

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 17, 2019

The September 17, 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, Clark, Dawson, Hadnott, Styles, Winston**

**ALSO IN ATTENDANCE:** **Brian Mitchell**, Village Administrator; **John Donahue**, Village Attorney; **Chief Kevin Welsh** Fire/Building; **Linda Brunette**, Finance Director; **JoAnne Alexander**; Senior Center/Park Programs; **Sgt Sanchez**; **Dave Shilling**, Village Engineer

**PRESENTATION OF MINUTES:** **Motion to accept the Regular Board Meeting Minutes of August 20, 2019.**

**Trustee:** Styles moved; **Second by Trustee Dawson** 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, Dawson, Hadnott, Styles, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

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

**Corporate Fund:** \$89,343.11; **Sewer & Water Account** \$35,399.75; **TIF Main Street** \$62,112.95; **Glenwoodie Golf Course:** \$25,747.45; **TIF Halsted South** \$161.58.  
**TOTAL ALL FUNDS:** \$212,764.8

**Trustee:** Clark moved; **Second by Trustee Styles** 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, Dawson, Hadnott, Styles, Winston

**Naes:** 0

**Recues:** 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) Motion to Approve Payroll as of the date, September 13, 2019 as presented by the Treasurer Hart

Corporate: \$114,473.00; Glenwoodie: \$28,913.00 Sewer & Water: \$14,962.00; Paid on Call Firefighters \$23,389.00 OVERTIME: Police: \$5,239.00 (\$1,379.00 of Police Overtime reimbursable); Sewer & Water: \$1,095.00; Public Works \$590.00 TOTAL PAYROLL: \$188,661.00

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

Discussion: No Discussion

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

Ayes: Beckman, Clark, Styles, Mayor Gardiner

Naes: Hadnott, Winston

Recues: 0

Absent: 0

Abstain: Dawson

Motion Approved: Yes

**OPEN TO THE PUBLIC:**

**Miriam Slaughter**

1. Inquired about the Video gaming agreement. Why was the contract switched to another Company?
2. Will James Walker Company be paying prevailing wages to whom ever is doing rehabilitation to the building?

**COMMUNICATIONS:**

**MAYOR'S OFFICE:**

Rich and Hollie Nielsen, whom own the Benjamin Moore paint store. Recently sold their Business, as they are preparing to retire. There will be a Customer Appreciation Luncheon.

Approval of Exclusive Location and Video Gaming Terminal Use Agreement for Glenwoodie.

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

Discussion: Trustee Hadnott asked, I know there are a lot of blank spaces. There should never be blank spaces in a contract,

because of this does this make this a sound contract. **Attorney Donahue**, generally when there are blank spaces the implied reasonable term, as it applies to the type of contract. Trustee Hadnott asked, did we give notice to the previous contract holders? **Mayor Gardiner** replied, yes. We had to give them 30-day notice. Trustee Hadnott asked, has there been any other contracts signed without Board approval? **Mayor Gardiner** replied no, this agreement did not require Board approval. Trustee Hadnott asked, **Attorney Donahue** did he review the contract before it was signed? **Attorney Donahue** replied, no. Trustee Winston stated, his concern was we should have given the previous Vendor 120 notice, additionally he expressed concern about the Board's representation or a voice so that nothing is done illegally. Trustee Dawson asked, with the agreement that we have is this going to come before the Board with the original date it was signed. Can we put a time frame of when it would be renewed? Trustee Hadnott stated, we need to look at the ethics law as it relates to Gaming in the Village.

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

**Ayes:** Beckman, Clark, Styles, Mayor Gardiner

**Naes:** Hadnott, Winston

**Recues:** 0

**Absent:** 0

**Abstain:** Dawson

**Motion Approved:** Yes

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

**Trustee:** Styles 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, Dawson, Hadnott, Styles, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**ATTORNEY REPORT**

**Approval of a Site Option/Lease Agreement with T-Mobile Central LLC**

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

**Discussion:** **Trustee** Dawson asked, is this something scheduled for automatic renewal. Can it be dual lease? **Attorney** Donahue replied, this would be the second user, we already have one person on it. **Trustee** Beckman asked, is this Five G and were there any other competitive bids? **Attorney** Donahue replied, this did not go to bid, they approached us.

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

**Ayes:** Beckman, Clark, Dawson, Hadnott, Styles, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**Approval of a Redevelopment Agreement between Village of Glenwood and James Walker Manufacturing Company.**

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

**Discussion:** **Trustee** Hadnott asked, I would like to tie this into the second third shift, there will be 5-6 new employees. Can we add that provision into the contract? **Trustee** Beckman, stated we want to mandate how many people they can hire? I don't believe that's something we can do. **Trustee** Styles, I don't think we can mandate to a Company to how many people they need to hire. **Trustee** Dawson, I would like anyone would like any incentive to come before the Board. **Chris May** (General Manager, Head of Finance) **Trustee** Hadnott stated, when I visited you showed new machinery that's going to start a new product line. Which requires additional hire for second and third shift. **Chris** replied, that is partially true. **Chris** replied, I do not think what you are asking is reasonable, I might add machinery in a year or two ½ years from now and my business conditions may have changed which will require me to downsize the rest of my workforce. So what your suggesting is, I have to do is, hire people, while I also lay people off. I think that is unfair. **Director** Brunette stated before any TIF is paid out we have to send someone from the Building Dept. to go out

and inspect, we match the receipts against the invoices, to ensure the amount is truly spent then we send over to the Attorney for review, before any finds are paid out.

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

**Ayes:** Beckman, Clark, Dawson, Hadnott, Styles, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**VILLAGE ADMINISTRATOR:**

VA Mitchell stated, two benches have arrived. I will be meeting with Representatives to determine where they will be placed. Lights will be installed under the overhang for more safety and lighting. He also thanked Comcast and Horton Group for their donations. We have been looking at assessments for street resurfacing, everything passed for the Lincoln Enterprise Zone, that will come to the Board in weeks to come. He also stated he is looking at three different IT companies, with assessments of what is needed for the Village. Sept 28, 2019 shredding event will take place from 10am until 12pm at Village Hall. There will also be two Medicare Representatives available to help Senior with insurance options.

**ENGINEER'S REPORT:**

Project on Clark and Pickens has been substantially completed. We should be receiving a contract shortly. **Trustee** Hadnott asked, when was the last time the outfalls were inspected in Glenwood. **Engineer** Shilling stated, I am not sure that our Company has inspected the outfalls since I have been with the Company. They are required to be inspected by Public Works with the MS4 permit with the State.

**FINANCE:**

**Director** Brunette replied, provided highlights of the August Reports that was submitted to the Board, it will also be placed on the Village website **Trustee** Hadnott asked about the status of the Audit. **Director** Brunette replied, it was delayed because we were short staff over the last few months, they will be back September 30, 2019. **Trustee** Dawson asked are we having a good response from the survey, **Director** Brunette replied yes, there has been a large response.

**POLICE:**

**Sgt Sanchez**, stated, July we had 584 calls for service. There was a two-year toddler who shot himself and didn't lock his gun properly. The injury is not life threatening. We have gun

locks available at the Police station. On Sept 9 and 11, 2019 we participated in Cops and Bobbers, we took the cars out for about four hours we took them fishing and barbecued.

**FIRE/BUILDING:**

**Chief Welsh** stated, we've been working with school district for fire safety prevention week activities. Pancake Breakfast will be October 6, 2019 and Fire Station.2. Firefighters will be doing boot drive IMEA Burn camp where young individuals in the area go to a camp. We will be doing that October 4<sup>th</sup> and 5<sup>th</sup>. **Trustee Dawson** asked about what was the outcome of the two Residents who approached the Board at the last meeting. **Chief Welsh** replied, they are present and will make a statement. **Trustee Hadnott** asked about the garages behind the Speedway. **Chief** replied, they have been cited for weeds and rubbish. They have acquired the properties; I have given them 30 days to be in complete compliance

**PUBLIC WORKS:**

**VA Mitchell** stated, Public Works is getting ready for the winter, clean up at Hickory concerning Football and Baseball. Lastly, gearing up to do interviews for the Public Works Director. **Trustee Hadnott** asked, where are we with the Director position? **VA Mitchell** replied, we are in the process of hosting interviews again, because there was a new job posting posted. **Trustee Dawson** replied, can I be a part of that interviewing committee? **Mayor Gardiner** replied, yes. **Trustee Winston** asked, why is it so hard to fill this position? **Mayor Gardiner** replied, I wanted to go through another wave of applicants to identify the best person possible, the first wave didn't present to have all we needed. **Trustee Winston** asked, can we be sure Public Works is on top of the cleanup when we have games at the park. **VA Mitchell** replied, yes, we are looking to potentially absorb overtime when we have big events like that, considering it was Homecoming. Did we track the numbers of when Public Works is out cleaning the Plaza, so we can get reimbursed by the TIF? **VA Mitchell** replied, yes, we are as well as other instances where they have been out so that we can be reimbursed.

**GLENWOODIE:**

**Phil**, provided overview from last month's revenue. Fall paint party tomorrow evening. They are taking walk-ins tickets are \$35.00. Queen of Hearts raffle tickets are available. **Trustee Dawson** asked about the "Night out" **Phil** replied, we are looking to do one this fall, deciding on a date as we speak.

**SENIOR/PARK PROGRAMS:**

No Report Absent

**NEW BUSINESS:**

**Trustee Hadnott** asked that we consider passing a Ethics Ordinance, copy to the Attorney he also stated he has drafted one and will tender a copy to **Attorney Donahue**. He replied, we currently have one on the books. He also asked about a date

for the COW meeting. The Board agreed on a Second Tuesday in October.

**Trustee Dawson** asked, if we can schedule a public meeting to determine if we want to move forward with recreational marijuana. Also, can we have a discussion about acceptable repairs as it relates to TIFs. **Trustee Hadnott** stated, he would like to rearrange the program, where we have 50% to existing business, 30% to attract new businesses, 20% declared surplus. **Trustee Hadnott** also asked about the agreement between Edgar at the old Theatre property, Edgar has not been here since May. How did we go from doing the property to not developing the property. **Attorney Donahue** replied, I would have to look at the agreement but he is only responsible for retention on his property? He is to only develop his owned portion of the property; it was split into two lots.

**Trustee Winston** can we take another look at this agreement to determine where we are versus where we should be? **Mayor Gardiner** replied, yes.

**OLD BUSINESS:**

No Old Business

**OPEN TO THE PUBLIC:**

**Tony Plott**

Is it general practice to pay employees out of TIF Funds? **Director Brunette** replied. No, unless it is TIF eligible.

He also asked, is there a reason the Board is not involved in the selection of Public Works Director? **Mayor Gardiner** replied, we just go the resumes. I also appointed **Trustee Dawson** to participate in those interviews.

**Cathy Paxton**

Concerned about balconies above Barber College, big pieces are falling to the ground, I believe they are a result of the poles from DirecTV. **Mayor Gardiner** replied, we will address that right away.

**Miriam Slaughter**

Asked what happened to the initial candidates whom applied for Public Works Director initially? **Mayor Gardiner** replied, they can re-apply. She also asked why Public Works had to clean up the Plaza, she also stated can we address the concerns of the survey by providing direct answers and solutions

**MOTION TO ADJOURN:**

**Motion to adjourn**

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

**Discussion:** No

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

**Ayes:** Beckman, Clark, Dawson, Hadnott, Styles, Winston

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**ADJOURNMENT:**

The September 19, 2019 Board Meeting adjourned at 8:41 PM.



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Dion Lynch, Village Clerk