

MINUTES OF THE **REGULAR** BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT VILLAGE HALL, **AUGUST 20, 2024**

The Board Meeting was called to order at 7:00 PM by **Trustee Ronald Clark**. The audience was led in the Pledge of Allegiance.

**ROLL CALL:** Upon Roll Call by Village Deputy Clerk **Carolyn D. Williamson**, the following Trustees responded: **Brown, Clark, Lynch, Rolle, Taylor, Williams**

**REMOTE PARTICIPATIONS:** The Regular Board meeting was conducted at Village Hall; a request for **Mayor Gardiner's** remote participation was made.

**Trustee Williams** made the motion and **Trustee Taylor** seconded the motion.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved. **Mayor Gardiner** will participate remotely.

**ALSO IN ATTENDANCE:** **Brian D. Mitchell**, Village Administrator; **John Donahue**, Village Attorney; **Chief Derek Peddycord**, Police, **Kevin Welsh Jr.**, Fire and Building, **Dave Shilling**, Village Engineer, **Phil Robbins**, Glenwoodie Golf Course, **Joe Benoit**, Public Works Director

**ABSENT:** Village Treasurer, **Toleda Hart**, Chief **Kevin Welsh**, Fire/Building.

**Village Clerk's Office:** **Motion to Approve the Regular Board Meeting Minutes of August 6, 2024**

**Trustee Rolle** made the motion to approve; **Trustee Lynch** seconded the motion as read with amendments by Trustee Brown.

**Discussion:** None

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, minutes approved

**TREASURER'S REPORT**

**TRUSTEE DION LYNCH**

1. Bills Payables August 15, 2024– Corporate \$217,539.83, Sewer and Water \$27,166.70, Glenwoodie Golf Course 95,649.42, TIF Halsted North \$29,455.11, **Total All Funds \$369,811.06.**

**Trustee Williams made the motion and seconded by Trustee Lynch**

**Discussion:** Trustee Lynch had a question regarding what DeLange Finance is. VA Mitchell stated it was a lease for equipment at the golf course.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved.

2. Payroll as of the date August 9, 2024 – Corporate \$133,610.85, Sewer and Water \$14,913.74, Paid on Call \$14,151.25, Elected Positions \$1,437.95, Glenwoodie Golf Course \$37,867.71, Vendor Checks \$2,716.87  
**OVERTIME:** Police \$9,441.74, Reimbursable (\$1,794.10), Sewer & Water \$488.28 Public Works OT \$262.48, Econ Dev Stiped \$461,54, Admin Stipend \$1,546.81  
**TOTAL PAYROLL \$216,899.22.**

**Trustee Williams made the motion and seconded by Trustee Lynch**

**Discussion:** Trustee Lynch had a question regarding what department is Paid on Call. It is for the Fire department. Also, Trustee Lynch had a question regarding Police overtime, he says it was a little high this time. Chief Peddycord said it is for the church, which is reimbursable. Chief also stated it is a struggle to get new officers, He stressed the need for officers.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved.

**OPEN TO THE PUBLIC**

Attorney John Donahue stated he received a call from Mayor Gardiner advising him he had received numerous calls from Village residents asking if the Village can declare a surplus in its TIF districts and pay taxpayers a \$500.00 rebate. Attorney John states the surplus is technically not the Village's money, and the money must be spent pursuant to the causes set forth in the statue. Some of the causes are engineering, marketing, and other developmental cost which does not include money to residents. This cause does not include giving rebates to residents for property tax relief.

**Deborah Birmingham- Brookwood Point Resident**

**Ms. Birmingham** had concerns regarding the overgrowth of her neighbor's weeds and trees. **Ms. Birmingham** has been asking the board for some time to please address this situation. **Ms. Birmingham** has spent over \$2000 in cutting her neighbors weeds last year and she expects to spend the same this year. She would like the Village to use its authority and assist her with this issue by going to the neighbor's yard and cutting the overgrowth. **Anthony Newsom** is also a neighbor of this resident and verified **Ms. Birmingham's** complaint.

**Trustee Lynch** asked what can the Village do regarding **Ms. Birmingham's** complaint. **Attorney John** says when he addressed the situation a few years ago. The Village found this bush/weed in the neighbor's yard can cause irritation to the skin. There are animals coming from the neighbor's yard. He states an Ordinance was passed which stated this weed is a nuisance. This neighbor has been cooperative in the past; however, he is no longer letting the Village cut it down. **Attorney John** says the only thing the Village can do is give this neighbor a citation. Deputy Chief Welsh says he will visit the property tomorrow. **Trustee Lynch** asked if this item can be put on the next agenda to take a deeper look at the original Ordinance.

**Leon Fields- Brookwood Point resident**

**Mr. Fields** had concerns regarding overgrowth on the walkway of the parks. He is requesting an Ordinance for the overgrowth.

**Mr. Fields** also had concerns regarding tax collection rates. He directed his questions to **Attorney John**. **Attorney John** thinks the tax collection rate is around 90 or 94 percent. Lastly, **Mr. Fields** says the residents should receive the benefits of the surplus TIF money.

**Celeste Bowman- Brookwood Point Resident-**

**Ms. Bowman** had concerns regarding the skunk issue in town. She states this is a real issue and would like the Village to address this issue.

**Ms. Bowman** also had concerns regarding the construction at the bridge. She says the traffic is horrible and there is no work being done. Engineer Dave Schilling says this is an IDOT issue and the Village has been reaching out to IDOT for a status.

**Ms. Bowman** thanked Carolyn Williamson for her professionalism to her and other residents at the Village Hall.

**Edward Hadnott- Glenwood Manor Resident**

**Mr. Hadnott** had concerns regarding the Resolution passed last night for a Public Advisory referendum. **Mr. Hadnott** says there are already three items on the ballot and the item from last night's meeting is invalid. **Attorney John** says the Village can put its own items on the ballot regardless of what the state does, and this was a request from South Suburban Mayors and managers. **Mr. Hadnott** asks that the surplus TIF money be used for the taxpayers of Glenwood. Next **Mr. Hadnott** states that the tax levy be lowered so the taxpayers can receive the surplus.

**Robert Maddox – Brookwood Point Resident**

**Mr. Maddox** wanted clarity regarding TIFs. Next **Mr. Maddox** had a question regarding the budget. He wanted to know if the Budget was balanced. **Bryan Janssen** addressed **Mr. Maddox** regarding the budget and stated the Village is working on the budget. The plan is to have something into the Finance Committee in a few weeks. Lastly **Mr. Maddox** says he requested to the mayor for the condos on Glenwood Dyer Road to paint the garages the same color. All the condos have different colors. He says it is an eye soar. **Trustee Clark** says he will let the mayor know. **Mr. Maddox** says he is expecting an answer at the next Board meeting. **Trustee Lynch** says he has the same concerns as **Mr. Maddox** and says the Trustees have been told a balanced Budget will be complete in September.

**Denoisha Fields- Ms. Fields** would like to remind the Board to come together to support the people and to give the surplus money to the community.

**Keith Donald- Brookwood Point Resident-** Mr. Donald addressed the Board regarding one neighbors' fence and another neighbor's yard. The fence is an eyesore, and he had originally come to the Village Hall with the issue; however, he received bad treatment at the front counter. **Deputy Chief Welsh** will investigate the issue and possibly cite the violator.

**Lori Wheeler- Brookwood Point Resident-** Ms. Wheeler had a question regarding which property on the agenda is being annexed into the Village of Glenwood. **Attorney John** says this property is the farmer's house on Zeldenrust property.

**Anthony Newsom- Brookwood Point Resident**

Thanked **Trustee Lynch** for keeping the residents informed. **Mr. Newsome** says the Village looks bad and there is a communication gap between the Board and the residents.

**Cathy Paxton- Nugent Suare resident-**

**Ms. Paxton** says there is no communication in the Village. She asks where the communication with the residents is. **VA Mitchell** says the marketing communicator Steve Patterson watches the meetings on Zoom and is in constant contact with him. **VA Mitchell** states there will be a communication page that put the questions from the Board Meeting and the answers will be put on the page right away.

Next Ms. Paxton had questions regarding the grant writers. She wants to know what has been written. **VA Mitchell** says Lexipol is the grant writers and allows the Village to go out and seek grants for the Village. **VA Mitchell** says there will be a list of grants that have been applied for and a status of the grants received

**Ms. Paxton** also pointed out grocery stores in surrounding communities. She wants to know what Glenwood is doing regarding businesses. **Trustee Rolle** states the business have to choose the Village and the Village is working hard to attract businesses.

Lastly Ms. Paxton wanted to know what is in Glenwood for the children and the seniors. Other communities have activities for children through grants. Finally, Ms. Paxton asked about the survey of public works sent to residents to complete. **VA Mitchell** says this is a survey required by the EPA.

**Resident-** Had a question regarding taxes. She asked the Board if the Village will allow buyers to come in and buy up properties where people have fallen behind on taxes.

#### **COMMUNICATIONS MAYORS OFFICE:**

**None**

#### **ATTORNEY'S REPORT**

1. Approval of an Ordinance annexing a certain property to the Village of Glenwood.

**Trustee Lynch made the motion and seconded by Trustee Williams**

**Discussion:** Attorney John says the is the triangle part of Zeldenrust. **Trustee Lynch** asked if there are any cost to annexing this property. **Trustee Rolle** asked for the balance in the Main Street TIF. She wanted **VA Mitchell** to verify the balance. **VA Mitchell** says the balance as of 8.15.24 is 326,000.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved.

**ENGINEERING**

**DAVE SCHILLING**

Approval of Patching of Main Street by Gallagher Asphalt not to exceed \$40,000 to be paid out of Main Street TIF funds.

**Trustee Lynch made the motion and seconded by Trustee Williams**

**Discussion:** Trustee Rolle asked how much money is in the Main Street TIF? VA Mitchell states there is \$326,077.00 in the TIF as of 8.15.2024.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved.

**DEPARTMENTAL REPORTS**

**Chief Peddycord** gave a monthly report on the department. **Chief Peddycord** also states officers are needed. There is a shallow pool of officers and Glenwood is having a hard time competing with other Villages.

**NEW BUSINESS**

Engineer Dave reported back in April that the Board voted to apply for a CDBG grant. The board in the past always applied for the maximum. He states the max is \$400,000; however, we only received \$200,000. He would like directions on how to proceed. Should the Village cut back on the scope of the work to fit the dollar amount or just do half or supplement. Engineer Dave says there is no reason to act tonight. **Trustee Lynch** would like the Village to cut back on the scope of the work until the Village a balanced budget. **Trustee Rolle** asked if this could be budgeted for 2025 instead of just doing half and leaving the other half undone. **Engineer Dave** says he will let Cook County know to cut the work in half and in February of 2025, we will see if the Village can move forward with the remainder of the work.

**OLD BUSINESS**

**Trustee Lynch** asked when invoices are received from the Fire Station's construction and projects, he would like balances so he can see where the Village is in terms of cost.

**Trustee Lynch** also asked what the status of the audit is. **Bryan Janssen** states the audit to go to Wipfli; however, there are five sections still owed to them. They have enough to get started. Bryan says the hopes to get the other sections to Wipfli in the next two weeks.

**Trustee Lynch** also asked if the department heads have submitted their budget wish list sheets. **Bryan** says no because the Finance team is still finalizing the revenues for the September Finance Meeting. This is the last stage of the budget process. There should be a preliminary budget by the second meeting in September.

Next **Trustee Lynch** asked what the status of the Village is having conversations with other taxing bodies regarding the life TIFs. **Attorney John** says the bill has been passed and the Village is not included in this bill. The Village must decide on when the bill will be extended before 2027.

**Trustee Lynch** wants to know where the other taxing bodies stand with this bill. **VA Mitchell** will get an answer for the next board meeting.

Lastly, **Trustee Lynch** would like a referendum on the ballot for a Park District for the youth. **Attorney John** says may be too late for the November ballot but he will investigate.

**MOTION TO ADJOURN:**

**Trustee Rolle** moved the motion; **Second by Trustee Lynch** second the motion as read.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0


**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

**ADJOURNMENT:** August 20, 2024, Regular Board meeting was adjourned @ 9:14PM.

  
Carolyn D. Williamson, Deputy Clerk