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 17, 2019

The December 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, Style, Winston**

ALSO IN ATTENDANCE:

Brian Mitchell, Village Administrator; **John Donahue** , Village Attorney; **Linda Brunette,** Finance Director; **Derek Peddycord**, Chief of Police; **Dave Shilling,** Village Engineer; **Toleda Hart**, Village Treasurer; **Phillip Robinson,** Glenwoodie.

PRESENTATION OF MINUTES:

Motion to Approve the Regular Board Meeting Minutes of November 19, 2019

Trustee Beckman moved, **Second by Trustee** Clark 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

Motion to Approve the Regular Board Meeting Minutes of December 3, 2019

Trustee Beckman moved, **Second by Trustee** Clark to accept the motion as presented.

Discussion: Trustee Hadnott asked, should we discuss the events of December 3rd 2019? **Mayor** Gardiner replied, as far as what **Trustee** Hadnott stated we had a motion and a second and the meeting was abruptly ended. **Mayor** Gardiner replied, a motion to adjourn supersedes a motion on the floor. **Trustee** Hadnott replied, I understand that, when voting is in progress you can't have a motion to adjourn. **Attorney** Donahue stated, we have not officially adopted Roberts Rules of Order but under that structure a motion to adjourn take precedence **Trustee** Hadnott asked, how does the peoples work get done if we are adjourning when we don't like something someone says.

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

Ayes: Beckman, Clark, Dawson, Styles

Naes: Hadnott, Winston

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: $165,174.81; **Sewer & Water** $ 154,736.21; **MFT** $35,802.93; **TIF Industrial Park** $ 2,096.35; **TIF Main Street $810.00; TIF Holbrook Road $** 67.50; **Glenwoodie Golf Course** $ 16,875.12; **TIF Halstead North** $675.00; **TIF Halstead South** $1,867.53

TOTAL ALL FUNDS: $378,105.48

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

Discussion: Trustee Winston stated, I would like to remove the $ 24,533.25 that we allocate to Heritage technology. **Trustee** Styles declined to amend his original motion. **Trustee** Winston stated, we were I the process of getting a new Technology Company now we are going to prepay our current Company for three months? **Trustee** Styles stated, Mr. Winston you are trying to remove Heritage company. We need a Company that understands the challenges we have today, hardware has walked out of the building among other things we need another Company. **Mayor** Gardiner replied, Bills Payable has already been approved.

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

Ayes: Beckman, Clark, Styles, Winston

Naes: Hadnott, Dawson, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) **Motion to Approve Payroll as of the date, December 6 2019 as presented by the Treasurer Hart**

Corporate: $131,210.00; **Glenwoodie:** $15,997.00 **Sewer & Water:** $14,212.00; Paid -on-call Firefighters $22,727.00; Elected Positions $5,833.00

OVERTIME: Police: $7,868.00($690.00 of Police Overtime reimbursable); **Sewer & Water:** $1,350.00; **Public Works** $290.00; **TOTAL PAYROLL:** $182,174.00

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

Discussion: Trustee Winston motioned to table payroll, until we have an explanation of why we are paying Heritage for three months while in the process of looking for a new technology company. **Motioned died for a lack of second.**

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

Ayes: Beckman, Clark, Dawson, Hadnott, Styles

Naes: Winston

Recues: 0

Absent: 0

Abstain:0

Motion Approved: Yes

OPEN TO THE PUBLIC:

Miriam Slaughter
Wished Trustee Dawson a Happy Birthday and welcomed the Police Chief from Hazel Crest.

Marieke Gilbert
Expressed concern about the Water bill. Will return at the end of the meeting for during appropriate time.

Gary Richardson (President Glenwood Cougars)
Acknowledged the hard work of the football players and their Championship win including their undefeated season. He thanked the Village Manger, Director Alexander, Chief Peddycord and Welsh for their assistance that was not required of them. He also thanked Mayor Gardiner for his continued help and personal financial support to the team. He acknowledges the student's success of the field related to academics, scholarships and High School Athletics.

Police Chief Hazel Crest- Chief Mitchell Davis, presented Chief Peddycord an award for becoming a Certified Police Chief. through the **Illinois Police Chief Association.**

COMMUNICATIONS:

MAYOR'S OFFICE:

Approval of an Ordinance Levying the Taxes for the Fiscal Year beginning May 1 2019 and ending April 30, 2020 in the Village of Glenwood, Cook, County, Illinois

Discussion: Trustee Dawson asked, what is the amount we are guaranteeing it's not going over? **Chairman** Moore (Finance Committee) stated, we've been able to the levy at the same amount for the last three years. When you look at spending and appropriations amount, we are living within our means, we are also paying down our Pension Debt with the Levy we are proposing. We are not increasing the Levy, an increase in taxes is not because of the Levy but rather the Assessor evaluating your property. **Trustee** Dawson asked, could we make budget without the Levy? **Chairman** Moore replied absolutely not. **Trustee** Winston asked, in your experience is it best to approve a Levy when we have had a complete audit yet? **Chairman** Moore replied, the time frame requires we have to approve the Levy. The Levy as you know from our previous meetings, we've had an extended due date to due some Personnel absences during a critical period. **Trustee** Winston asked, are we prematurely approving a Levy. **Chariman** Moore replied, absolutely not. There is a time frame in which we have to approve additionally the Levy is based on the budget not the audit, this is appropriation is from what you approved in July. **Trustee** Hadnott stated, The Levy is about 20% of our appropriations, can the Board be more involved in the budget process moving forward. Chairman Moore replied, absolutely, we don't do this on our own. We take direction from the Board.

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:

No Report

VILLAGE ADMINISTRATOR:

Thanked the Glenwood Cougars for all that they do, he also encouraged the Village and staff to continue to do all that they can to assist the sports team and any Organization dedicated to helping Youth to the best of our ability. He then congratulated Eric Swanson (Golf Superintended) on his

retirement, Eric has worked with the Village for over 20 years. Mayor Gardiner thanked him for his years of dedicated service, his efforts and the commitment he gave to Glenwoodie and the Village of Glenwood. VA Mitchell also thank Director Alexander for her hard work with the pictures with Santa program as well as the tree lighting and holiday decorations around the Village. He concluded by wishing everyone a happy and healthy new year and holiday.

Trustee Hadnott inquired about the status of the spreadsheet that he requested related to expiring contracts. **VA Mitchell** replied, he is still working on the project he has about 60 of the information that he needs from the Dept Heads.

ENGINEER REPORT: Stated he and Director of Public Works attended a meeting for South Suburban Mayors and Managers they will be having a call for projects, they manage federal transportation funds that come from CMAP they are filling out their five-year plan.

FINANCE: Provided brief summary of financial revenues that were collected.

POLICE: Chief Peddycord stated they had 434 calls for service in the previous month. Seen increase in property crimes (smash and grabs) Last month two purses were stolen out of people's vehicles at gas stations, there was a major crimes activation that took place in Sauk Village. One Officer went out for a non-work-related injury. New police officer will be out on his own mid-January

FIRE/BUILDING: No Report

PUBLIC WORKS: Director Maddox stated, street sweeping has completed. Attended training for SSMA upcoming 5-year road improvement plan. He also stated he will be back to the Board in January with information he received from a workshop on street and green infrastructure policy. We've had a busy Main break season; we've had four main breaks. We need to plan for a massive water main replacement program. **Trustee** Dawson asked, do you have the address of those breaks? Director Maddox replied I can email those Trustee Dawson also asked, when can we anticipate clean up from the bond fire? **Director** Maddox replied, its just missing sod, if from the wet and mud. **Trustee** Dawson then asked about apron cleaning when can we expect that? **Director** Maddox replied, its after we've done our final past then salt, also depends on the amount of snow. On average 24 hours after initial clean up

GLENWOODIE: No Report

SENIOR/PARK PROGRAMS:

Thanked Public Works, Social Media specialist and VA Mitchell for their assistance with Santa coming to Village Hall as well as the holiday lights.

NEW BUSINESS:

Trustee Dawson asked, when are we going to start talking about the retaining wall since we have purchased the houses. **Mayor** Gardiner stated, we have to draw up the plans first, so Dave is going to start to work on the plans. **Trustee** Dawson stated, wouldn't we want people to propose their own plan? **Engineer** Shilling stated the design of the wall will be done during the engineering phase All we know now is there has to be a wall to protect those remaining homes. **Trustee** Dawson stated, I want more than one person to design our plan. I would like us to implement a close call document where if an accident were to take place or potentially took place, we track it to determine if it could be an ongoing issue, considering our high amount of workers comp claims. **Trustee** Dawson then stated, he would not like us to have a Broker of record for insurance. He then stated, he would like us to take some type of action on recreational marijuana. Lastly, he would like us to invite a member from Calvary Baptist Church to give some definition behind why they would like a off duty officer there.

Trustee Hadnott stated, he would like to have a COW meeting where each Board Member gives their plan for the Glenwood Plaza. We need our own Plan then we find Developers and Contractors to fulfill our vision. **Trustee** Dawson expressed, disappointment with the Economic Development Committee where they have continually canceled meetings.

OLD BUSINESS:

Approval to enter into an Agreement with Calvary Baptist Church to provide security with off-duty Glenwood Police Department Officer during Sunday services (8:30am 1:00pm)

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

Discussion: No Discussion

Upon Roll Call: Ayes: 6 Naes:0 Recue: 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:

Marike Gilbert
Concerned about the water bill that is extremely high for the building unit she lives here in town. The water Dept has done all the appropriate updates to try to remedy the problem. New flappers, dye test, new toilets etc. Mayor Gardiner admonished Director Maddox to go and check the Condo.

Natalie Newman
Thanked the new Social Media person for doing a good job. She also requested that they would begin to start posting about the Board meetings and any other meeting that will be taking place. She then asked if we hired an IT Company.

Cathy Paxton
Asked why is it taking so long to hire an IT person, how are they paid for three more months if we are getting someone else. I am afraid our information will be compromised if we don't get a reputable Company.

Miriam Slaughter
Thanked Trustee Hadnott for attending the identity theft event. She stated she would like to see a RFP for a new auditing company. I think the last meeting would have been better served if we had a temporary adjournment. She then asked was the purchasing policy followed when we went out to Bid for a IT Company**? VA Mitchell** replied, yes it was followed. **Trustee** Hadnott stated, we should have had a one-time meeting with all Contractors and everyone got the same information. I think the frustration came from the amount of times Individuals had to come back to the Village. Miriam then replied, what's the status of the Community Survey? **Director** Brunette replied, it's completed just waiting on the Board. Miriam then stated, VA Mitchell you stated at a previous meeting Trustee Styles informed you he would not be there because he was on vacation and that he was going to call in correct? **VA Mitchell** replied, I can't recall the reason he gave but he did call and say he would not be able to physical participate? **Miriam** then stated, according to statue attendance by any means other than physical presence it says either personal illness disability employment, business of the public body, family emergency. So no vacation VA **Mitchell** stated we passed an Ordinance, and in that case it was an emergency meeting to get the Peoples business taken care of, in the Ordinance there are other people that should not have been able to participate if we went by that full Ordnance. She then stated if we get a new Developer we go out to bid and not get someone who donates to a campaign.

Christian Moody
Inquired about what the concerns could be related to the hesitancy of wanting to partner with Calvary Baptist Church for an off duty police officer. **Trustee** Dawson replied, our concern would be who is responsible for the workers comp insurance, I would like to work through it in a little more detail before we say yes or no. **Ms Moody** then stated, with regard to the last meeting, I have been attending meetings over the past two months; I am disappointed with the way things ended. I do feel not addressing it from the Board of Trustees to this community is appropriate either. Just as we are concerned about tax dollars that are being spent, whether it's in the Plaza or streets. The money you are paid comes from tax payers as well, so I think it should be addressed.

Demetrious Cole
Wanted to follow up about lack of development with the Economic Development Committee 2020 is around the corner. I myself am in sales, I am preparing for the future now. To hear there was not a meeting is disappointing. Mr. Cole also expressed concern about IT Company selection not moving forward, as well as the allegations of servers disappearing from Village Hall.

Ted Lagastee
Stated, we are totally committed to Glenwood and its Residents. I am asking that you do not interpret our lack of attending these meetings as a lack of interest with our partnership with Glenwood. Whenever we have been invited we have come. The regular updates that the Board would like does not always benefit the project, perspective Restaurants and Retailers are not comfortable with names being shared until a deal is done and closed. The University of Chicago was one business that wed hope would have planted here but they decided to go to Homewood near the Home Depot where all the traffic is. Announcing names to early can diminish interest especially from competitor's if they decide to turn it down. There were delays beyond our control, Nicor, IDOT, title delays, MWRD etc, as well as the year that it took to acquire and demolish the two story building. I am happy to announce we have an agreement for the 12,000.00 square foot space; we are ready to develop the Restaurant, micro-brewery and retail center. We are requesting the Deed for that property. We are also ready to build a oil change business on the old theatre property site, we are requesting the deed for that as well. , We don't need any re-zoning for these properties. If we move forward today Glenwood will have these properties on the tax roll by the end of the year. **Trustee** Dawson asked where you have been since the last time you were here and promised us monthly updates. **Mr. Lagastee** replied, I have not been on the agenda. **Trustee** Clark and Dawson replied you do not have to be on the agenda to come and give us an update,

we've asked you to give us an update every month. **Trustee** Dawson then stated, last year you duped us by asking for the title to a property and you have not done anything with it. What makes us believe you are any different than last time, are you willing to pay for the property, are you willing to give a performance Bond? **Mr. Lagastee** replied, no performance bond is required under our agreement. **Trustee** Dawson replied, I can tell you no, goodbye. **Trustee** Hadnott stated, the Board voted to deed the North Theatre property to you, but it was not legally deeded to. The tax bill is now in Edgar name, why wasn't that property deeded a year ago? **Mr. Lagastee** stated here was not here when that vote took place. I was not on the development team at that time. **Trustee** Hadnott replied, when you came to the Village you were interested in buying the Theatre property, somehow you were given prime real estate property on Halstead, how did that happen? **Mr. Lagastee** replied, it was a part of the agreement. **Trustee** Hadnott, replied no it was not. **Trustee** Styles and Clark asked, with all these deals you have, do you have anything in writing? Do you have signed leases? **Mr. Lagastee**, I am ready, willing and able to put it into writing tonight, he then stated I do not need signed leases. Trustee Clark asked are you doing any deals in Homewood or Flossmoor? **Mr. Lagastee** replied, no **Trustees** collective voiced we need something concrete in writing, proof before we even consider what you have to offer. **Trustee** Hadnott stated, we have over $700, 00.00 tied up in work with the Plaza, you were going to have that land given to you for free. You were trying to sell that land to a contractor for how much? **Mr. Lagastee** replied, $750,000.00 **Trustee** Hadnott stated, you were going to take a free parcel and sell it for $750,000.00 and do what? **Mr. Lagastee** replied we do have other parcels to develop there; additionally we have over two million dollars invested as well. **Mr. Lagastee** replied and stated, I am offended by your mischaracterization and I **expect the Village to hold up their end of the agreement.** **Trustee** Dawson, asked, do you feel you all have held up your end of the obligation?

Mr. Lagastee stated, I am standing here ready and willing to develop the five users on three parcels. You all can choose to honor the agreement or do something else. **Attorney** Donahue asked, do you have a contract right now between you and the developers? **Mr. Lagastee,** replied, I don't have it in writing, he and I agreed today and his Attorney, was unavailable. **Attorney** Donahue replied, when can you get it in writing? **Mr. Lagastee** replied, his Attorney is returning on Friday. **Attorney** Donahue replied, do you have construction plans, do you have approval from the bank for the amount of money you need to build the property? **Mr. Lagastee** stated we have the ability to do that we don't need bank approval, we have gotten title that's why we haven't done anything. **Attorney** Donahue replied you don't have a Buyer sir? That has been the issue for over a year, every Attorney

of yours that I have spoken to has continually said there are no deals.

Eric Slaughter
Stated, this is an example of us not being aware of what we were signing. Timelines, giving away properties, development plans. Updates etc, we have been waiting for years and have got nothing. Perhaps my background and some folks on the Board background could help understand why we are stalling and or what can help us move forward faster.

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 17, 2019 Board Meeting adjourned at 8:08 PM.

Dion Lynch, Village Clerk