

**MINUTES OF THE REGULARBOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT THE VILLAGE HALL JULY 21, 2020**

The JULY 21, 2020 Board Meeting was called to order at 7:00 PM by Village President Ronald J. Gardiner telephonically, 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,

Trustee Winston Arrived at 7:05pm

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

**CLERK'S OFFICE** Motion to Approve the Regular Board Meeting Minutes of June 16, 2020

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

Discussion: No Discussion

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

Ayes: Beckman, Clark, Dawson, Hadnott, Styles

Naes: Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

**TREASURER'S REPORT:** 1). Motion to Approve Bills Payable as presented by the Finance Director Linda Brunette.

Corporate Fund: \$168,377.79; Sewer & Water Account \$8,545.82; Storm Water \$2,584.25; Glenwoodie Golf Course: \$31,099.85; TIF Halstead South \$3,977.01; Hazardous Mitigation \$2,157.35; Foreign Fire Insurance \$185.00. TOTAL ALL FUNDS: \$216,927.07

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

Discussion: Trustee Hadnott asked, where are we with the marketing for properties in the Village and the Plaza. VA Mitchell stated, at the next meeting Mr. Williams should be bringing that back to you at the next meeting with updates. He then asked can we have regular updates of the plan and

progress at the Plaza. VA Mitchell replied yes. Trustee Dawson asked, why did we take on the responsibility of loop net. VA Mitchell replied, we would do anything within his agreement to be successful, once he puts that out there it goes to several different Companies. Trustee Dawson stated we should use one platform, for example MLS. Trustee Dawson asked would someone like to amend their motion so we know what all we are paying for and what we are getting

**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**

**2) Motion to Approve Payroll as of the date, July 17, 2020 as presented by Finance Director Linda Brunette**

**Corporate: \$116,416.00; Glenwoodie: \$22,944.00 Sewer & Water: \$16,300.00; Paid on Call Firefighters \$28,539.00 OVERTIME: Police: \$4,931.00 (\$636.00 of Police Overtime reimbursable); Sewer & Water: \$1,0630.00; Public Works \$549.00; TOTAL PAYROLL: \$190,742.00**

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

**Discussion: No Discussion**

**Upon Roll Call: Ayes: 5 Naes:4 Recues:0 Absent:0 Abstain: 0**

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

**Naes: Dawson**

**Recues: 0**

**Absent: 0**

**Abstain: 0**

**Motion Approved: Yes**

**OPEN TO THE PUBLIC:**

**Cathy Paxton**

Stated, there are several people standing in the door way and in the hall. Why couldn't we hold the meeting at Glenwoodie? Mayor Gardiner replied that was a special meeting. We also wanted to have a Public forum. Ms. Paxton stated, we need to accommodate all the Residents. Everyone deserves to be able to participate and be present at the meetings.

**COMMUNICATIONS:**

**MAYOR'S OFFICE:**

1) Mayor Gardiner and the Fire and Police Commissioners acknowledged Commissioner James Presnak on his retirement.

Mayor Gardiner also acknowledged Bernetta Curtis on her resignation from the Economic Development Committee and nuptials.

Trustee Hadnott inquired about Mayors promise in March to Appoint Individuals to necessary Committees. Mayor Gardiner replied, yes. I still have a few more people to speak with But I will try to do them at the next Board meeting.

**ATTORNEY REPORT**

**Approval of a Resolution, concerning Closed Meetings of the Board of Trustees of the Village of Glenwood.**

Trustee Beckman motioned to table, second by Trustee Clark

**Discussion:** Trustee Beckman stated he would like more time to come in and review the minutes Trustee Dawson asked, what time line are we reviewing from. Attorney Donahue replied the last two years. Trustee Dawson stated, my thought the last time was, we didn't want to release them because we had a transaction take place. Clerk Lynch stated when we vote, we vote individually on each closed session. So if the unanimous vote on any particular Closed session is to either remain closed or open, then those particular minutes would become as such. At this point they all remain closed, until each is voted upon. Trustee Dawson then stated, no I understand but the previous Board when they voted last time, they voted to keep them closed because of a Real Estate transaction. Clerk Lynch replied, it all depends on the reason for the Closed session some of real estate, some are personnel some are sales etc. the Board will have to vote for each session individually to either remain closed or open. Trustee Dawson replied, I understand. Trustee Hadnott stated I would like to have a complete listing of Closed session. Recordings, Minutes etc. Clerk Lynch stated, I provided the Trustees, several months ago with a list of Closed Sessions that are due for a vote. Trustee Hadnott stated, not a current list but one dating back to 1980's to the present day.

**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:** 1

**Abstain:** 0

**Motion Approved:** Yes

**VILLAGE ADMINISTRATOR:**

**VA Mitchell**

We had a few questions related to the Cares Act. I and Linda have participated in seminars and webinars to ensure we tap into any available monies that apply to the Village. From COVID Pandemic. Also, we are looking at the possibility of finding ways to re-open the field house within regulations set by the Governor. We are starting to see an uptick in COVID calls, therefor causing more conversations related to preparedness from the Governor's office. Lastly Joanne sent out data related to Vehicle Sticker sales, with that if the board is ready to move forward with late fees for Vehicle stickers as well as the Water bills. Trustee Dawson how did we notify Residents late fees would be postponed. VA Mitchell replied, it was published don the Website, Social Media, and Village Hall. We will use the same process when we decide to life the late fee hold. Trustee Dawson stated, I think we should discuss it then so we can give ample notice, then we will be prepared to have that conversation. Trustee Winston stated when are they coming back to make a decision. VA Mitchell stated, we are prepared to have the discussion to night, the Boards direction at the last meet was to wait for data which was sent out, to be able to have the conversation tonight. Trustee Winston stated, Mr. Chair, I would like to see that on the next agenda, so we can take action.

VA Mitchell stated, what we would want to do is take direction from the Board, at that point inform the Chief to notify the Officers to begin ticketing We need to identify what that date will be. Trustee Hadnott suggested October 1<sup>st</sup> be the deadline. Trustee Winston stated, for the water bill we need a handle on that before people's bill get way out of hand. Mayor Gardiner asked all Trustees to think of "end dates" for late fee holds for both Village Stickers and Water Bill and to present that in an email and be prepared to vote on a day at the next meeting.

**ENGINEER'S REPORT:**

Engineer Shilling stated, the flood wall, field stenography is done. Its being drawn up by the CAD department. All elevations and contours are just about completed, then its

go time to determine how to get this thing completed, with either concrete or clay. Lastly Plaza lighting, are still not on ComEd came out to connect those lights, they noticed the meter fitting didn't have the fifth terminal that is required for the 120-208 service. So that's back on Contractor to get that installed. I spoke to him before the meeting, he said he thought it was done but was going to check with his Foreman, I should know something by tomorrow and I will update Administrator. Trustee Dawson asked, how was that overlooked? Eng Shilling replied, as I explained previously, the transformer behind Anytime Fitness was supposed to be a 120-240 transformer. Which is typical for street lighting systems, therefore everything that was ordered was ordered with that in mind. Meter fitting was not ordered for that terminal.

**FINANCE:**

Director Brunette stated, 96 transfer stickers, 100 vehicle stickers, we are down about 7% in revenue tax compared to last year. We completed 7 FOIA.

**POLICE:**

Chief Peddycord stated, 532 calls for service. We want Residents to continue to be aware of scams throughout the Village related to Social Security and Unemployment. We had a car stolen at Speedway. Driver left the car running while out pumping gas, Residents are encouraged to lock their doors and turn their Vehicles off.

**FIRE/BUILDING:**

Authorization to solicit quotes for interior demolition, minor asphalt repairs, minor interior concrete repair and interior painting for the building at 18419 thru 18441 Halsted Street.

Trustee: Winston m Dawson motioned to table; Second by Trustee Hadnott to accept the Motion.

Discussion: Trustee Dawson stated, we need a plan before moving forward. We have spent over \$500,000.00 on the Plaza with no plan we need COW meeting. Trustee Hadnott stated we spent 9 hours on the SWA and not even 9 minutes on the Plaza. I shocked we allowed a valuable asset to deteriorate like that with numerous violations. He then stated we need to have more minority owned, veteran and women contractors in the bid process. We should be pursuing them. I would like to only table for us to spend some time discussing, I have asked for several COW meetings. We all need to be on the same page.

Trustee Dawson asked any of the Trustees to say what the value of that building is? And how much we are into it already? Trustee Winston stated I respectfully disagree, at this point in time we know how dangerous the roof is, how dangerous the wall is. We cant continue to let it Detroit, my though is with all we are doing, if we can generate income by fixing it up then lets do that now. Trustee

Dawson stated, you have to have a plan for your money. Trustee Winston stated I totally agree. But these are things that have to get done to move forward. Trustee Winston is, my plan is for that building to be renovated so we can start generating revenue. I don't think anyone right now could say we wouldn't make money if it wasn't fixed up. Trustee Dawson stated, its without a doubt that because we've invested so much money we can't stop now. The timing, and lack of plan and direction is ridiculous. Trustee Winston stated, I agree we do have to have a plan but we don't need to hold up improving that building so we can get Tenants that will pay higher rates per square foot. Trustee Clark stated were just asking for Bids, this is not new that this Plaza has been dilapidated for the past 25 years, its not new to us. The fact is now we are moving forward, we have people trying to sell parcels and put business in the Plaza. This is just a minute part to getting it prepared so it can be viewed by people who are going to view, rent and or purchase the property.

Trustee Beckman stated, what is the exact scope of this Bid?

Chief Welsh replied, I reported at the last meeting, this reduced scope that was presented is based on what the Boards direction was. I didn't do any of this on my own it was the Boards direction. This is what the staff and developer suggest what we do as a final phase. He also stated, I would like a statement that was made twice that its appalling that we allowed that building to get to that condition, I would like to remind everyone it wasn't until 10-11 months ago the concept was to tare it down to the wall up to the laundromat. I do take exception that we the staff did not let that building deteriorate, the reason we didn't spend any more time is because it was scheduled for demo all the way up to the wall to the Laundromat and then reface that Laundromat or relocate Tom to a different space.

Trustee Hadnott stated, since you and I met at that building. Since the I have heard nothing from anywhere about saving that building, you and I discussed a plan. We discussed either sale or leasing it. I agree we have to do something. I'm not opposed to the demo unless the roof is fixed, let's fix the roof, then the wall and have a COW meeting

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

**Ayes: Beckman, Dawsos, Hadnott**

**Naes: Clark, Styles, Winston, Mayor Gardiner**

**Recues: 0**

**Absent: 0**

**Abstain: 0**

**Motion Approved: No**

**Authorization to solicit quotes for interior demolition, minor asphalt repairs, minor interior concrete repair and interior painting for the building at 18419 thru 18441 Halstead Street. With a Woman, a Minority and Veteran to be included in Bid process.**

**Trustee Hadnott moved; second by Trustee Dawson to accept the motion as read.**

**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**

**PUBLIC WORKS:**

Over the past two weeks we have been attacking sink holes. Mainly near Center and Street. A lot of those are in so disrepair they just crumbled the moment they were touched. We need to become more proactive rather than reactive. We now have three staff members who are arborist. Tomorrow we will be working on mane break on Harper and 194<sup>th</sup> place. there was a mane break on Clark and Young that took over 14 hours. Trustee Hadnott asked, Do we have any decimation that shows what we've replaced, and where we replaced it? Director Maddox replied, no we do not. We know were we've put clamps on! but there is software out there that could give us what we need. Trustee Dawson asked, if you can get the map from Dave for water mains breaks, it will give us that count information. As it relates to Storm Sewer, we can't leave that pipe in there to long because it's a lift. Is there a plan to get that fixed? Director Maddox replied, I will be talking to Dave about that very soon. We have to look at allocating funds to be able to look into that, that plan is to do it block by block. Hopefully the money from Capital improvements should help.

**GLENWOODIE:**

For the month of June we did \$ 182,481.00 considering banquet restrictions. 10 outing in September and October will be moving forward. Trustee Hadnott asked, at the Special Board meeting we got some interference on the microphone, do we know what that was. Phil replied, since

the new system was installed pre COVID this was our first time using it. We are working through the problems.

We got material in for repurpose, we have used about 60 tons so far. We spent a lot of time pumping, with all the rain. Usually we put 5-6 drainers out to help get as much rain off soon as possible.

**SENIOR/PARK PROGRAMS:**

Senior Department has been making well-being calls/ Seniors are anxious to get back to the Blakely center and the Senior programs. This week I have been helping Seniors learn Insta cart and shopping online. Trustee Dawson asked, would you be willing to teach Seniors how to do Zoom calls.

**NEW BUSINESS:**

Trustee Hadnott stated, can we give a price to the Theatre parcel. Trustee Dawson stated, we have made this decision with SWA. We owe the Residents to know if the savings from the water would be put into them or use it for infrastructure, so we can use it to get ahead of times. Trustee Dawson also thanked Director on his innovation on fixing the pipe.

**OLD BUSINESS:**

Trustee Hadnott stated, he would like to bring back the crime free Ordinance. Trustee Winston inquired about replacement steps for the Mayors Assistant. He asked if this retirement was planned? That's a huge role to fill, could we have preplanned this or ask her to stay long enough to on-board the new candidate. VA Mitchell replied again this was no notice or warning. There is a succession planning, however this was unexpected, we can only ask so many questions as it relates to retirement.

Clerk Lynch asked that we re-visit the discussion related purchasing equipment for drive in Theatre This is a benefit to the Village not just financially but also provide entertainment and attraction to the Village. We don't want to miss the bandwagon as other Villages and Business are catching wind to. Can we have a comprehensive cost of all equipment.

**OPEN TO THE PUBLIC:**

**Bret Thompson**

Currently we are under contract with Chicago Heights for our water. So knowing we just signed a contract with SWA, everything goes through them? and we start receiving water from them. What then happens to Chicago Heights? Mayor Gardiner replied our contract with Chicago Heights goes to 2033. We would still be responsible for the water we use. He then stated we get a lot of debris on Virginia and strife is there any thing we could protect those man holes from debris. Director Maddox replied, because its elevated over thee. Its designed for the sink holes to exist. Unfortunately, there isn't much that can be done, but we can look at some protection for the man holes. He then asked Glenwoodie if any of the pros are doing private lessons. I ask that because I sent a email to the golf course letting them know I was interested in private lessons, myself and about 13 of my

fraternity brothers. I never got a response, I have a copy of that email, that was just revenue that was wasted. My Fraternity does a golf outing, this year is the 10th year I already stated next year we would be looking next year to use a facility But Glenwoodie didn't respond to our response on lessons, Glenwoodie has now been taken off that list as a potential location.

**Howard Swacker**

We are putting on this Taste of Glenwood and all my Neighbors are concerned about parking. There is not any parking over there, what is your plan? **Mayor Gardiner** replied this is not a Village hosted or sponsored event. **Trustee Winston** stated, this is an event I am hosting for the Village it is a Community event. **Trustee Winston** stated there is parking across the street. He then stated I own two houses here in Glenwood, everyone passes the street right by here on State with 8-10 feet deep holes. With the damage that's under there, what are the plans to replace. **Director Maddox** replied there is a plan in place. One of the issues are cost, we are working a grant to gain funding for our streets, which we expect rather quickly, but there is a plan.

**Angela Dixon**

What is the phase where the Parks can be back open, where the kids can play? The Park in the Manor there are weeds by the sliding board. The weeds growing up at the parks, can we do something that. **Director Maddox** replied, we decided to not maintain the park since it will be renovated soon., we can go over and clean the weeds. **Trustee Winston** asked for quotes for garbage cans over at the Baseball field that are more appealing.

**Miriam Slaughter**

Asked **Mayor Gardiner** for the status on the budget. **Mayor Gardiner** replied, we spoke about that today, Department Heads have been asked to make their final cut recommendation. Finance Committee has had a chance to look at it a few times. A few more things it would be on the agenda in August. She then stated she agrees with **Trustee Dawson** I use MLS. She then corrected **Trustee Beckman** and stated she does all of her listings to get paid. I called a few Commercial Realtors they would never do an agreement without anything in writing She then stated when she asked if the budget was delayed because you needed the \$30,000.00 to pay the deposit you said no that it would be paid out of the Cares Act. **Mayor Gardiner** replied, I never said that. What I said was a home o Arquilla that we received a loan for from a home we owned. We got 35,000.00 from a loan that was paid off that was taken out in the 90's Cook County implemented travel order; they want Municipalities to keep up with people who are quarantined. **Chief Welsh** asked her to email the

information and that he is unaware how that would happen because the County, as I mentioned before has already made the decision not to notify First Responders of the person who tested positive. They will tell us a patient tested positive just not who due to HIPPA so we have no way of knowing who really tested positive. You then stated at the last meeting that you would grant Trustee Hadnott request for RFP on this agenda and you did not? Mayor Gardiner replied it will be on the next agenda.

**Christian Moody**

I know we spoke at the last Board meeting, about having the SWA at Glenwoodie which was successful. I'm wondering if we can continue that? the participation of zoom calls perhaps moving them to Glenwoodie as well? I still consider myself to be relatively young I don't mind standing but I am sure there are several others who do. Mayor Gardiner replied, that's a great idea, we can consider it.

**Motion to Adjourn**

Trustee Styles moved; Second by Trustee Winston 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 July 21, 2020 Board Meeting adjourned at 8:30pm.

  
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Dion Lynch, Village Clerk