

MINUTES OF THE SPECIAL BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS
HELD AT THE MUNICIPAL BUILDING ON APRIL 25, 2019

The April 25, 2019 Special 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: **Clark, Beckman, Slaughter, Styles, Williams**

ALSO IN ATTENDANCE:

John Donahue, Village Attorney; **Deputy Chief Derek Peddycord**; Police Department; **Chief Kevin Welsh** Fire/Building; **Toleda Hart**, Village Treasurer; **Brian Mitchell**; Village Administrator; **Linda Brunette**, Finance Director

OPEN TO THE PUBLIC:

1. Natalie Newman

I see there are properties to be annexed into the Village and or potentially annexed under the Fire Department, what is that for? I noticed they are mostly Residential. Why the push now. **Mayor** Gardiner replied, there is no gas station, this is the horse farm, houses that are along those which are unincorporated Cook County. They are just in horrible shape. We've got numerous complaints about the condition of the houses and we can't do anything about it because its unincorporated. There is no change we just want to be sure the houses are cleaned up. Ms. Newman then asked, what about running sewer and water lines? **Chief Welsh** replied, in other annexations like that you can make special considerations and say that when the water is in front of the property then they must hook up but each annexation must be looked at independently.

MAYORS OFFICE:

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

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

Discussion: No Discussion

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

TREASURER'S REPORT:

1). Motion to Approve Fiscal Year End 2018-2019 Bills Payable as follows: Corporate in the amount of \$ 188,939.78, Storm Sewer \$ 378.00, Water Account \$48,361.55, Foreign Fire Insurance \$259.00, Capital Acquisition Fund \$1,545.34, Glenwoodie Golf Course \$52,517.64, TIF Halsted South \$3,807.93

TOTAL ALL FUNDS: \$295,809.24

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

Discussion: Trustee Slaughter asked, under office forms I am assuming IN stands for Indiana Power Plant mailing? What was the mailing, was that the one that notice we received stating that the Power Plant withdrew their application? **Mayor** Gardiner replied, yes, I believe so. Trustee Slaughter asked, just to understand one-page mailing cost almost \$ 2,000.00. **Director** Brunette replied, I don't know off hand, I would have to check that amount. Trustee Slaughter then stated, travel lodge and meals for Trustee Styles for \$84.24. Trustee Styles replied, yes mama I went to a lunch with the Village Attorney with some bond people last Friday. Trustee Slaughter asked what was the meeting for or about. **Mayor** Gardiner replied, potential bond issuance, refinance on the bonds that we have, to reduce that rate. Trustee Winston asked, will the Board be made aware of the what transpired. Both **Mayor** Gardiner and Trustee Styles said yes. Trustee Winston asked were any other Board members available to attend those meetings? **Mayor** Gardiner replied; I did not want to have an issue with the open meetings act. Trustee Winston asked, was that \$2,000.00 that was spent on the mailing apart of the total when I asked how much we had spent on Oak Meadows.? **Mayor** Gardiner replied, no because that was prior to when the spread sheet had been sent out. Trustee Slaughter asked, for Keith's Power Equipment water tank \$2,030.08. **Director** Brunette replied that was for a cutting saw for Public Works. That was a item we purchased. Trustee Slaughter then asked, who is Minor Electronic Corporation? **Director** Brunette replied, it is a company that outfit's the Police lights, radio electronics. Trustee Slaughter then asked, complete Diesel care? For \$5,500.089 **Director** Brunette replied, that was for a circuit switch that was bad on a fire truck. Trustee Slaughter asked under banquets for school district 205 we catered \$5,720.00 was that what we pay out? What did we charge for banquet? **Director** Brunette replied; you would have to ask Sandy that question.

Trustee Winston then asked, the windshield for parks. The tarp. Are we paying before they fix? **Administrator** Mitchell replied; we spoke to them today the issue has been resolved. Trustee Winston asked under Police we spent about \$9,000.00 on ammunition, is that normal. **Deputy**

Chief Peddycord stated, that's our annual supply for the range and officers fire arms. **Trustee** slaughter then asked who is Great America Leasing that we paid over \$1,000.00 to? **Director** Brunette replied, that's for the phone system. **Trustee** Slaughter then asked I thought Heritage was suppose to give us the new phones. **Director** Brunette replied, we had to purchase that equipment

ATTORNEY ADMINISTRATOR

VILLAGE ADMINISTRATOR:

Lincoln Crossing Update Ted Lagastee, Provided an illustration of Phase two of development He explained the new building will be designed similar to match the current new structure that houses Good Vets and Anytime Fitness. Which will be 12,000 square feet and 4,000 square foot craft brewery which will have a full menu and a beverage super store. I've received numerous inquiries for small spaces, but we don't have any small spaces available. I will have at least one space maybe two for lease in the center Parking will have at least 85 parking stalls. 7 per thousand which is a good ratio. In order to do this, we would need two liquor licenses one for the store and the other for the craft brewery for inside and of course the deed for the property. **Trustee** Slaughter asked, the parking are they going to be really tight. **Mr Lagastee** replied, they will be what is standard which is usually 9ft. **Trustee** Beckman asked would the facade of this be parallel to other structure. **Mr Lagastee** replied, great question. One of the biggest problems we have is the Adult Day Care falling on Halsted and once that's gone we can put that in line with the other development. **Trustee** Winston asked, so this is going to be a brewery. With 85 parking spaces. In front of the building is there going to be a staging place for outdoor sitting and eating? **Mr Lagastee**, replied, yes along the side of the building wrapping around the front enclosed in a gate with access only through the restaurant. **Trustee** Winston also asked, early in the project we talked about making good use of common areas and retention pond. Are we doing that? **Mr. Lagastee** replied, yes the retention area is going to be built into the plan alongside the parking area. **Trustee** Winston the asked by us using all the area in the front how does that position us for other locations throughout the lot? **Mr Lagastee** replied, I think it will be far more exciting now to be in the prime corner. We need to get rid of the Among Friends building it's has been a anchor for us since the beginning. **Trustee** Winston then asked, how many restaurants do you foresee? **Mr Lagastee** Replied, I would not mind 3-4 restaurants I can visualize 3-4 in current site plans.

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 Development)

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

Discussion: Trustee Styles asked, why would we issue license prior to Construction? **Attorney** Donahue replied; they need to have that in order to approach the bank

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

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

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

Discussion: Trustee Styles asked, why would we issue license prior to Construction? **Attorney** Donahue replied; they need to have that in order to approach the bank

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

Approval of Asbestos Remediation and Environmental Monitoring of Two-Story Building located at 18430 S Halsted Street.

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

Discussion: Trustee Winston asked, this is the Adult Daycare? Chief Welsh replied 18430, the transfer won't happen until after the demolition. Trustee Winston then asked, so we would have to pay for the Asbestos then demolition are we going to get any help? Chief Welsh replied, Not at this point, we may receive some Among Friends, their time table to be out is about four weeks out. Trustee Winston asked, has the Finance Committee taken a look at this? Chairman Moore stated, we have the demolition and remediation budgeted. The time line is going to depend on the acquisition. Some may recall we just got access to the land bank of that property. Trustee Winston asked, is their money in the TIF. Director Brunette replied, yes. Trustee Slaughter asked, the quotes for remediation and demolition we got a quote based on all properties? Chief Welsh replied, what we did was got quotes on what was the former bowling alley, the old grocery store. That what we used as part of the document. The bidders were asked to maintain their unit pricing for the remainder demo and asbestos work, hats what you have before you tonight, they honored that same number. Trustee Slaughter asked, "Ted" are you guys going to pitch in for the demolition? Ted replied, that was not in the RDA. Trustee Slaughter asked will the Daycare be ready to move in about four weeks? Chief Welsh replied, yes, they are just about at dry wall now. Timing is such with County permits as well. Trustee Winston asked, does MB Bank need to see this before we move since they are being bought by 5/3 bank. Mayor Gardiner replied, No they will be 5/3 on May 3rd 2019. Trustee Winston stated it would be nice to see some language that says we will have at least more than one Restaurant. Mayor Gardiner replied, that's why we are doing the agreement, the time line is up in December. Brian has been tasked with putting a time line together so we can match up with the redevelopment agreement

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

Approval of Demolition of Two-Story Building located at 18430 South Halsted Street not to exceed \$68,918.00

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

Discussion: Trustee Winston asked, what other obligations do we have for that Plaza. Chief Welsh replied, the one other thing is rain water detention and draining on the South portion. Trustee Winston then asked, Is the Finance Committee going to oversee this entire process? Chairman Moore replied, yes. We have to go over the budget.

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

ATTORNEY REPORT:

Approval of an Ordinance Authorizing the issuance of Additional Class F Liquor License upon the completion of a Redevelopment Project (Delta Sonic and Speedway locations).

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

Discussion: Trustee Williams stated; I would like a word correction to be made in section 1, first paragraph we need to replace Speedway with Delta Sonic, there is a typo. Trustee Winston stated, a couple questions that I asked was this liquor license contingent, it was told to us no. Now I am look at this and they aren't going to fix the safety issue unless we give them a liquor license, contingent on the liquor license. Chief Welsh replied, the license is contingent on them completing the work, not the other way around. It won't get issue until they do the work they agreed to do. Attorney Donahue replied; the changes were Delta Sonic so they can have gambling which creates more traffic. Chief Welsh replied nothing changed. You voted to direct the Attorney to create it, now we are approving it.

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

Ayes: Beckman, Clark, Styles, Williams

Naes: Slaughter, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

OLD BUSINESS:

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

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

Discussion: Trustee Winston stated; I am very concerned that we don't have a plan. At some particular point I do think the Planning Board needs to meet and understand how many liquor licenses we want to see in the town, we need to know how many are an acceptable amount in our town and where we want them Trustee Beckman stated, many of these licenses are renewals and or changes. Trustee Slaughter we are adding liquor licenses.

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

Ayes: Beckman, Styles, Williams, Mayor Gardiner

Naes: Clark, Slaughter, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

FIRE BUILDING:

Investigate Possibility of Annexation of Unincorporated Parcels

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

Discussion: Trustee Winston asked can it be reworded to state investigation. Trustee Winston also asked who directed you to do this. Chief Welsh replied, I was asked by the Board and Residents. Trustee Winston asked, are the Residents aware their taxes going to change? Chief Welsh replied not yet, its just looking into the possibility of annexation. Trustee Slaughter asked, how long has this been in the works? Chief Welsh replied probably about 3-4-week Trustee Slaughter asked when did the idea of annexation come about. Chief Welsh replied years ago, we just never moved forward. Trustee Slaughter stated, for the record

when I got my packet was the first time, I learned of this, have the owners of the Owners been informed? **Chief Welsh** replied; no. **Mayor Gardiner** replied we didn't want to contact anyone until the Board gave direction on how to proceed **Trustee Slaughter** stated, **Mayor Gardiner** stated the reason is because some of the properties are in distress. In actuality the property on center and cottage grove is extremely well kept. **Chief Welsh** replied, that's not in this list, there is no parcel in there. **Trustee Slaughter** stated 546 Center street. **Chief Welsh** asked, what is the Pin for that one? **Trustee Slaughter** stated, 32034040403000. **Chief Welsh** replied, there is no consideration for a parcel on Center and Cottage grove 3200340403 is not included in the list. The last parcel included on Cottage Grove going North is 3203401042. Five parcels south of what you are referring. **Trustee Slaughter** then asked where is 546 E Center located? **Chief Welsh** replied, is that Pin 320034034043? **Trustee Slaughter** stated yes. **Chief Welsh** replied it is already annexed into the Village, the Village already owns it, its in the list you are reading from. On the list you have the ones with X are already incorporated, the other ones are what we suggesting be annexed in. **Trustee Winton** asked, what happens with water if we proceed, has the Finance Committee looked at this? **Mayor Gardiner** responded they would be required to tap into sewer and water. What we would end letters and they might come to Glenwood hopefully we won't have to force anyone. **Trustee Winston** asked, is the meeting you and **Trustee Styles** has about the bonds is that what you were meeting for? **Mayor Gardiner** replied; it has nothing to do with that. **Trustee Winston** then asked, how are we going to pay for it. **Chief Welsh** replied, historically we've created annexation document which states we are changing the tax structure, like we did with T&J meats and other individual parcels. In that agreement you state when and if the Village extends the water Maine across the frontage of the property. Then at that point they must connect, there is no cost until we are ready to do that. **Trustee Beckman** asked, how far down are we on cottage and Lansing? **Chief Welsh** replied we stopped at the edges on both sides, sewer extends to the front. **Trustee Winston** stated I don't understand why any Resident in unincorporated area whose taxes are down here would want to join the Village, we need to do a cost benefit analysis. **Chief Welsh** replied, they don't get police and fire. I understand what your saying but the benefit is having better control far outweighs the benefit of not having them. **Trustee Slaughter** stated, you mentioned it was a similar situation with T&J meat but they got Class 8 and we did the sewer on tax payer dime so its not the same. **Chief Welsh** replied, no that's not true we did reimbursements through RDA in the TIF. With the Class 8 we never got a penny from that parcel for all these years and now we do paid through the differential as well as retail tax that we were not getting before either

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

Approval to award Contract for grass cutting on vacant parcels.

Trustee: Slaughter moved; **Second by Trustee Williams** to accept the Motion as read.

Discussion: Mayor Gardiner asked what was the lowest. Chief Welsh replied they were all three at \$ 35.00 per cut with no extras. Trustee Winston asked, what was wrong with Ms. Elmore? Nun thing was wrong, for the first year it was \$20.00 but had several exceptions. Which concluded trash an d branch pick up and is predicated at grass over six inches, as that is ordinance mandated grass cut height. With every cut you have at least have one or the other at \$7.50 for the branch or rubbish pick up, also at six inches or more the bill would be double we don't order the cut until we hit six inches. With that concept in mind that would be \$40.00 per cut and a gas surcharge I didn't understand how that would be applied. Trustee Styles stated; I would move that we use Bubbas Landscaping. Ms Elmore stated, a recommendation has not been made and since a recommendation has not been made, I recommend Elmore's Lawn Care where I live here in Glenwood and hire in Glenwood. I bided \$ 15.00 per cut with an addendum for clean us and addendum for branch and larger items clean up. I have heard form our neighbor's other lawn care companies cut right garbage; they don't pick up paper. I am right at \$30.00 per cut. I would like that bid to be considered, the gas surcharge. I put that in there if the gas should go pas \$2.75 per gallon. Chief Welsh stated, that is with a three-year contract. At the pre bid all was asked to do a one-year contract, there was an inclusion in the notice that talked about clean up it was brought up if there was massive clean up Public works would handle those. Trustee Beckman stated, one of my concerns out there is Village property, you maintain that on weekly schedule so it doesn't get above six inches, sometimes with weather we get those six inches really fast. Would you be willing to eliminate that part from the clause? Ms Elmore stated, I would be willing to eliminate that from the clause, I was maintaining one vacant

property last season we were asked to cut every two weeks or as needed I don't know if it changed or what, but I can make that adjustment. **Trustee Winston** asked, when I looked at your bid, I thought it was more like \$ 32.50 what would be the price per cut. **Chief Welsh** replied, at least \$47.50 at those ones I called out. **Ms El more** I would be willing to make those adjustments **Trustee Winston** asked, Bubba had extras on there as well. **Chief Welsh** replied, no, they didn't each parcel is considered one. Lot was 50x100 **Trustee Slaughter** asked are the other providers using Glenwood Residents as Employees? **Chief Welsh** replied I don't know. **Trustee Slaughter** stated, if she is paying her workers who live in Glenwood the money stays in Glenwood right. **Chief Welsh** replied, I can't answer that, as well as some of the other companies might. I don't have that answer. **Ms Elmore** stated, I appreciate being considered, I am willing to make those adjustment that works for both the Village and Myself. **Mayor Gardiner** asked, were they sealed, **Chief Welsh** replied yes. **Mayor Gardiner** asked how would the Board like to proceed? **Trustee Slaughter** stated I would like to recommend Elmore's Lawn Care to be used **Trustee Winston** what would that make it? Not to exceed \$35.00 per cut. **Attorney Donahue** stated we seal bids we need to honor if you don't want to hire of this process the thing to do would be to reject all bidders and direct staff to peruse grass cutting contract.

Reject all Bid, direct Staff to further peruse Contract for grass cutting service.

Trustee: Slaughter moved; **Second by Trustee Williams** to accept the Motion as read.

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

MOTION TO ADJOURN INTO CLOSED SESSION:

Trustee: Styles Moved; **Second by Trustee Beckman** 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, Williams, Winston

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

RETURNED FROM CLOSED SESSION 8:50PM

Motion to Appoint Deputy Police Chief Peddycord to be Chief of Police in the Village of Glenwood with a salary not to exceed \$109,000.00

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

Discussion: Trustee Slaughter stated; I hope moving forward we can hire department heads that reflect the community. Chief Peddycord thanked the Village for their support and belief in him to do the job. He also stated, I will do my very best to ensure the safety and transparency of this Department

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

Motion to adjourn the April 25 2019 Special Board Meeting

Trustee: Styles Moved; **Second by Trustee Williams** 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 April 25, 2019 Special Board Meeting adjourned at
9:15 PM.



Dion Lynch, Village Clerk