my hope is that once we develop the front we can gain interest for the back. As you look around retail is not progressing I am hoping for Medical facilities, Car dealerships, Professional Suites. Trustees then asked can we have updates every month. Mr. Lagastee stated I can give updates on the parcel once a month as well as developments with the property.

2. Request for Proposal for Independent Study of Power Plant.

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

Discussion: Trustee B stated, so in less than a month we are going to have a closing date. Do we have someone in mind? Because that is a very short period. **VA Mitchell** replied this basically puts the document out we still have to evaluate them. **Trustee Slaughter** replied, who would be doing interviews with the RFP. **VA Mitchell** replied, that has not been determined yet, we have some time, we need to get experts to validate those who submitted RFP. **Trustee Slaughter** asked, who will be attending the opening of the RFP? **VA Mitchell** replied, I will be there and more than likely the Chief. She then asked can Board Members attend. **Mayor Gardiner** replied yes. **Trustee Winston** asked, I looked at the RFP it looks like what Oak Meadows has? What are we looking for while trying to obtain the Consultant? **VA Mitchell** stated, the idea is to obtain a Consultant and or Consultants to go through their proposal based on everything that we want our experts to validate what they told us. **Trustee Winston** asked how are we paying for this. **VA Mitchell** stated,

until I receive the proposal its hard to say what the cost will be. **Mayor Gardiner** replied, the General Fund

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

3. **Approval of an ordinance amending chapter 10 (Alcoholic Beverages) to: (1) allow Class C and Class D Liquor Licenses to be issued prior to construction and (2) increase the number of available Class C and Class D Licenses (Halsted Plaza Development)**

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

Discussion: **Trustee Styles** stated he has no Tenant. Why should we give a Liquor License? **Trustee Beckman** asked, the Alcohol Commissioner would be issuing the liquor license correct. **Trustee Winston** stated this would be for a liquor store correct? **Trustee Slaughter** stated it would be for a Brewery. **Attorney Donahue** replied the other use would be for a store type use. **Trustee Winston** also suggested the Board takes a look at how we want the Village to look, we appear to be getting a lot of Liquor License request. **Mayor Gardiner** replied, I agree.

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

Ayes: Beckman, Clark, Styles, Winston, Williams

Naes: Slaughter

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

4. Approval of an Ordinance amending Section 10-37 of the Village Code of Ordinance to increase the number of Class F Liquor License from 3 to 4 (Yankee Clipper Property)

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

Discussion: Owners approached requesting increase to become a gaming Café, a build out to accommodate gaming area. **Trustee Clark** asked, do you realize how close that is to a school? Owners replied yes. **Trustee Winston** asked, are we doing any updates to the property. Paving the road, have we talked to Police to determine if they can handle more gaming. **Chief Peddycord** stated we haven't met yet, with other gaming Café we have not had any issues. **Trustee Winston** you have no objections to being close to a school or gun shop, you're ok with that? Owner replied yes.

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

Ayes: Beckman, Clark, Slaughter, Styles, Williams

Naes: Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

5. Approval of a Resolution approving the Transfer of Property (Glenwood Plaza)

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

Discussion: **Trustee Styles** asked, this is the two-story building correct? **Trustee Slaughter** asked, isn't that going to be transferred to the South Suburban Land Bank? **Mayor Gardiner** replied yes, it already has then it will be transferred to us. **Trustee Winston** stated, this property was acquired because taxes are behind correct. **Attorney Donahue** replied, yes land bank total number was little over \$200k. Property was sold to tax purchaser, taxes have been voided. **Trustee Clark** asked are we going to demolish this? **Attorney Donahue** replied yes. **Trustee Beckman** then stated; two pin numbers are listed can you explain what they are. **Attorney Donahue** replied, one PIN is for a two-story building, the other is property of lot next to it. **Trustee Winston** the stated, so the public understands what we are doing, we are paying to demolish the building, then we are going to turn it over to the

developer. Have we considered talking to that developer for some of that cost? **Mayor Gardiner** replied, there has been discussion at this point they are unwilling to pay a portion of any of the cost. **Trustee Slaughter** stated originally that building was not apart of the redevelopment, "I mean there was discussion of the possibility of getting it because it was owned by someone else not the Village. **Attorney Donahue** replied; it was a part of our initial agreement provided the Village was to offer as much as \$350,000.00 to acquire the building we ended up coming in much lower than that number the cost was roughly \$212,000.00. which puts us \$138k above plan. **Trustee Slaughter** stated; my understanding is that particular parcel didn't belong to the Village. Original redevelopment did not include that, because we didn't know if someone would sell it. **Attorney Donahue** replied, the redevelopment agreement does provide once we acquire it, it is a part of that agreement. **Trustee Winston** asked, when the original tenant was in that building that moved to the daycare center, did they give us money for that property. **Mayor Gardiner** replied, they did not. It was a Village owned property. **Trustee Winston** stated it would be nice if Kevin and Brian could attempt to revisit the conversation with the developers to see if we can reach a happy medium in sharing cost.

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

Ayes: Beckman, Clark, Slaughter, Williams, Winston

Naes: Styles

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

6. Motion to direct the Village Attorney to prepare a draft Ordinances pertaining to the membership, general duties and operations of the Village Ad-Hoc Committees.

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

Discussion: **Trustee Winston** stated, he would like to make the motion but with an amendment to include to be a little clearer of which Committee would be Ad-Hoc and which Committee would not be Ad-Hoc? Finance should not be an Ad-Hoc Committee, Golf Committee should be an Ad-Hoc Committee, Zoning Committee should be an Ad-Hoc Committee. If there is an Ordinance, I believe the Board should see that Ordinance, I don't not see it. **Trustee Beckman** stated this is a motion to draft that to identify what is Ad-Hoc and what is not and to

identify these committees' responsibilities. **Trustee Winston** stated in the minutes; it reflects that you were going to start the process of getting details of what those Committees were. You told me they were In Appendix A. I don't see them. Appendix A is their Zoning Ordinance, Zoning Board is in there. **Trustee Winston** stated the Board needs to be clear about what Ordinance we have and or don't have so we are clear about what we need. **Clerk Lynch** asked, which Committees are considered Ad-Hoc and what committees are not? **Attorney Donahue** replied, the Committees that have existing Ordinances will not be Ad-Hoc. I used the word Ad-Hoc to refer to those that are not currently established by Village Ordinances, once we put that Ordinance together, they will no longer be Ad-Hoc. They will be established by an Ordinance of the Board subject to if the Board wants to get rid of them. **Trustee Winston** replied; I just want them to be a part of our Ordinances moving forward, not at will. **Trustee Beckman** asked, in this Ordinance will you explain why they are called Ad Hoc. **Attorney Donahue** replied; I would not call them Ad-Hoc they will be addressed an Ordinance addressing each Committee **Trustee Slaughter** asked, is the Finance Committee going to be a Ad-Hoc Committee **Attorney Donahue** replied, I don't believe the Finance Committee is established by Ordinance. so, it will be addressed In this Ordinance. I'm not going to call it an Ad-Hoc Committee because that's what it is currently, it will be a established as an Ordinance by the vote of the Board. **Trustee Slaughter** then stated; the members of the Committee will be appointed with consent of the Board. **Attorney Donahue** replied, that's up to the Board. **Trustee Slaughter** stated, if the Ordinance is going to be written it's going to be in there. **Attorney Donahue** replied, that's up to the Board if that's the direction you want to give then that's what will happen. **Trustee Winston** stated, what I would like to see is the same Ordinance used for the Plan Commission to be used for the rest of the Committee

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

Ayes: Beckman, Clark, Styles, Williams, Winston

Naes: Slaughter

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ATTORNEY REPORT

Approval of an Ordinance abating the 2018 Tax Levy for the Taxable General Obligation Bonds Series 2010 A Previously issued by the Village of Glenwood.

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

Discussion: Trustee Slaughter asked, so this means we will need a loan to pay the Bond? **Mayor Gardiner** replied, no this means we won't levy bond payments to Residents.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

VILLAGE ADMINISTRATOR:

Approval to accept quote from Precision Fence Thornton, IL (\$5,650.00) to manufacture six (6) frames for vinyl canopies and fence back coverings and sports field, Alsip, IL (\$3,190.00) to provide cost of \$8,839.00 (6) vinyl canopies and fence back coverings for dugouts at Hickory Glen Park for a total

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

Discussion: Trustee Slaughter thanked **Trustee Winston** for being persistent in pursuing that money.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ENGINEER'S REPORT:

We had pre construction meeting for lighting at the Plaza yesterday. Materials are ordered, as soon as the pre-fabrication come in first week in April contractor will get started. I did receive contract today for paving, for the Clark drainage project. We will have a pre-construction meeting

for that in the next week or so. **Trustee Winston** stated, I know that spring is coming and there is a mole issue by Carroll Parkway. Is that something we will be preemptive about? **Mayor Gardiner** replied yes. Traps have been put out, the Company that owns that facility did barriers and the mole issue has not been a problem. **Trustee Winston** asked, where are we with the property that's supposed to be used for walking? **Mayor Gardiner** replied, that will probably be another 7-8 years.

FINANCE:

Reminder that Vehicle Stickers Application will be available the last week of March. Vehicle Stickers will be sold beginning April 1st. Penalties will begin to apply after May 1st. **Trustee Slaughter** stated, **Administrator Mitchell** prior to you coming we passed, we needed two Employees who needed vacation to be paid off. It was a significant amount so we decided to split the pay out one was to be last year budget, the second part to be this coming year. My understanding is even though Board approved first pay off it was not paid off. I sent an email you were copied on the email, but I didn't get a satisfactory response. as to why first half was not paid off. **Administrator Mitchell** replied, I spoke with Linda, what happen staff did not get authorization for that to be done. There was no one in Executive staff so there was no authorization to get that done. **Trustee Slaughter** stated that's incorrect, it was approved by the Board it was not done in Executive Closed session. **Administrator Mitchell** stated, I can check back but what was in the email that you were copied on stated it was in Executive Session **Administrator Mitchell** replied, allow me to follow up with Linda tomorrow and an email follow up with the Board after I had a chance to speak with her. **Trustee Winston** stated, we are getting to that 22nd date where all of our question (wish list) so I sent a few emails and I didn't get answers for some of the questions. Additionally, I want to make sure we go out for bid and hope the Board will support this to make sure we get some asset management software that secures the Village in the event of attempted theft. He then stated do we have an audit of our systems to ensure safety. **Mayor Gardiner** replied yes. We do it every year, we have to because of our insurance. **Trustee b** then stated if we are paying for lights at the Plaza for the developer, what are we going to do about the lights at the parks? Arquilla park lights aren't working. Is the Board going to discuss what priorities are for next year. Does the Board sit down and have these conversations? When do we have a discussion? **Mayor Gardiner** stated once we get everyone's questions/wish list we will sit down and discuss everyone's vision for the Village. **Trustee Winston** then asked, what about the memorandum regarding paying stipends to certain people on the job, how do we currently follow that. **Mayor Gardiner** replied, the interim Director of Public Works only made \$125.00 additional a week This is tax payer money, it still should come before the Board and not just shove it out.

How do we follow this **Administrator Mitchell** stated, everything you are asking is identified in the budget? If you would like to sit down and discuss this, we most certainly can. **Trustee Winston** stated, we need a memorandum so we know what changed, high ticket items, etc. **Trustee Clark** stated these two high ticket items from 2018 I would like to know who is responsible for paying it out. The Chairman said by the end of payroll, what would be the hold up for something that was budgeted last year. That money should be there already. **Administrator Mitchell** replied; I just need to find a paper background to identify what happened. It is already in the budget, as I understand it just required authorization once I get clarity from Linda first thing in the morning we can move forward.

POLICE:

Approval to purchase a 2019 Ford Explorer squad vehicle at a cost not to exceed \$39,790.00

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

Discussion: Trustee Styles asked, this will be purchased through the State program? **Deputy Chief Peddycord** replied yes.

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

Ayes: Beckman, Clark, Styles, Williams, Winston

Naes: Slaughter

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

Approval to purchase five (5) Motorola Portable APX6000 Model Radios and Operational Accessories at a cost to exceed \$27,846.46

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

Discussion: Trustee Winston asked, was this in the budget. **Mayor Gardiner** replied, yes it was.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

FIRE BUILDING:

Chief Welsh stated; Mr. Goldsmith passed away. Mayor Gardiner asked for a moment of silence in him memory. Chief Welsh then replied Inspectors will be in neighborhoods on property maintenance issues. We have already begun to deal with some. Please don't be surprised when you get citations, we want compliance over fines.

PUBLIC WORKS:

Administrator Mitchell stated; the Public Works Director is on the website if anyone is interested it has posted. Trustee Winston requested Executive Closed Session related to Public Works for the next meeting. Mayor Gardiner replied yes.

GLENWOODIE:

No Report

SENIOR/PARK PROGRAMS:

Director Alexander stated this past Friday we had the Senior Luncheon, where 45 Seniors attended. We also introduced Village Administrator to the Seniors. Acting Chief Peddycord explained the pill drop off here at Village Hall. Next Senior luncheon will be moved to Friday, April 12, 2019. 11:30 am Easter Egg Hunt is set and ready to go Saturday, April 13 at Hickory Glen Park. Director Alexander also thank Dave Schilling for his help while preparing documents for the Economic Development Committee. Trustee Slaughter stated, I put in a Bid for us to have CEDA take over an office for intake.

NEW BUSINESS:

Trustee Winston asked can we have an update on the golf committee? Are we ready for the summer? Trustee Styles replied; the Golf Committee met Saturday. Minutes should be available sometime this week. There will be increase in rates this year, of one dollar one (1) dollar on weekdays, two (2) dollars on weekends. In two weeks, we are going to ask that Glenwood bow out of the intergovernmental agreement between us and South Holland where South Holland Residents got a discount. Trustee Winston stated, in terms of increase is it based off market increase? Trustee Styles stated Phil will provide more information in weeks to come. I don t know that Phil needs Board approval for increases. Trustee Winston stated; he needs Board approval correct Mr. Chair. We do need Board approval Trustee Styles stated, do we? the new prices have already been sent to the printers. I'll make a phone call to stop them. Trustee Winston stated Mr. Williams was suppose to give us an update from the Plan Commission meeting. Trustee

Williams replied I never said that, they asked me was it recorded I said yes, no one asked me to give an update on it

OLD BUSINESS:

Consideration of the approval to purchase located at 941 E Glenwood-Lansing Rd.

Motion Died

Discussion: **Trustee Slaughter** stated, when the two properties closed last year. One we were looking to purchase, the other has the home on it. When it was listed in MLS it was listed as two PIN's, so obviously the seller decided to take, no one wants to pay for a empty lot so they closed on property on the house. Why should we purchase, it will not benefit the Village it is not close to the park? **Chief Welsh** replied; it is close to the Park. It's used as overflow parking, it's usually active especially during football games. **Trustee Slaughter** it will be another property on the tax roles correct? What will the closing cost be? **Chief Welsh** replied correct, closing cost would be what ever the cost for John to go there. **Trustee Winston** I'm trying to understand why it keeps coming back to us. **Chief Welsh** replied because you told me to. It was tabled and the direction was to go back and negotiate a lower price, we didn't have all the facts, back taxes, etc.

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

Ayes: 0

Naes: 0

Recues: 0

Absent: 0r

Abstain: 0

Motion Approved: No

OPEN TO THE PUBLIC:

Natalie Newman

I see there will be a preproposal conference on April 3rd at 10:00am what will that cover and can the public attend.

Mayor Gardiner replied; public is always welcome.

Administrator Mitchell stated; it will cover it will give anyone the opportunity for anyone to respond who has question related to scope of work. Ms. Newman asked, Consultant interviews are April 30th through May 3rd does that mean we would postpone Zoning Board meeting scheduled for April 23rd. **Mayor Gardiner** replied, we would have to. Ms. Newman annexation would be pushed back as well. **Attorney Donahue** stated Zoning comes before annexation. We have to complete the Public Hearing.

Zion Hunter

Inquired as to how do we expect Officer to do their job if they don't have the equipment that they need. **Mayor Gardiner** stated the request was approved. Zion replied oh I apologize I thought you guys didn't approve it. She also stated there are a lot of liquor stores around here are we looking to do anything for the Youth She also thanked **Trustee Winston** for clarifying things.

Melinda Plott

Thanked the Mayor and the Board for approving the Baseball equipment for safety. Thanked **Trustee Winston** for being persistent. Mrs. Plott then stated we are registering for Baseball season which begins at the end of April so we need kids. I can be contacted at Melindaplott@comcast.net. Mrs. Plott then stated, I went to a Finance meeting where we talked about the abatement of Bill America Bonds, was that on the Levy in the pass. **Mayor Gardiner** and **Attorney Donahue** stated we have abated in the past. Mrs. Plott then asked are we going to fill those four vacant spots on the Zoning Board. **Mayor Gardiner** replied, yes. I respect the Individuals whom are on there, but we need to have those spots filled as well as opportunity to have a Board that represents all Nationalities.

Nunya Irvine

I have children, great neighbors. I want to have clean air. I am hearing rumors about property value going down. I have not heard how it affects us, why wasn't this brought forth as a referendum? Why did the process start two years prior to us finding out about it, now I feel we have to slow the process with multiple meetings. My question is why did it have to be done between the two of you before we were informed. **Mayor Gardiner** replied, there will be independent studies performed, this is an extensive project. We had to start negotiations because it's a very complex project. Ms. Irvine stated I'm not interested in the amount of bad water that would be put out. This will affect all surrounding committees, air pollution, noise. When do we think about the people? I would rather be alive than broke.

Carmen Hopkins

A couple weeks ago in Bills Payable a donation to the Glenwood Hawks was approved thank you very much. He then asked **Mayor Gardiner** related to agenda items. Your conversation are detailed, so very good conversation tonight. But a lot of the things that came out from **Trustee Winston** you need to hold a COW meeting, it needs to be done on a consistent basis. A lot of these things that come up could be brought up in a COW meeting so when its time for the Board meeting things could move forward. One of the questions I had for the developer was whether or not

he had a signed lease A lot of times leases don't come like that, they have LOI that's a question to ask the Developer Additionally, It seems the Trustees need to revisit, re review the agreement. If I'm not mistaking a lot of the questions that were asked, the answers are identified in the agreement. I'm not saying your not informed, I'm just stating you go back and re-read what's in there so you stay informed as to where we are. I was on the Board, not with this developer but previous developer. The agreement appears to be fairly similar to the same agreement when I was on the Board. Lastly, the Ordinance about Committees the only thing I would have you do, is that you understand this is just a motion to have this prepared. After it's prepared it's your opportunity to ask question, request changes, etc. It has to go through the process, so it can be edited then voted on. **Trustee Winston** stated, I requested to have the COW meetings continually placed back on the agenda, yes, the meetings are painful but has to be done. A part of my responsibility is to make sure the audience knows what we are talking about, so some of the information has to be reiterated. It's not about us not doing our homework

Demetrius Cole

Asked about points of clarification regarding the Liquor License/Development, whom is he. **Mayor Gardiner** stated he is the developer to bring tenants into the Plaza. I don't understand why development stops at 183 Halsted. **Mayor Gardiner** replied the car count North 183 Street when they do their numbers is much greater South, we just finished infrastructure which takes a long time. Unfortunately, people don't want to wait a long time if you're a business to build a building. **Trustee Winston** different developers have different visions, he's very deliberate he does not just take anyone. Mr. Cole asked, regarding the application from Oak Meadow. Has it been going on since 2017 or before 2017? **Mayor Gardiner** replied; it has been going on since 2017. When they submitted application, who was talked to reviewing **Mayor Gardiner** replied they put the application through to the EPA which is why we are hiring an independent firm to do separate analysis. The application that was given to the Zoning Board is when we received the application as well. I'm concerned that if that road block was not presented at Zoning Board it would be annexed then we would have a Power Plant correct? **Mayor Gardiner** replied no. **Trustee Winston** stated since election are around the corner votes now may be different now then what they were a couple of months ago. **Trustee Winston** asked, if the Board does not want it, is it as simple as saying no? **Attorney Donahue** replied they filed an application, they have a right to a hearing. Once that recommendation is done it comes to Board then we decide if we want to approve that application or not. Mr. Cole then stated, this is alarming that we are this close to getting a

Power Plant with no information at all. He then revisited a check of \$62,000.00 where there was no answer of what the amount was paid for. **Trustee Winston** replied the Mayor just stated anything over \$10,000.00 has to come before the Board, this did not. **Trustee Styles** replied; this did several weeks ago. **Trustee Beckman** replied, when you voted yes for bills payable you voted to approve that \$62,000.00 it came before the Board. Because Linda is not here, we can not tell at this exact moment.

Jennifer Kellogg

Stated, anything that impacts Glenwood, impacts Homewood. She asked the Mayor and Attorney Donahue where was the expertise during the process. **Mayor Gardiner** replied he is an Engineer. Ms. Kellogg replied, is he an Engineer that deal with Emissions. **Mayor Gardiner** replied no. The Power Plant had two years to put this together no one was notified, while they were preparing what did the Village do to prepare for what was to come. **Attorney Donahue** replied when I first saw the 300-page document is when the Trustees saw it. It's not lost if the document sat on a desk for 2 years, we have had our Zoning Board studies, we will have an independent study, etc. to understand all the facts. It's difficult to prepare for something when you aren't sure what you need t prepare for. Understand the initial conversation were basic at minimum more introductory as opposed to full blown details. We needed a comprehensive plan from them, to then determine how to respond on our behalf. Ms. Kellogg then asked, at what point does your Citizens have an opportunity to say no we don't want this right now. **Attorney Donahue** replied at the public hearings. At the Zoning Board is when Residents can ask questions, get information and make their opinion heard. **Trustee Winston** asked, who is doing our cross examination. **Attorney Donahue** replied, I will be asking questions, the Zoning Board will be asking questions, as well as the Residents, the expert can cross examine as well. Ms. Kellogg asked, if the Chief and or Village Administrator who will be the expert to select the appropriate subject matter expert. **Administrator Mitchell** replied, I agree, part of what is in that document they have to provide proof of what they have done. A part of my due diligence is to call the people they have done work for as a point of reference

Lisa Hunter

Stated she is a cancer survivor; I would like to know do you want this Power plant. **Trustees** responded I don't know She replied you don't know but are moving forward. There was information not giving to the Citizens and Plan Commission. I don't want it, I am just beginning to live and walk and be mobile, now I have to move because a Power Plant is coming. The attorney has no vested interest what so ever. The Board is making a decision based on our lively

hood. That same document you were given why was it not given to us. **Trustee Beckman** stated, at the last meeting it was announced it was made public and available on the website to be downloaded and at Village Hall. Ms. Hunter asked did police and fire receive information about Safety. **Chief Welsh** replied they did meet with the Police Chief and I, there were conversations surrounding public safety.

Ada Stovall

Inquired, what is the business at 601 Holbrook Rd **Chief Welsh** stated there is no business happening there now. It will be housed as a meeting facility for car enthusiast, repair shop, and storage area. They have been on a protracted schedule. She then asked about two construction sites. **Chief Welsh** replied that is a new Nicor facility, the other location is in Homewood. it's a rehabilitation center.

Tony Plott

We need to bring back COW meetings, we need minutes from all committee minutes. The Public needs to understand they have a responsibility to attend these meetings. I've been in meetings where I was the only one sitting there. Sometimes you get the Government you deserve. We are having an election on April 2nd, when I intend finance meetings there is one word that stress which is process. We need a debate for the Citizens to gather information about who they want to vote for and why.

Linda Stroman

Asked what legal recourse do surrounding communities have if this Plant is put up? **Trustee Beckman** replied; we just are responsible for annexing it. **Mayor Gardiner** replied IPEA has to approve the construction. **Trustee Slaughter** stated are we supposed to inform surrounding communities. **Attorney Donahue** replied; we are not obligated to notify them. It is listed on their website Ms. Stroman asked do we feel a moral obligation to inform those individuals. **Mayor Gardiner** replied I have spoken with some local Mayor and some I have not. I do intend to address this at the next Mayors and Managers meeting.

Harold Dawson

Asked why does it appear that the Board does not want the Residents to know about the Power Plant. We go through great lengths to announce Santa Claus is coming through town. When something this big why wasn't it marketed. **Mayor Gardiner** replied, we put it on Facebook, Website, Fire Stations. Homeowners association. Harold Dawson stated we didn't do a mailing, seems like we didn't do the best we could do. **Trustee Slaughter** stated at minimum we could have a newsletter to each Resident. Mr. Dawson stated we are making big decision we have to do better.

Cathy Paxton

When you ride down Halsted, it looks bad, tons of sand. There are individuals standing on bus stops with masks, it looks horrible. **Mayor Gardiner** replied; it's been winter but our plan is to clean it up now that it's spring. Ms. Paxton then stated, I don't believe the Board is not holding the Developer accountable, he has prospects but nothing written in black and white, there needs to be more accountable. Ms. Paxton then asked when an Employee retires then comes back as a part time Employee does that mean they are getting benefits? Two checks? **Mayor Gardiner** replied, as a paid-on call Employee yes. Ms. Paxton stated if the Zoning Board is down members how can you vote and make decision. **Attorney Donahue** replied they have a quorum where they only need 5 to convene and take action so until all vacancies are occupied than can meet and act with the numbers that they have.

Elise

Expressed interest that she hopes the Power Plant does not come. She is moved by Residents and their passion to gather together for to continue to protest this. The Plant will affect us all not just the Residents of Glenwood.

Ed Hadnott

Suggested Residents talk to their neighbors who are on the Zoning Board if they want more information regarding the Power Plant. I recall Ralph Edgar saying he was against liquor in the Plaza. **Trustee Beckman** stated; he said no liquor store but restaurants will be able to serve alcohol. Mr. Hadnott stated I knocked on over 500 doors and less than 15 percent know about the Plant. We need to do a better job. Barb Dorman offered to put it in the newspaper, not sure if that was ever done. Mrb Hadnott then asked, that power plant will be ½ mile from the Golf Course. How much of an Economic obsolesce will this cause on the Golf Course? If the Power Plant comes it will cause a distraction. Mr. Hadnott then stated, I have the redevelopment agreement and it states, on page 14 article 7 "the developer, shall redevelop the Plaza, build structures, parking areas, detention, drives isles, lighting and landscaping". Why do we have a bid for \$225,000.00? **Mayor Gardiner** replied, what that meant was lighting on their site, Mr. Hadnott stated the lighting is on the street on their property, also there is something in the Plan Commission Ordinance where we can be reimbursed on fees such as legal and engineering fees form any developer. Mr. Hadnott the stated, the Plan Ordinance which says the Plan Commission shall keep written records of it's meeting that shall be open to the Public at all times for inspection. Where can I inspect those minutes? **Trustee Williams** stated we had one presentation presented to us. I have not been on the Commission since for the last four months, I can not tell you what occurred there. I can tell you what occurred during the night and times that I was there. What I can tell you is that the meeting I chaired that you are interested in I requested that the meeting be recorded, as far as I know I worked under the assumption it was being recorded. The same system was used. Mr. Hadnott where do I go to see them, does anyone have any idea where I can go?

Trustee Styles I would like to direct the Village Attorney to prepare a Ordinance where meetings do not go beyond 10:00pm we have been here since 7:00pm

Sandra Washington

Asked, how did we even get to this place of discussing a Power Plant. Where in the development plan as it ever discussed that this community will become a power plant community? Based on the vision that was provided by the Plan Commission back in 2011 under a different Mayor, A Power Plant was not a part of the plan. I can't sleep anymore I feel I might miss a meeting, and based on a vote I could have a Power Plant the next day. I have grandchildren I want to ensure their safety. **Trustee Winston** we need to talk about the Vision about our Village. Mrs. Washington stated, I agree we are giving out more liquor licenses, we need a plan apparently the one we had shifted. I attended the Village of Homewood Board meeting where I spoke with the Mayor because our neighbors are concerned about decision begin made right here in Glenwood. To see our Homewood students to say that don't want this speaks volumes. Homewood has marketing campaigns about how they are attracting millennials. If the developer came to Homewood I got to believe they would shut it down.

MOTION TO ADJOURN: Motion to adjourn the March 19, 2019 Special Board Meeting

Trustee: Styles Moved; Second by Trustee Slaughter 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, Williams, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ADJOURNMENT: The March 19, 2019 Special Board Meeting adjourned at 10:30 PM.



Dion Lynch, Village Clerk