

**MINUTES OF THE REGULAR BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS
HELD AT THE VILLAGE HALL JULY 7, 2020**

The JULY 7, 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, Winston**

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;**

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

**Corporate Fund: \$171,771.60; MFT \$7,004.25; Sewer & Water Account \$170,051.50; Glenwoodie Golf Course: \$24,724.99; TIF Halstead South \$136.61
TOTAL ALL FUNDS: \$367,937.61**

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

Discussion: Trustee Winston stated under Public Works we had a "backhoe" for \$1,700.00 what's that for. Director Maddox replied that was for a transmission. Trustee Winston stated, I also noticed you had a Toro blade, is that for the equipment that was purchased for the grass that you didn't come back to the Board for? Director Maddox replied, those were additional parts. Trustee Dawson stated, I would like to lower the limits for authority spending. We seem to keep having the same problem over and over. Trustee Winston stated, when the Board ask you to come back before you purchase, that needs to happen. Regardless of spending authority.

Upon Roll Call: Ayes: 5 Naes:0 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 2, 2020 as presented by Finance Director Linda Brunette

**Corporate: \$110,044.00; Glenwoodie: \$21,096.00 Sewer & Water: \$13,322.00; Elected Positions \$5,833.00
OVERTIME: Police: \$3,980 (\$1,027.00 of Police Overtime reimbursable); Sewer & Water: \$2,975.00; Public Works \$630.00; TOTAL PAYROLL: \$157,880.00**

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

Discussion: Trustee Winston asked about Police Overtime. Chief Peddycord replied, what you see is a result of some vacation time, as well as shift replacement.

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:

Miriam Slaughter

Stated, I have a few questions about the water contract. I vaguely remember the water fee being refundable. She then asked beside the \$67,000.00 how much more will Residents have to pay? **Mayor Gardiner** replied, according to the agency there will be no more additional expenses, except for us to purchase water. **Miriam** then stated, we get a 50-year contract? She then stated we are to have Insurance coverage; how will that affect our current Insurance. She then asked what is the Finance Committee recommendation? She then asked who will guarantee the loans? **Mayor Gardiner** replied, I am sure it will be alternative revenue bonds. **Miriam** then concluded when the water lands, what town will it come through? **Mayor Gardiner** then stated, they will make a presentation shortly to answer your questions.

Tony Plott

Stated, his only concern is this project will take 5-7 years, correct? In that time, we will still be paying Chicago Heights? **Mayor Gardiner** replied, yes. **Mr. Plott** then stated I hope someone will address crossover runs. **Mayor Gardiner**

replied, they did say any cross over will be handled by SWA. But we will ask when they approach.

COMMUNICATIONS:

MAYOR'S OFFICE:

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

Mayor Gardiner also asked for a moment of silence for Ray Schmelzer. Longtime Resident as well as Asst. Senior Center Director for a number of years.

Trustee Dawson also asked the Mayor to hold a moment of silence for all those who lost their lives to injustice from Police brutality.

Presentation -Southland Water Agency

Part of the reason the SWA was formed was because many South Suburban communities are facing harsh and unaffordable water prices from Hammond or Chicago. From 1985 to 2015 Chicago water rates went up by an average of 6% the presentation included graphs depicting Chicago's and Hammond consistent water rate increase. He also included the water supply would be completely independent of Chicago and Hammond water system, which means they would be running pipes from Lake Michigan to identified communities that would also create a completely new filtration system. He also included that the Organizations principles are transparency and rate predictability. The three charters members are South Holland, Thornton and East Hazel Crest Robinson Engineering has been named the Engineer of record. He then stated there is a signed agreement for Lake Michigan access site., there is also a signed development agreement for financing and building the entire system that's on the Indiana side of the border. We are expecting 7-10 community commitments this month.

We are guaranteeing initial water rates at least 3% lower than your current rates. For the first 10 years, there will not be a rate increase for even a penny. Once we go to a formulated rate, the cost will never exceed 2% in any given year between years 11 and 50 of the contract. As we discussed at the last meeting there are early discounts for early adopters. With the massive savings if the Board elects SWA the funds can be put back into the Residents pockets or used for infrastructure improvements. Trustees asked question including but not limited to. Why the rush to finalize a contract, that was only received 3 weeks ago. What actual guarantees can SWA provide that their rates will remain lower? They also asked if Glenwood can sublease the "Komer" pumping station to SWA. It was also asked, what transpired previously with other Municipalities that

left the "cash strap"? Questions of insurance coverage was raised. It was also asked Glenwood decides opt out mid-way, what ramifications can we expect?

*Due to the 2 ½ hour SWA presentation, a complete transcript will not be provided in the minutes. The SWA presentation can be found in great detail on the Village of Glenwood Website. Further questions should be directed to Board Officials as well as the Village Administrator.

X **Approval of Contractual Services Agreement between Village of Glenwood and The Holbrook Fire Protection District.**

Trustee: Styles moved; Second by Trustee Clark 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

X Absent: 10

Abstain: 0

Motion Approved: Yes

X **Approval of Request for Executive Closed Session Section 2 (c) (11) Litigation with action to be taken and reason to reconvene at the end of the meeting.**

Trustee: Dawson moved; Second by Trustee Hadnott 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: 10

Abstain: 0

Motion Approved: Yes

Maurice Williams-

Stated, during the COVID he and his team have completed the following related to the Plaza.

- A. Toured existing Laundry building to make marketing recommendations for sale.
- B. We are negotiating a new LOI for a new restaurant Brew Pub
- C. We continue active conversation for with about 12 grocery stores who service national and local Customers.
- D. Even under COVID we are still very active with negotiations and conversations related to bringing business to the Plaza. Trustee Dawson asked, in a moment we are going to vote on replacing a brick wall in the Plaza, In your professional opinion is that something we should do now or wait until we have a end user? Mr. Williams replied, I have viewed the wall, in my opinion in effort to market that property appropriately and to have some curb appeal. That needs to be taken care of immediately.

ATTORNEY REPORT

X

Approval of a Resolution approving a Water Supply Contract between the Village of Glenwood and the Southland Water Agency.

Trustee Dawson motioned to table, second by Trustee Hadnott

Discussion: No Discussion

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

Ayes: Beckman, Clark, Dawson, Hadnott

Naes: Styles, Winston

Recues: 0

Absent: X 0

Abstain: 0

Motion Approved: Yes

Approval of an Ordinance amending Section 10-46 of the Village Code of Ordinance in order to revise the hours for sales by a Class F liquor License Holder.

Trustee Hadnott moved; Second by Dawson 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

Approval of an Ordinance amending Chapter 94 of the Village of Glenwood's Code of Ordinances to add new Article XV titled "Municipal Cannabis Retailers" Occupation Tax.

Trustee Dawson moved; Second by Hadnott 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

Approval of an Ordinance amending Chapter 94 of the Village of GLENWOODS Code of Ordinances to add new Article XV titled. "Video Gaming Terminal Tax".

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

Discussion: Trustee Hadnott stated, should we probably go to \$150 or even \$500.00? I think the jump to \$1,000.00 is a bit rough. Just a suggestion. Mayor Gardiner replied, this is the gaming tax to the supplier, the gaming Company. Not the Business in 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

Approval of an Amendment between Maurice Williams and the Village of Glenwood. Provided Sub-Section 5, Article 1 is removed.

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

Discussion: Trustee Hadnott asked, can we list Village properties on our website also including incentives, cost etc? Trustee Beckman stated I would like to exclude section 5 of this. Which is property the Village does not own, take that out of the contract. Those are three pins not owned by the Village.

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 forward the Draft Text Amendment for Cannabis Dispensaries to the Zoning Board of Appeals for Public Hearing.

Trustee: Hadnott 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

VILLAGE ADMINISTRATOR:

Village Sticker Late Fees- Vehicle Stickers are due May 5th. the recommendation is to start late fees August 1st. Mayor Gardiner ask Director Alexander to send a report of stickers sold to all Trustees. Mayor Gardiner replied, the Board will wait for the report to be sent and will be discussed at the next meeting.

Water Bills- We are currently \$40,000.00 delinquent in water bills. I am proposing we shut off water for delinquent Customers in October 2020 without assessing fees. In December of 2020 we start looking at \$35.00 late fee and \$100.00 delinquent fee. The Board will wait for a recommendation from the Attorney before moving forward.

ENGINEER'S REPORT:

Engineer Shilling stated, on the Levy project they did get soil boring report, no surprises which is good for the flood wall. Trustee Dawson asked, do you all have an idea of how far you will have to go. Eng. Shilling replied it looks like it'll be about 25 feet. Trustee Hadnott asked, do we need clay for the project? Eng. Shilling replied, there is Clay there. The resurfacing project is complete, pavement markers are done also. The Plaza lights, I did hear from Com-ed. Who stated they are getting it scheduled, I will follow up tomorrow.

FINANCE:

Director Brunette stated, Vehicle stickers can be returned via mail or drop box. She also provided an update on the number of transfer stamps sold, houses sold and budget preparations.

POLICE:

Approval of an Ordinance amending Section 38-32 of the Village of Glenwood's Code of Ordinances.

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

Discussion: Trustee Beckman asked can we change to sound hear or feel?

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

FIRE BUILDING:

Approval of Brick Repair Bid for remaining Plaza Building

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

Discussion:

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

Ayes: Dawson, Hadnott, Winston

Naes: Beckman, Clark, Styles, Mayor Gardiner

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: No

Approval of Brick Repair Bid for remaining Plaza Building

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

Discussion: Trustee Dawson asked, why couldn't we incorporate the structural wall and the awning. VA Mitchell stated the idea was to do the side of the building and leave the front alone. Trustee Hadnott asked, wouldn't it make sense to get the scaffolding off before we did anything? VA Mitchell stated he could check and see. Trustee Dawson stated were getting a new roof but we have no plan for the Plaza, can we have a COW meeting on the Plaza, we need a budget, we need a plan. Mayor Gardiner replied we will have a COW meeting. Trustee Hadnott stated were going to start getting Tiff money from Good Vets and Anytime Fitness. Trustee Clark stated, I thought we had a discussion about this last month. The only money we are spending is to make that property marketable and sellable, we already agreed on that. Trustee Dawson stated were going to be at 1/2 million dollars with no plan.

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

Ayes: Beckman, Clark, Styles, Mayor Gardiner

Naes: Dawson, Hadnott, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

PUBLIC WORKS:

Request to advertise for Chicago Heights-Glenwood Road Improvement Project.

Discussion: Trustee Beckman asked, what is the scope of that project? This is for the Engineering work for the road to be resurfaced.

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

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

GLENWOODIE:

No Report

SENIOR/PARK PROGRAMS:

Director Alexander stated, Senior Center remains closed, she continues to do well being checks and calls on Seniors. She also read a letter from the family of Ray Schmelzer thanking the Village and Board for their support during their bereavement.

NEW BUSINESS:

Trustee Winston stated, I am hosting a Community event. The Taste of Glenwood. I am using my own Money. This is not a Village sponsored event. It would be held on 8/22/2020 from 4pm -9pm.

OLD BUSINESS:

Trustee Hadnott asked can we go to RFP for an Auditor. Mayor Gardiner replied, yes.

OPEN TO THE PUBLIC:

Leon Fields

Expressed concern about the extension of Village Stickers. He stated, there are several cars throughout the Village that do not have Village stickers parked all along the Village streets. H stated Residents should have no problem purchasing Village Stickers.

Miriam Slaughter

Stated there is a speed sign on Center, but it's at the very end. May I suggest we move it to the center of the street. She then asked the contract we had for Maurice Williams does that include the 600 acres. She then asked why did he list the sites on June 11? How can he advertise before the Board approves? Mayor Gardiner replied we will look into that. She then asked did Trustee Beckman have any Real-Estate interest in that area. Trustee Beckman stated, I do not my Wife's family does. Which is why I asked that that section of property be removed from the motion.

Sean Whitfield

The League and Organization will be responsible for screening daily for the Children. The facilities for equipment, how will we handle that? We have to get it out, send it out so it can be reconditioned and re-certified. VA Mitchell stated, I will connect with you this week to discuss it.

Motion to Approve settlement discussed in Previous Closed Session.

Trustee Hadnott 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

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 July 7, 2020 Board Meeting adjourned at 10:30 PM.



Dion Lynch, Village Clerk