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 DECEMBER 3, 2019

The December 3, 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, Style, Winston**

ALSO IN ATTENDANCE: **Brian Mitchell**, Village Administrator; **John Donahue** , Village Attorney; **Linda Brunette,** Finance Director; **JoAnne Alexander**; Senior Center/Park Programs; **Derek Peddycord**, Chief of Police; **Dave Shilling,** Village Engineer; **Toleda Hart**, Village Treasurer; **Phillip Robbins,** Glenwoodie; **Kevin Welsh,** Fire Chief-Building Department

PRESENTATION OF MINUTES:

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

Corporate Fund: $115,853.09**; MFT $295,420.86; Water Account** $10,366.09; TIF Industrial Park $1,608.75; TIF Main Street $975.00; TIF Halsted South $3,851.73; **Glenwoodie Golf Course**: $39,301.93

TOTAL ALL FUNDS: **$467,377.45**

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

Discussion: **Trustee** as I go through them I am wondering how we identify exactly are we paying for. Director Brunette replied, when we get the bill it's broken out by line item. **Trustee** Winston asked, how do we get the break down? **Director** Brunette stated you are more than welcome to come in and look at the bill? **Trustee** Winston asked, can the Board have that included. How do we know if they overlapping, or what we are paying for? **Director** Brunette replied, we get billed form them on a monthly basis. **Trustee** Winston also asked, what is the $3,000.00 under network for police? **Chief** Peddycord replied, it's for our communication system how we talk to ECOM. **Trustee** Winston also asked about a charge for Earcor Paving Corporation for almost $300,000.00. What is that? **Engineer** Schilling replied it's for the entire Pickens project. **Trustee** Winston then asked, what happened in the TIF fund that we acquired additional legal fee for over $3,000.00 **Director** Brunette replied, that's correspondence for the Attorney for the Plaza lot, 18034 Halstead, Debt assessment, appeal of taxes.

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

Ayes: Beckman, Clark, Dawson, Styles, Winston

Naes: Hadnott

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) **Motion to Approve Payroll as of the date, November 22, 2019 as presented by the Treasurer Hart**

Corporate: $131,210.00; **Glenwoodie:** $19,272.00 **Sewer & Water:** $14,212.00.

OVERTIME: Police: $3,970.00($690.00 of Police Overtime reimbursable); **Sewer & Water:** $1,350.00; **Public Works** $727.00; **TOTAL PAYROLL:** $150,482.00

Trustee: Styles moved; **Second by Trustee** Winston 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

OPEN TO THE PUBLIC:

Natalie Newman
I noticed we are currently paying around $70,000.00 for the loan with Fifth Third Bank. While the interest is being lowered the payments will go up, just wondering where the extra $30,000.00 will come from**. Mayor** Gardiner replied, we budgeted for it in the TIF. What we wanted was a fully amortized loan so I called them up and negotiated the rate which has decreased the loan will be paid off in 2023, we have budgeted for that. **Ms. Newman** then asked if any of the parcels have been turned over to Edgar. **Mayor** Gardiner replied, the only parcel we have turned over is the anytime fitness and Good Vets

Miriam Slaughter
Thanked **Trustees** Winston and Hadnott for coming to the Community table. We got to meet new families, and families that has been in the Village for a while, it was really nice to see everyone. **Mayor** Gardiner thanked her for sphere heading it. She then asked if the Village went out to bid for the Liability and Workers compensation Insurance. Mayor Gardiner replied we naked a Broker of record. **Trustee** Slaughter stated, we can still go out to Bid, a there could always be a cheaper broker of record. Trustee Beckman stated its to late to go out to bid now, potentially next year. Miriam Slaughter replied, I agree, but you knew months in advance this was happening. She then asked did we go out to Bid for the Glenwoodie Insurance? **Mayor** Gardiner replied, we had a Broker of record that handled Bids. **Miriam** concluded by saying as far as the IT proposal I look forward to working with RWK because that was the presentation that many of us in the Audience was impressed by, definitely not the first person who presented. I think Eric was so impressed he ended up talking to the Lady who presented to come and do CEDA IT Infrastructure. I hope the Board votes to hire RWK to do the IT work. I did call someone who was knowledgeable about the first person that presented, and they said we might as well keep Heritage. I would like my financial information and also my money to be protected, I would hope you vote accordingly.

COMMUNICATIONS:

MAYOR'S OFFICE:

Mayor Gardiner thanked the Village Staff and the Finance Committee for all their hard work We had a call this morning for our credit rating which is currently A2, which is awesome.

1. Presentation of 2020-2021 Village Vehicle Sticker Design

Discussion: Trustee Styles stated, Mayor, we won't award this week, we did not have enough time to contact the students. **Trustee** Winston stated, one of the students is actually here tonight, she actually happens to be the winner she is my relative. **Trustee** Styles asked, Mr. Winston how do you know who the winner is? **Trustee** Winston stated, they already told her. **Trustee** Styles replied, I don't know who told her I have not released the name of the winner to anyone.

2. Approval of Loan Modification Agreement with Fifth/Third Bank

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

Discussion: Trustee Styles asked, is there a cap on the legal fees that the bank will charge us. **Mayor** Gardiner replied,

there is not. **Trustee** Dawson asked did we get other options before modifying this loan? **Mayor** Gardiner replied, the issue is we have a negative pledge agreement with them on the Plaza, so we were able to negotiate the rate as low as possible, that does not preclude us from going out and looking at other banks. **Trustee** Hadnott asked, what are the point and fees on this loan? We've refinanced this loan since we had it. It refinanced in 2016 again in 2018 and here we go again in 2019. **Mayor** Gardiner replied, there is no points on this. There will be legal fees. **Trustee** Hadnott asked what will the legal fees be? **Mayor** Gardiner replied, in our motion we can put a cap on our legal fees Can I ask when you all sat down on 2015 and bought a Plaza that wasn't worth what your paying for it, thus the negative pledge agreement. Which should have been our first clue that we lost money, secondly why would we purchase a building and not have long term financing in place. **Mayor** Gardiner replied, we wanted to settle the law suit. The lawsuit has been dragging on we would be paying hundreds of thousands of dollars. **Trustee** Hadnott stated, my concern is we financed the loan several times and not one time was long term. **Mayor** Gardiner replied, this one is fully amortized. **Trustee** Dawson stated, I don't see in the agreement where there is no pre-payment penalty. Trustee Styles stated, the absence of that comment means there is none. **Trustee** Dawson stated, that's not absolutely true the absence doesn't mean it doesn't not exist, I would just like to see that in the language.

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

Ayes: Beckman, Clark, Hadnott, Styles, Winston

Naes: Dawson

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

3. Approval of an Ordinance Expressing the Village intent Regarding Actions to be Taken for the Redevelopment of the Glenwood Plaza.

Trustee: Hadnott moved; **Second by Trustee** Dawson to accept the Motion as read.

Discussion: **Trustee** Hadnott asked, why did it take so long to get here. We have not seen the developer for 8 months. Mayor Gardiner replied, the contract is up the end of this year. **Trustee** Hadnott stated, again, why did it take so long

to get here I have been asking for this for months. **Mayor** Gardiner replied, we were being told a Brew Hub is coming, we gave time for it to come to fruition but it did not. Again, the contract did not end until the end of this year, had we broken the contract we would have incurred lawsuits as you know. **Trustee** Hadnott stated we should not have torn that two-story building down until we had a solid plan in place with a signed contract. We could have put the amount we spent in demolition to remodel the building. **Trustee** Winston asked, with this, what's the need for it? **Atty.** Donahue replied, I believe our agreement says if he does not meet certain deadlines, we have the right to cancel our obligation to the property. I believe its better to have an affirmative statement demonstrate our position. If he comes to us in February with a good deal, we can always talk to him. **Trustee** Winston then asked, it still shows we have willingness to work with the developer? **Atty.** Donahue replied, if he comes back sometime down the line with a Marianas or something don't you think we should consider it? **Trustee** Winston stated, with the among friends building and Daycare, there was a plan in place we fulfilled our obligation, is there anyway to capture some of our money back, we need a performance bond moving forward. **Atty.** Donahue replied, when we tell him at the end of the year, we won't be renewing the contract, then we have to work with the next guy. **Trustee** Dawson stated, we can sue for non-performance. **Atty.** Donahue stated, we can look at options of breech on contract. **Trustee** Winston replied, if our Lawyer isn't concerned about a breech of contract on his end, why are we paying all these legal fees? I hope our Lawyer is looking at both sides of the contract. **Mayor** Gardiner replied, John will look into what options we have to recoup money and or sue. **Trustee** Dawson asked, why are we doing a Ordinance instead of just a letter? **Att.** Donahue replied, since the Board agreed to the contract the Board should officially rescind the contract. I believe its thee most efficient and professional way to notify. **Trustee** Hadnott asked who drafted the Original agreement, **Atty.** Donahue replied, I did most of it. **Trustee** Hadnott replied, this contract has little to no protection for the Village. There should have been stops where if he didn't complete certain things by a certain day or time there were repercussions. I would not do anything with this company unless there is escrow equal to the amount of the cost to build, held by the Village of Glenwood.

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:

VILLAGE ADMINISTRATOR:

ENGINEER REPORT:

FINANCE:

POLICE:

FIRE/BUILDING:

PUBLIC WORKS:

GLENWOODIE:

SENIOR/PARK PROGRAMS:

NEW BUSINESS:

OLD BUSINESS:

1. Approval of Villages Property/Casualty, Liability, Workers Compensation Insurance for the period of January 1 2020 thru December 31,2020 (Property/Casualty, Liability-Total $385,483.00 and Workers Compensation Total- $228,137.00 Total Premium -$613,620.00

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

Discussion: Bob Davidson Assurance thanked the staff for al their hard work, we appreciate all the work that they put in to help get this completed. He then provided a brief explanation of the process of how they negotiated in the market, he also provided information about savings that took place. **Trustee** Hadnott stated, you did a awesome job with Property, Liability and Automobile but the only thing, as you mentioned is workers comp. That went up about 15% are our claims normal or are they in line with other municipalities. **Bob** replied, the underwriter looks at essentially how many dollars in claims paid out per premium collected. Last couple years is what's really getting out of hand it's a 80% ratio not all the claims are closed, so when that happens you will see the claims develop out meaning cost goes up. **Trustee** Hadnott asked, how many claims do we have now for workers comp? **Bob** replied, currently open there are four open a total amount paid out over 5 years $717,000.00. **Trustee** Dawson asked, was this a noncompetitive Bid, VA **Mitchell** replied, Broker of record.

Trustee Dawson asked, can we no longer do Broker of record? No competition does not benefit us. **Trustee** Dawson asked, do you know your Company fees you are collecting of this deal. **Bob** replied, we collect commission and its all standard, off hand I do not know. Trustee Beckman asked, can you tell how many hours of research total you put into this? **Bob** replied, 30-40 hours roughly. **Trustee** Winston stated, did we attempt ton look at another company Mayor? **VA Mitchell** replied, I asked a Company if they would be able to assist us although we have a Broker of record. The replied, absolutely not this late in time, moving forward they would be happy but with the many channels this goes through it would not happen. **Trustee** Hadnott asked, what can we do to reduce our claims? Bob replied, there is a lot the Village is currently doing one of the biggest things is the safety grant, putting money towards that. Once claims go down, cost go down.

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

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

Naes: 0

Recues: 0

Absent: 0

Abstain: Styles

Motion Approved: yes

2. Approval of Glenwoodie Insurance Renewal for the period of January 1 2020 through December 31, 2020 for a total premium not to exceed #31,657.00

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

Discussion: Mike O'Donnell Broker of record, we have you West Bend Insurance Company. Premiums have remained flat. Last year premium 31.1 this year 31.6. we went to 8 carriers, general agencies who have other companies we ca go through for additional services. 4% property increase coverage. He then provided a brief summary of the process the Company used to go to the market place to the find the most appropriate Company for the Village. **Trustee** Hadnott I see you have a policy for business income and that's your expense? So, would that mean's loss of business income. **Bob** replied that exactly what it is, in a covered cause loss if there is a flood and the course is unplayable no. If it's a tornado that takes out the building yes. I don't want to give you any false hope, I want you to have specific instance. **Trustee** Dawson asked, if you would like to share your fees I

would like to know, this is a noncompetitive bid also Bob replied, I really don't have that answer for you. What I can tell you is that commissions vary per line of coverage.

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

Ayes: Beckman, Clark, Hadnott, Winston

Naes: Dawson

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: yes

3. Approval of IT Services.

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

Discussion: **Trustee** Hadnott, motioned, we choose RWK for IT services' **Trustee** Dawson second the motion. **Trustee** Styles asked, how can we give a job to a Company that doesn't want it. **Trustee** Dawson replied, they rescinded. **Trustee** Styles stated, I don't want o do business with a Company disrespected our Village and Village Administrator, why are we forcing the Village to do business with a Company that does not want to do business with us. **Trustee** Hadnott asked, I want to know why they sent the letter and what caused it. **Mayor** Gardiner replied, the letter was very unprofessional I've never seen a letter especially where someone is trying to get the Villages business. Obviously, Brian is doing a great job, he is going to have to work with the company, he's professional enough he will work with the company no matter who it is. **Trustee** Winston stated I did speak with Mr. Mitchell regarding the letter, as unprofessional as it may appear, I do think there was some frustration, it should have been straight forward.

RWK stated, I think the letter is clear and outlines some of our frustration. I biggest frustration was the bidding process. We have been involved in many RFP for Villages and Townships across the nation. This is by far the most rushed process we have experienced thus far. We knew about issues as early as June. I reached out to Mr. Mitchell as early as July to Mr. Mitchell to see what we can do to help. I also sent a RFP template that he could use and fill in Villages information to send to competitors, so the results you received were apples to apples and what it cost. We went along with the process in effort to serve the Village although the template was ignored. We believe we are a good fit for

the Village, not only was it rushed, our picture of the IT for the Village was fleeing, we had limited visibility, we still found security issues here in the Village, which in no way is the Village fault you are the victims. We never want to start in bad blood, and to not throw anyone under the bus. We want to build relationships and trust. As a show of good faith, we will accept one month of our managed service down, which will save you $3,100.00 overall to do a more formal discovery.

VA Mitchell stated, I do appreciate Ashley coming in and speaking about haw she felt things transpired, at the same time I thinks its important to share my side of the story since we are putting this in a public meeting. The police and Chief and I met with them at their office. Our Police Chief is our highest integrity officer in the Village, at the same time the report they gave us there was different than the report we got at the first meeting, as well bring new information to the table now is some of the same things that were accusatory in the letter sent to the Board, now were bring new ideas to the table and changing the price again. **Trustee** Winston interjected and said this is a Board meeting. **Mayor** Gardiner replied, I am going to let the Village Administrator speak. Trustee Winston replied, no you are not. I am going to filibuster if you do. **Mayor** Gairdner admonished Trustee Winston to allow VA Mitchell to speak.

- Because the tumultuous comments and behavior during **VA Mitchell's** explanation, the December 3 2019 Board meeting abruptly adjourned by Mayor Gardiner.

OPEN TO THE PUBLIC:

Motion to adjourn

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

Discussion: No Discussion

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

Ayes: Beckman, Clark, Styles

Naes: Dawson, Hadnott, Winston

Recues: 0

Absent: 0

Abstain: 0

Mayor Gardiner adjourned

ADJOURNMENT: The December 3, 2019 Board Meeting adjourned at 8:08 PM.

Dion Lynch, Village Clerk