

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, July 2, 2024

The Board Meeting was called to order at 7:05PM by Mayor Ronald J. Gardiner. 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 meeting was conducted at Village Hall; no requests for remote participation were made.

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

ABSENT: **None**

Public Hearing – Annexation Agreement between the Village of Glenwood and the Conservation Fund Owner which is about 93 acres.

Mayor Ronald J. Gardiner opened the Public Hearing at 7:04 p.m. **Fire Chief Kevin A. Welsh Sr.** gave a brief overview stating the Village wanted to create a partnership to keep some of the funding for development. This is for Parcels east of Calvary Baptist Church. This purchase will be a minimal real estate tax increase.

Amy from the Conservation Fund group gave a brief explanation of the conservation fund, and they would connect to the Village's water, and sewer systems. They do not need a lot of municipal services. She states the group would like to help the community with healthy eating, by having workshops and creating jobs. She is requesting to annex the smaller parcel and keep the larger parcel in Cook County. This is their third farm in Cook County.

Trustee Clark asked how the Conservation group would integrate this project with educational training for children in the neighborhood and if the school Board would be involved/notified? Amy stated the group would be training on the farm, which is mostly job training. She also states she would like to have after school programs and just teach the kids about healthy eating and what growing food looks like. She lastly stated she would contact the school board and the Glenwood Academy.

Trustee Brown asked where the workshops take place. Amy stated they are looking for a safe place for the workshops. She believes one of the green houses is a safe place; however, it does not have a floor so that could be a challenge. She says the group will have to do an assessment before they can have a safe place for the children to work. **Trustee Brown** also asked if the workshops would be hands-on training. Amy states absolutely. **Trustee Lynch** had concerns regarding Ordinances, Laws and Inspections. **Chief Welsh** stated the smaller parcel would adhere to the Villages Ordinances and the other parcel would adhere to Cook County Public Health Ordinances, and Inspections with no cost to the Village. **Trustee Lynch** also had questions about standard operating hours in which Amy stated that will all have to be assessed.

Public Comments

Before the Public came up for comments, **Trustee Rolle** asked that we hear each other and respectfully exchange ideas.

Leon Fields – Brookwood Point

Mr. Fields asked what would happen to the crops once the farm shuts down for the winter. **Amy** says the greenhouses will be used to protect the crops year-round.

Constance Lee- Brookwood Point

Ms. Lee had a question regarding Porta Potties, where will the Porta Potties sit and for how long. Also Ms. Lee wanted to know the tax implications of this project.

Amy states the owner will continue to pay taxes on the property and the Porta Potties will sit behind the green houses. She states she is working with Cook County Department of Public Health for full bathrooms.

Motion to adjourn the Public Hearing at 7:25 p.m.

Trustee Lynch made the motion to adjourn at 7:25 p.m.; **Trustee Rolle** 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

Village Clerk's Office:

Motion to Approve the Regular Board Meeting Minutes of July 2, 2024

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

Discussion: **Trustee Brown** made amendments to the minutes regarding her statements/comments/quotes:

1. "My Worship is for real" and she has been in the Village since a young age. She would like that statement stricken from the June 18, 2024, Board meeting minutes.
2. Also, **Trustee Brown** was not clear on the statement regarding **Trustee Lynch's** statement on Fireworks. She would like this statement clarified.
3. When **Trustee Brown** abstained from Fireworks at the Village Hall being cancelled is true; however, she stated she wanted the venue to remain at Glenwoodie in the minutes. **Trustee Brown** would like the minutes to reflect she would like the venue to remain at Glenwoodie Golf Course.
4. **Trustee Brown** also stated she would like amended **Trustee Williams** motioned for \$500.00 to go to the HOAs it should have been \$2,500.00.

5. **Trustee Brown** states regarding the Fire Truck, she did not say it would go to budget 2027, She would like that amended. Lastly, she would like to go forward to make sure the minutes are contextual to what is said.

Trustee Taylor also made amendments to the minutes regarding HOAs. She states she said all the dollar amounts given to HOAs should be consistent across the board.

Trustee Williams made the motion to approve; **Trustee Clark** seconded the motion as read with amendments by **Trustee Brown** and **Trustee Taylor**

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

TREASURER'S REPORT: 1). Motion to Approve Bills Payable June 26, 2024, as presented by Treasurer, Toleda Hart

1. Bills Payables June 26,2024– Corporate \$167,256.38, Sewer and Water \$24,216.16, Glenwoodie Golf Course \$82,299.94, TIF Halsted North \$200,207.92,
Total All Funds \$473,980.40

Trustee Lynch made the motion to approve the amended Bills Payables; **Trustee Clark** second motion.

Discussion: **Treasurer Hart** made a correction to the Bills Payables. She states that Tif Halsted North check for \$173,609.78 will be voided and should be **Tif Halsted North \$26,598.64.**

Trustee Lynch had a concern regarding Sewer and Water account reflective of the work done at the Plaza. **Treasurer Hart** says no, it is reflective of our expenditures.

The new total for the Bills Payables is \$300,371.12

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

2. **Payroll as of the date June 28, 2024** – Corporate \$134,814.86, Sewer and Water \$16,943.47, Paid on Call \$10,300.70, Elected Officials \$7,241.09, Glenwoodie Golf Course \$37,304.00, Vendor Checks \$2,747.46, OVERTIME: Police Overtime \$8,258.97, Reimbursable (\$1,340.88), Sewer & Water \$961.41, Public Works OT \$518.04, Economic Development Stipend \$461.53, Admin Stipend \$1,592.32
TOTAL PAYROLL \$221,143.85

Trustee Taylor made the motion to approve; **Trustee Clark** second the motion.

Discussion: **Trustee Brown** asked a question regarding the payroll date and the Bills Payable dates being different. **Treasurer Hart** stated the payroll dates fall on different date.

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

OPEN TO THE PUBLIC

Ora Adams- Village of Lynwood informed the Village that the Glenwood-Lynwood library is celebrating its 50-year anniversary in the village of Lynwood and Glenwood. **Ms. Adams** is selling ads for their memory book. She asked the Village residents to support the library a bit more. **Mayor Gardiner** asked Ms. Adams for the flyer and information so that he could purchase an ad for the Village.

Tony and Melinda Plott- Glenwood Manor Residents

Mr. and Ms. Plott wanted the Village to know about a few mentions for the Glenwood Baseball team. The team went to the Championship; however, lost to Sauk Village. Also, the Baseball team had a picnic, and everyone had a wonderful time, and it was well attended. Many of the alumni members have gone on to HBCUs. **Mr. Plott** says he would like to continue the baseball program; however, this year has been challenging. He states he will be coming to the Mayor and Board to build a shed for more equipment between now and March. As children grow into the sport, he states it is best for the baseball team to have their own storage facility.

Mr. Plott had an issue with the Basketball Courts in the Manor looking terrible.

Mr. Plott states the Fieldhouse in the Manor (Arquilla) needs a great deal of repair.

Mayor Gardiner and Chief Welsh say there are no rentals this month and the Fieldhouse will be updated.

Lastly **Mr. Plott** says people are not happy these days because property taxes are going up and a great deal of things are happening. **Mr. Plott** asked the Trustees to walk around to see what's going on in the Village.

Delores McDaniel wanted to address a comment from **Trustee Rolle**. She congratulated Trustee Rolle on becoming a Trustee; however, she asked Trustee Rolle not to persuade residents into being calm; because when residents come up, they are upset for whatever reason and Public Comment is the platform to voice their concerns.

Edward Hadnott- Glenwood Manor Resident

Mr. Hadnott addressed the Board regarding Capital Improvement Plan (CIP). He explained what CIP is used for major public expenses such as parks, fire stations/apparatus and public work projects. Next, he states what the goals of CIP should be, and this kind of work should be performed by the Finance Committee, Chief Budget Officer and Treasurer.

Leon Moore- Brookwood Point Resident

Mr. Moore addressed the Board regarding the Fire Pumper.

He had a concern about where the money would come from to pay for the Pumper. He states that the Pumper is 25 years old, and the Village needs to replace it at some point; however, with his analysis and speaking to Chief Welsh, he did not think the Village could afford the Pumper.

Eric Slaughter- Glenwood Forest Resident

Mr. Slaughter states the Finance Committee sent an email to the Board of Trustees with a unanimous vote not to recommend the Fire Pumper at this time. He states he would like to wait Until September to get a better picture of our financial standing.

Ayanna Walker- Finance Committee Member

Ms. Walker wanted to address Mr. Slaughter's comment regarding the vote being unanimous. She states that she and Mr. Owens voted yes for the Pumper Truck and wanted to set the record straight.

Mr. Maddox- Brookwood Point Resident

Mr. Maddox thanked Joe Benoit, Deputy Public Works, for doing a fantastic job on the sidewalk. He says it was very much appreciated it.

Mr. Maddox also had concerns about Hickory Glen Fieldhouse. He states someone needs to come an inspect after an event. He says the Fieldhouses are looking terrible.

Melinda Plott Manor Resident - Ms. Plott says the majority of the Finance Committee sent a presentation to the Board of Trustees. She says she would like a budget and audit before voting yes. She states the Village must get its financial house in order. She says she hopes the Board votes responsible.

Trustee Brown had a concern regarding Ms. Plott's comment regarding getting the financial house in order. Trustee Brown says the term seems rhetorical and personal and if someone votes yes, it does not mean they do not care.

Tony Plott Manor Resident

Mr. Plott says the majority of the Finance Committee said no to the Pumper Truck. He says historically the Board does not go along with the Finance Committee's recommendation. Trustee Rolle says he Finance Committee and the Board agreed on the Parking lot for Bana 2 in the Plaza.

COMMUNICATIONS MAYORS OFFICE:

Mayor Gardiner wishes to postpone Appointments and Executive Session.

1. Appointments- Motion to Table

Trustee Lynch made the motion to adjourn at 7:25 p.m.; **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, this item has been tabled

2. Approval of Request for Executive Closed Session under Section 2 (c) (1) Personnel with action to be taken and with reason to reconvene at the end of the meeting. **Mayor Gardiner** asked for a motion to table.

Trustee Lynch made the motion to adjourn at 7:25 p.m.; **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, this item has been tabled

Mayor Gardiner presented a plaque to **Sandra M. Washington** for her years of service as Village Clerk. Ms. Washington thanked the Board for their support. She also thanked the Deputy Clerk, Carolyn Williamson for her support throughout the years. Ms. Washington lastly stated she would be around and if anyone needed her assistance, she would be glad to assist.

Mayor Gardiner reported on the Flood Bridge Project Glenwood Manor has started. Joe and team have started working. There will be a survey for the Manor Residents as to what they want to see there. The survey will be available in about six weeks.

Mayor Gardiner also reported on the Flag Bridge- He states that is an IDOT project and has nothing to do with the Village of Glenwood. IDOT promised the Village the work would be completed this year.

Mayor Gardiner asked for a moment of silence for George and Dorothy Horak, a wonderful couple who both passed away this year. Services will be July 6, 2024, at St. Andrew's Lutheran Church.

ATTORNEY'S REPORT

1. Approval for the Village of Glenwood to enter into an agreement with Bana Three Corp.

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

Discussion: **Attorney John** says this is for a sale of a portion of the parking lot in the Glenwood Plaza to Bana Three for 96 spaces at \$8,000. Bana 3 is asking for Class 8.

Trustee Rolle asked was this already approved and **Chief Welsh** says, however, the red lines in the Ordinance are the updates. The update is the consideration of a Class 8 for Bana 3

Trustee Lynch had concerns regarding unused eligible cost. **Chief Welsh** stated the Village just made the first payment and he did not have the exact numbers of the unused eligible cost.

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. Approval of a Resolution to approve annexation agreement

Trustee Brown made the motion and seconded by **Trustee Clark**

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, motion approved.

VILLAGE ADMINISTRATOR'S REPORT

VA Mitchell reported on the 4th of July Parade.

He stated there will be hot dogs and refreshments at the Village Hall, following a Family Festival at the Blackey Center. **VA Mitchell** commented on the Face Painter. He stated the Face painter is phenomenal and if you need other things painting sorts done, this guy is good.

ENGINEERING

Dave Schilling

1. Approval for payment of local match for Army Corps of Engineering Grant in the amount of \$312,527.70.

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

Discussion: **Engineer Dave** says this is a purchase from Glenwood Academy by the retention pond and the Village should take advantage of the grant for this project.

Trustee Brown asked if the Village had to match the grant and does this has to be done tomorrow. Engineers say the total of the grant is \$3.2 million with \$300,000 going for infrastructure. The grant pays itself \$500,000. **Engineer Dave** says the Village should take advantage of the grant; however, we will not be penalized if it's not paid tomorrow.

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

Ayes: Brown, Clark, Lynch, Rolle, Williams

Naes: 0

Recues: 0

Absent: 0

Abstain: Taylor

Motion Approved: Yes, Motion Approved

2. Consideration of approval of 2024 local fuel tax resurfacing with Gallagher Asphalt in an amount not to exceed \$595,195.00.

****This Consideration was changed to state:**

Consideration of approval of 2024 local fuel tax resurfacing with Gallagher Asphalt in an amount not to exceed \$292,000.00

Trustee Clark made the motion and seconded by **Trustee Taylor**

Discussion: **Engineer Dave** explained this item with three options:

1. Move forward with the entire project not to exceed \$595,195.00
2. Move forward with half and only use the amount in the Motor Fuel Tax fund
3. Not to do the project at all

Trustee Brown asked when the money is due. **Engineer Dave** says the money is due after the work is done. This project should be completed after October 15, 2024.

Trustee Lynch asked since there is only \$215,000 in the MFT account, where will the difference come from? Adam says the difference can come from other funds within the General fund.

Initial vote:

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

Ayes: Brown, Clark, Lynch, Rolle

Naes: Taylor, Williams

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Approved Initially, but is being reconsidered and tabled.

*****The motion for** Consideration of approval of 2024 local fuel tax resurfacing with Gallagher Asphalt in an amount not to exceed \$292,000.00 passed; however, there is only \$215,000.00 in the MFT fund. Attorney John says we must make a motion to re-consider the passed motion.

****Trustee Williams** made a motion to reconsider the previous motion and to table the 2024 local fuel tax resurfacing with Gallagher Asphalt and **Trustee Brown** seconded.

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

Ayes: Brown, Clark, Lynch, Rolle

Naes: Taylor, Williams

Recues: 0

Absent: 0

Abstain: 0

****Motion Approved:** Yes, Motion Approved to table.

FIRE/BUILDING

Chief Kevin A. Welsh Sr.

1. Report

Chief Welsh reported a Firefighter got his hand crushed on a machine.

He also reported there was a three-car accident on 183rd and Halsted in **which Deputy Chief Welsh** was there to assist in which three wheel-chair patients were removed from a Pace Bus without harm. Two of the cars burned.

2. Approval of purchase of the new pumper for the fire department

Chief Welsh explained the need for the Fire Pumper Truck. He states per the Board's request, he went and gathered information to how the truck could be paid for and possible financing. He states he could possibly finance 5.75%. He references Resolution 2023-05.

Bryan Janssen (Finance Operations Manager) explains Resolution 2023-05. This resolution states, the Village's Water and Sewer Fund and the Village's General Fund are entitled to be reimbursed for the eligible redevelopment project costs paid to support the redevelopment of the South Halsted Redevelopment Project Area from Property Tax Increment Revenues.

Trustee Lynch asked about the CIP (Capital Improvement Fund). He stated the Village tried a CIP; however, it did not work because of the continuous use of the General Fund. He also wanted to know **Trustee Lynch** how TIF could be used in the General Fund. Attorney John says General Funds can be used for infrastructure in the plaza and the Village can pay the TIF back the General fund.

Trustee Brown made a motion to purchase the Fire Department Pumper truck and seconded by **Trustee Lynch**. **Trustee Brown** says she is confident the Pumper truck can be funded; however, not right now. She also states if this was later, she would vote yes.

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

Ayes: Clark, Rolle, Taylor, Williams

Naes: Brown, Lynch

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, motion approved.

OLD BUSINESS

Mayor Gardiner made a motion to give Glenwood Estates a \$2500.00 donation.

Trustee Williams moved the motion; **Second by Trustee Clark** second the motion as read.

Discussion: **Adam** asked Mayor Gardiner if he wanted to put line items in the General Fund for the 4 HOAs. A total of \$10,000 will go under Executive account in the General Fund

Trustee Brown had concerns regarding the people who rent the fieldhouses. She states people are grilling and doing other things and would like to know if the Village can put a sign with a fine out to deter them from doing such things. **Deputy Director Joe Benoit** will investigate the issue.

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

NEW BUSINESS

Trustee Lynch asked if money is moved within accounts to please come to the Board first before money is moved.

MOTION TO ADJOURN:

Trustee Williams moved the motion; **Second by Trustee Clark** 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: July 2, 2024, regular board meeting was adjourned @ 10:43PM.



Carolyn D. Williamson, Deputy Clerk