

**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 September 15, 2020**

The September 15, 2020 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 -Attended remotely), Hadnott, Styles, Winston

REMOTE PARTICIPATION Motion to allow Trustees Dawson and Clark to participate remotely.

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

Discussion: No Comment

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

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: 1.) Motion to Approve the Board Meeting Minutes of August 18, 2020 and September 1, 2020.

Trustee: Dawson moved; **Second** by Trustee Beckman 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

TREASURER'S REPORT:

1). Motion to Approve Bills Payable as presented by the Village Treasurer Toleda Hart

**Corporate Fund: \$169,642.82; MFT \$88.38; Water Account \$136,807.00; \$5,837.90; Tif Industrial Park \$2,437.50; TIF Main Street \$63,867.93; Glenwoodie Golf Course \$12,301.61; Tif Halsted South \$ 28,418.66.
Total All Funds \$419,401.81**

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

Discussion: Trustee Hadnott asked, how much longer do we have to pay on the IEPA loan? Director Brunette replied, I do not know off the top of my head. I would have to find out.

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

Ayes: Beckman, Clark, Dawson, Styles, Winston

Naes: Hadnott

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

2) Motion to Approve Payroll as of the date, September 11, 2020 as presented by the Treasurer Hart

Corporate: \$109,883.00; Glenwoodie: \$24,334.00 Sewer & Water: \$13,843.00.

OVERTIME: Police: \$6,313.00 (\$919 of Police Overtime reimbursable); Sewer & Water: \$268.00; Public Works \$144.00; Paid on Call \$26,780.00 TOTAL PAYROLL: \$181,565.00

Trustee: Hadnott moved; Second by Trustee Styles 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

OPEN TO THE PUBLIC:

Miriam Slaughter

Inquired about who is responsible for the Boxcar Corridor project? Mayor Gardiner replied, If you just hold your questions, the individuals who is sphere heading will introduce himself and the project. She has then asked has anyone on the Board seen the financials for the company. Mayor Gardiner replied, yes.

COMMUNICATIONS:

MAYOR'S OFFICE:

1) Appointment

Discussion: Mayor Gardiner stated, the individual whom was to be appointed needed more time to complete her resume, should be ready for next Board Meeting.

ATTORNEY REPORT

1.) Motion Approving a Resolution for closing the Village's Sale of PINS 32-03-322-003-000 and 32-03-322-0000

Trustee: Styles 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

2.) Motion to Approve a Resolution of an Intergovernmental and Sub-recipient Agreement for the Coronavirus Relief Funds between the County of Cook, Illinois and the Village of Glenwood.

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

Discussion: Trustee Hadnott asked, what is the amount we are receiving? Director Brunette replied, we applied for the full amount which is \$385,000.

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

3.) Motion to Approve an Ordinance amending Article IX of Chapter 62 of the Village Code of Ordinances to address the Unlawful Use and Possession of Cannabis.

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

Discussion: Trustee Winston asked, what type of businesses can't be in proximity of a Cannabis business? **Attorney Donahue** replied, this does not address Zoning. **Trustee Dawson** stated, I talked to multiple dispensaries. Most people who register, typically register out of their area for the purpose to avoid being seen.

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

4.) Motion to approve an Ordinance granting a Special use Permit to allow Residential Use above a Commercial use.

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

Discussion: Trustee Hadnott asked, would it make sense for us to come up with a mix used Zoning? **Attorney Donahue** replied, I believe this is the second time we have used this, but that is something we can look at. **Trustee Winston** asked, is that going to limit use of Cannabis? **Attorney Donahue** stated, the board has already authorized and reviewed the Contract with the Purchaser.

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

VILLAGE ADMINISTRATOR:

We were able to work with the software Company. We will be able to move forward with the way the Board passed for the bills to be paid. We will move forward with the new Ordinance in November.

The Police Department is looking at options to coming back to the Board to deter speeding in the Village, We will hopefully have some updates at the next meeting.

We are still participating in calls for CARES funding. We are also still in conversation with RWK about what the Board requested as it relates to equipment.

We are trying to get donations from Cook County for salt and snow; I also met with the Chiefs. We will not be doing Trick or Treating this year. We will host something here at the Village for the Residents. Trustee Hadnott asked if we are going to RFP for insurance. Administrator Mitchell replied, I have a meeting tomorrow on that and I will follow up with you.

ENGINEER'S REPORT:

1.) 2019-2020 Resurfacing Project \$428,128.00

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

Discussion: Discussion

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

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

Naes:

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: YES

2.) Glenwood Plaza lighting Improvements Payout #4 and Final.

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

Discussion: Trustee Dawson asked, has it been reinspected? Eng. Shilling replied, I looked at everything August 28

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

3.) Glenwood Plaza lighting Improvements final inspection and maintenance.

Trustee: Winston moved; **Second by Trustee Styles** 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

4.) Proposal for Professional Engineering Services WEB & GIS Based Water Main Break Tool and Operations Dashboard.

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

Discussion: Trustee Hadnott, asked how will we use this to understand the when, where, and how? Eng. Shilling replied, we had paper maps years ago, which were then converted to CAD base, apps, following that they were converted into GIS maps. Trustee Dawson asked, do we have funds allocated for this project? V.A. Mitchell replied, no we don't, this was for two log-ins. Trustee Dawson asked, should we wait until we hire a new Public Works Director, once we are locked into this, are we bound to it? Eng Shilling stated I can't say. If we have to make a few changes there should be. No charge, but if we spend 8 hours then I can't say. There is no harm in waiting. Trustee Beckman stated this is needed for the Village, not the Director of Public works. We need an electronic record of things that have transpired.

Trustee Dawson motioned to table, Trustee Winston second the motion.

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

Ayes: Dawson

Naes: Beckman, Clark, Hadnott, Styles, Winston

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: No

5.) Proposal for Professional Engineering Services WEB & GIS Based Water Main Break Tool and Operations Dashboard.

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

Discussion: No Discussion

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

FINANCE:

Director Brunette, We filed intent of use for funding for CARES Act due by 9/30. The application is due 10/31. We sold 14 transfer stamps, 3 Condos sold, 11 homes, 10 exempt transfer stamps. Local fuel tax is up \$1657.00 from last year.

POLICE:

V.A. Mitchell. Crime is still down, we are getting calls about parties that are being too loud. Chief will have a full report once he returns from vacation.

FIRE BUILDING:

License Agreement/Box Car Corridor

Trustee Winston stated, I am the proprietor of Boxcar Corridor limited. There are concepts like this in Hyde Park. They are legitimate businesses with doors and walls. It's an inexpensive way to start to grow a business and work with local and small businesses. I am leasing all of the cars we are able to move. Trustee Hadnott asked, how many small businesses do you have lined up? Trustee Winston replied I have about 6. There would be entrances and windows that are pop up ready. If they need water, it would come from the roof. This may encourage more activity and interest at that location. Trustee Hadnott asked, how much rent do you intend to charge? Winston replied, depends on the business; I would obviously have to make a profit.

Trustee Styles asked, there is no water or no gas? Where do people go to the bathroom and get heat? Trustee Winston replied, there will be porta-potties and electric heaters. It would mirror a Farmer's market; arts and crafts, paintings, and Christmas Trees. Trustee Hadnott asked, can we go through the normal channels of Planning and Zoning and Economic Development?

Trustee Winston stated, my concern is I want to get this started before winter gets here. I am not using any Village resources. This is all my investment. I am fronting all the money, with no help from the Village. **Trustee Beckman** stated, I like the concept; however, one of my concerns are some of the codes and how we record it. **Winston** replied, everything will meet code. **Beckman** asked is the ground in which we are looking to house this substantial enough to maintain the weight.

Chief Welsh replied this would require several code overrides, I don't have enough expertise to speak to it. **Trustee Beckman** stated, don't want this to turn into a Swap-O-Rama. **Chief Welsh** replied, I don't want to be in the middle of this, whatever the board directs I will do, but as far as codes there is nothing that speaks to it. **Trustee Winston** was opposed to looking for ways to deny this, I would hope the Board is progressive enough to see the future.

Trustee Dawson asked, I think it's a good idea, but I think it's the wrong location. I believe it could thrive in the Industrial Park, it will drive our property value down. This will determine who will be our next tenants, I agree we need to do something, but we have too much invested in this property. How do we combat lease value as opposed to land value? **Trustee Winston** stated, yes I would need to extend my lease to recoup my value. **Trustee Winston** stated if our land is going for \$200 a square foot, but you're talking about single digit numbers, how do we combat that when we get a new tenant? It is recorded and that value has to be used. **Trustee Clark** asked, I agree with trustee Dawson. There is no way you can make a box car look good. We do not need a lookalike to attract businesses in our community. **Trustee Styles** stated, we need a site plan and a financial statement. **Trustee Hadnott** stated, we have our building department saying they don't know how to classify it, we don't have enough information and it has not been through the formal process. I am asking for time to digest it. **Trustee Hadnott** motioned to table, motion was second by **Trustee Clark**.

Upon Roll Call: Ayes: 4 Naes: 1 Recues: 0 Absent: 0 Abstain: 1

Ayes: Beckman, Clark, Hadnott, Styles

Naes: Dawson

Recues: 1

Absent: 0

Abstain: Winston

Motion Approved: YES

PUBLIC WORKS:

Consideration of a Fire hydrant program \$41,840.00
Trustee: Styles moved; Second by Trustee Clark to accept the Motion as read.

Discussion: Trustee Hadnott s stated, when I was one the Department the Firefighters completed that, can they do this? Chief welsh replied, no it requires a power wash also, when you were on the Department we had roughly 100-150 calls a month now were up to over two thousand. We don't have the time to do it.

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:

Golf Rounds up 22%; Golf Operation Revenue 189,288.00; Food and Beverage 46,721.00; Total revenue. \$236,033.00.

SENIOR/PARK PROGRAMS:

New Report

NEW BUSINESS:

No New Business

OLD BUSINESS:

No New Business

OPEN TO THE PUBLIC:

Andrea Watkins

Expressed concern about getting Glenwood-Lansing road paved. We were notified we would need to go through IDOT. We have been filling the pot holes regularly but it does not work. We need our roads to be fixed, what we can do? V.A. Mitchell replied, it is a struggle, we've called several times, and they told us they would put us on a list. We will continue to call; we can't do repairs on another agency road.

Cathy Paxton

Expressed concern about IT. In August it came up for them to be approved to do upgrades, and then they were asked to submit itemized billing for emails. We have scammers out there, they are using email addresses, if we don't get the right technology out there everyone in Glenwood can be in jeopardy.

V.A Mitchell stated at the last meeting they gave a proposal which included software, and labor. When Heritage was here, we budgeted for computer for 40-45 thousand based on what it would cost. When we got the quote back from RWK their price was \$86,000.00.

Part of that was we had to go back through the computers they said we needed. They went to the Fire station and quoted computers they saw sitting around; they had included those in the price. They had come to Village Hall on Tuesday night; I met with them on Wednesday. The goal was for them to come back to me in packet information to re-examine their proposal. When we met with the Department Heads, we found out RWK could not even identify the computers they wanted to replace. So I and the Department heads had to go back, find serial numbers, which ones need to be replaced and turned into a long struggle. After I spoke with them today, we are talking again tomorrow morning.

We are still trying to get through the exact equipment we need. Once we get that information, we will probably still be over budget, which will come back to the Board. As it relates to email, RWK was unable to get email transferred from Heritage to themselves so they could bill us for email. Which they said would be included when they came back from the proposal through the RFP process. Even though the Board said extends Heritage contract for the email. Every time we have an issue with email, Heritage has to contact RWK, because RWK did not get that taken care of to get it transferred over. Email has to be paid in quarters, by them not getting email under their umbrella we had to pay for another quarter.

Christian Moody

Expressed concern about the lack of detail related to agenda items for the Board meeting. She also reiterated the need for remote access to allow the residents to attend remotely. She concluded by stating she does have some questions and or concerns about Trustee Winston's Idea; however, she was turned off by some of the comments that were made related to his proposal. We are not other Villages; we have to understand what Glenwood has to offer and build upon that as well as being forward thinking.

C.L. Bowman

Expressed concern about speeding on Minerva. I then noticed surveillance boxes went up, which are doing nothing. I and other neighbors are looking to put speed bumps down on the streets. There also needs to be a fence around that park. She then stated it is disheartening to hear other Trustees talk about or knock down an idea of another Trustee instead of coming up ideas on with that Plaza. State agencies are looking for ideas such as Trustee Winston, don't knockdown ideas, try to make it work. We need some people that are going to think out of the box, move to the 21st Century. We need a dog park.

Sgt Patrick Owens

Expressed concern about needing a vacancy filled for the Pension Board, inquired as to when that will be done. Mayor Gardiner replied, I had a candidate who was to be confirmed today but needed a little extra time to get things in order.

Miriam Slaughter

Stated on her water bill she saw a language stating, there will be an increase in the garbage bill it does not however indicate how much it will be. She also stated, you signed a new contract with Homewood disposal when the contract had not expired. They did not even give us a break during the pandemic. Mayor Gardiner replied, all these contracts are based on CPI as a results prices can increase.

MOTION TO ADJOURN:

Motion to adjourn into closed session

Trustee: Styles 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

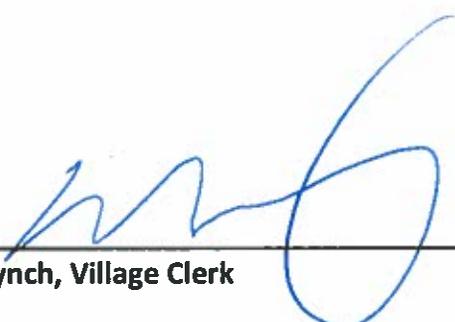
Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes

ADJOURNMENT: The September 15, 2020 Board Meeting adjourned at 8:55 PM.



Dion Lynch, Village Clerk