

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, NOVEMBER 14, 2023  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the regular meeting of the Board of Trustees to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: President Hofeld led trustees in the Pledge of Allegiance.

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Lisa Purcell, Trustee Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman and Trustee Lauren Roman. Trustee Anne Colton was absent.

President Hofeld introduced staff present: Village Attorney Chris Cummings, Assistant Village Manager Tyler Hall, Economic and Community Development Director Angela Mesaros, Director of Finance Amy Zukowski and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of October 24, 2023, were presented. There were no comments or corrections.

A motion was made by Trustee Purcell and seconded by Trustee Harris-Jones to approve the minutes as presented.

***Roll Call: AYES—Trustees Purcell, Willis, Heiferman Harris-Jones and Roman. NAYS -None. Motion carried.***

CLAIMS LIST: The Claims List in the amount of \$2,369,688.98 was presented. There were no questions from the Trustees.

A motion was made by Trustee Purcell and seconded by Trustee Willis to approve the Claims List as presented.

***Roll Call: AYES—Trustees Purcell, Willis, Harris-Jones, Heiferman and Roman. NAYS -None. Motion carried.***

President Hofeld said six items totaled 82 percent of the Claims List: \$287,910.45 to the City of Chicago Heights for Lake Michigan water; \$258,097.60 for November employees health insurance; \$188,935.50 to Strata Construction for curb and sidewalk replacement; \$532,385.00 to Zions Bank to pay off bonded debt; \$90,465.72 to Thorn Creek Basin Sanitary District; and \$596,983.83 to D Construction Inc. for street resurfacing.

President Hofeld commented that with the payment to Zions Bank the Village of Homewood is a debt free community.

HEAR FROM AUDIENCE: President Hofeld invited audience members to comment on any subject not on the agenda. No comments were offered.

OMNIBUS REPORT: The board is asked to pass, approve, authorize, accept or award the following items:

- A. Reappointment/Beautification Committee/Geraldine Piepenbrink: Approve the reappointment of Geraldine Piepenbrink to the Beautification Committee for a five-year term ending on November 14, 2028.
- B. R-3168/Retirement/Betty J. Deenik/Homewood Police Department: Pass a resolution honoring Betty J. Deenik on her retirement from the Homewood Police Department.
- C. R-3169/Retirement/Robert Misner/Homewood Police Department: Pass a resolution honoring Robert Misner on his retirement from the Homewood Police Department.
- D. M-2268/Special Use Permit/XFA Cycling and Fitness Studio/18203 Dixie Highway: Pass an ordinance granting a Special Use Permit for a place of assembly (indoor commercial) in the B-2 Downtown Transition District for “XFA Cycling and Fitness Studio” at 18203 Dixie Highway.
- E. M-2269/Special Use Permit/Ian Terrell Hair Design Studio/18350 Kedzie Avenue, Suite 202: Pass an ordinance granting a Special Use Permit for a salon and spa establishment in the B-3 General Business District for “Ian Terrell Hair Design Studio” at 18350 Kedzie Avenue, Suite 202.
- F. M-2270/Outdoor Sales Permit/Stoney Point Grill II, LLC/ 2031 Ridge Road: Pass an ordinance approving the issuance of a Permit for Outdoor Sale of Alcoholic Beverages valid through April 30, 2024 with exceptions for Stoney Point Grill II, LLC for their location at 2031 Ridge Road.
- G. Intergovernmental Agreement/Health Inspections/Cook County: Authorize the Village President to enter into an agreement with the Cook County Department of Public Health for the Provision of Environmental Health Inspectional Services for the period of December 1, 2023 through November 30, 2024.
- H. Redevelopment Agreement/Bergstein's NY Deli & Sandwich Shop/18064 Martin Avenue: Authorize the Village President to enter into a redevelopment agreement with Bergstein’s NY Deli & Sandwich Shop to reimburse eligible expenses for the construction of a restaurant at 18064 Martin Avenue.

President Hofeld recognized Bill Davis, owner of Bergstein’s New York Deli & Sandwich Shop. Davis said Bergstein’s has been in business for 15 years. He hopes to have the Homewood relocation (from Chicago Heights) complete by late January. Trustees told Davis they are excited to know Bergstein’s chose Homewood and are anxious for the business to open soon.

A motion was made by Trustee Heiferman and seconded by Trustee Roman to approve the Omnibus Report as presented.

***Roll Call: AYES—Trustees Purcell, Willis, Harris-Jones, Heiferman and Roman. NAYS -None. Motion carried.***

NEW BUSINESS: 2023 Real Estate Tax Levy Discussion: Director of Finance Amy Zukowski outlined for Trustees that the Village staff recommends a property tax levy seven percent higher than the 2022 levy. Zukowski explained that the Village must follow Illinois’ Property Tax Levy Limitation (PTELL) that caps the tax levy increase to five percent, or the rate of inflation, whichever is less, plus an additional percentage for new construction, and debt service. Staff recommends adding two percent for new construction and the value of property added upon termination of the Southwest CBD TIF.

Because the total levy increase exceeds five percent, the Village must conduct a Truth in Taxation public hearing prior to approving the tax levy. The hearing is scheduled for 7 p.m. on Dec. 12, 2023, prior to the regular Village Board meeting. Staff will publish notice of the hearing as required by law.

Zukowski explained that the Village's share of the tax bill is approximately 11 percent of the total bill. She said the percentage of Village property tax revenue allocated for police and fire pensions has consistently increased. Fifty percent of this year's levy is allocated for police and fire pensions with the balance going to the Village's general fund and other obligations. The pension allocation amount is determined by actuaries for the police and fire consolidated pension funds and is calculated to comply with a state mandate that the Village's police and fire pensions be 90 percent funded by 2040.

Finally, Ms. Zukowski noted that since the Village paid off its 2020 General Obligation bond this year, \$500,000 in debt service has been eliminated from the property tax levy. Homewood's 2022 levy approved in December 2022 was for \$6,941,564. The upcoming 2023 levy is projected to be \$6,791,9159 after removing the \$500,000 debt service included in last year's levy.

Trustees thanked Ms. Zukowski for her work preparing the levy.

President Hofeld asked for a motion to approve staff's recommendation to use state consolidated police and fire pension funds actuarial calculation to determine the amounts to be levied for police and fire pensions and to direct staff to publish in a local newspaper a Truth in Taxation Hearing notice prior to the December 12, 2023, board meeting.

The motion was made by Trustee Purcell and seconded by Trustee Roman to approve the above items.

***Roll Call: AYES—Trustees Purcell, Willis, Harris-Jones, Heiferman and Roman. NAYS -None. Motion carried.***

**GENERAL BUSINESS:** President Hofeld reminded residents the final free leaf pick-up will be Nov. 15 and Nov. 29.

**ADJOURN:** A motion was made by Trustee Purcell and seconded by Trustee Roman to adjourn the regular meeting of the Board of Trustees.

***Roll Call: AYES—Trustees Purcell, Willis, Harris-Jones, Heiferman and Roman. NAYS -None. Motion carried.***

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk