

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 8, 2024
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7 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 Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman and Trustee Allisa Opyd.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Economic and Community Development Angela Mesaros, Finance Director Amy Zukowski, Police Chief Denise McGrath, and Director of Public Works Josh Burman.

MINUTES: The minutes of September 24, 2024, were presented. There were no comments or corrections.

A motion was made by Trustee Mason and seconded by Trustee Willis to approve the minutes as presented.

Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS - None.

CLAIMS LIST: The Claims List in the amount of \$1,810,670.86 was presented. There were no questions from the Trustees.

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

Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS - None. Motion carried.

President Hofeld said four bills totaled 82 percent of the Claims List: \$323,592.10 to the City of Chicago Heights for Lake Michigan water; \$715,271.34 to the State of Illinois for ambulance calls reimbursement; \$255,384.34 for the October premium for employee insurance; \$182,372 to Curie Motors for the purchase of vehicles.

HEAR FROM THE AUDIENCE: President Hofeld invited anyone in the audience to address any subject not on the agenda. No comments were offered.

OATH OF OFFICE: Sgt. Kenneth Strunk served with the Homewood Police Department from June 2003 through June 2014. He left to serve in other capacities and returned to Homewood in January 2023. He took the sergeants exam in February and was first on the list which was used to promote him to the sergeant's rank on Oct. 6, 2024.

Clerk Thomas administered the oath of office to Sgt. Strunk.

Roll Call: AYES -- Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None. Motion carried.

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

- A. Reappointment/Beautification Committee/Arla Blocker: Approve the reappointment of Arla Blocker to the Beautification Committee for a five-year term ending on October 8, 2029.
- B. Lease Agreement/2024 Lease Program/BMO Harris Bank: Authorize the Village President to enter into a vehicle/equipment lease agreement between the Village and BMO Harris Bank for the Village's 2024 lease program, subject to the Village Attorney's review, which will provide for the replacement of seven (7) vehicle/equipment assets.
- C. Purchase Approval/Aerial Truck/Altec Industries, Inc.: Waive competitive bidding due to utilizing a vendor through a cooperative purchasing program; and, approve the purchase and delivery of one (1) Altec LR8-58RM Articulating Overcenter Aerial Truck from Altec Industries, Inc. of Birmingham, AL for a total purchase of \$199,276 to be financed over a five-year period through a lease agreement.
- D. Bid Award/Downtown Tree Grate Replacement/C&T Lawn Care, Inc.: Award a bid to the lowest responsible bidder for the for Downtown Tree Grate Replacement program to C&T Lawn Care, Inc. of Lynwood, IL, at a price of \$639 per tree grate in an amount not to exceed \$42,174. Funding for this project comes from Village's allocation of American Rescue Plan Act (ARPA) funds.
- E. Agreement/Installation of Lighting Fixtures/HCF Homewood, LLC: Authorize the Village President to enter into an agreement with HCF Homewood, LLC for the installation of lighting fixtures on private property in the alleyway created by the buildings at 2033 Ridge Road and 2049 Ridge Road.
- F. Intergovernmental Agreement/Health Inspection Services/Cook County: Authorize the Village President to enter into an agreement with the Cook County Department of Public Health for Health Inspectional Services for the period of December 1, 2024 through November 30, 2025.
- G. Increase of Limited Scavenger Licenses/D&P Construction: Approve the issuance of a Limited Scavenger License to D&P Construction of Chicago, IL.
- H. Budget Amendment/Payment Authorization/Crosstown Design and Build, Inc.: Waive competitive bidding due to utilizing a contractor already on-site and able to perform the work at a significantly reduced cost; approve a budget amendment of \$34,043 to the General Fund; and, authorize a payment to Crosstown Design and Build, Inc. of Des Plaines, IL in the amount of \$34,042.26 for storm sewer work as a TIF reimbursement expense.
- I. M-2317/Solicitation of Alternate Bids/18134-18138 Dixie Highway: Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the development of the property at 18134-18138 Dixie Highway (former Savoia's T'go property) in the Downtown TOD Redevelopment Project Area.
- J. Mural Agreement/Invals International LLC/2049 Ridge Road: Authorize the Village President to enter into an agreement with Invals International LLC, the property owners of 2049 Ridge Road for the installation of a mural on the alleyway wall of the building.
- K. M-2318/Zoning Map Amendment/3131 Olive Road: Pass an ordinance granting an amendment to the zoning map to change the zoning designation at 3131 Olive Road from the B-3 General Business zoning district to the R-1 Single-Family Residence zoning district.

- L. M-2319/Planned Development/1313-1351 175th Street: Pass an ordinance granting a Planned Development for the 6.38-acre site located in the M-1 zoning district at 1313-1351 W. 175th Street, with modifications as proposed, subject to the following conditions: 1) Consolidate the six (6) parcels of the subject property before issuance of a certificate of occupancy. 2) Vacate the two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 with plans approved by the Village Engineer, before issuance of a certificate of occupancy.
- M. Agreement/Mutual Release and Settlement/Full Moon Development Inc./18155 Dixie Highway: Authorize the Village President to enter into a Mutual Release and Settlement Agreement with Full Moon Development Inc., which transfers the property at 18155 Dixie Highway (former Delanoe's property) to the Village of Homewood for a settlement amount not to exceed \$15,000.

Trustee Harris-Jones asked about Item C, five-year lease term. Finance Director Zukowski said that was the correct term of the lease.

Trustee Heiferman said he is excited to see the Apparel Redesigned project (Item L) coming to fruition, and he was happy to know the tree grates (Item D) were being replaced because they have been a trip hazard.

Trustee Mason asked for clarification on Item M for the amount in the settlement. Manager Haney said the Board approved \$17,000 for negotiations to reach a settlement, but he learned this afternoon that an agreement was reached at \$15,000.

Trustee Roman asked if the Village will be spreading the word about the redevelopment of the vacant site in downtown (Item I). She hopes it can draw attention for other proposed uses. Director Mesaros said announcements are going out on all the Village's social media platforms to draw attention to a proposed development.

Trustee Opyd asked about the mural agreement (Item J) and whether the building owner is responsible for maintenance. Manager Haney said the Village is responsible for this project and staff is hoping the mural will be there for seven to ten years. It will have a sealcoating on it to protect against the elements. The muralist heard ideas to incorporate in the mural at the Appearance Commission.

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

Roll Call: AYES -- Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS - None. Motion carried.

GENERAL BOARD DISCUSSION: Trustee Mason asked for an update on the FEMA response to the July tornado. Manager Haney said he was notified by Cook County that it will conduct a disaster relief intake at the Homewood Auditorium. No date has been set.

Trustee Opyd said she was happy to see people at the Fire Department's Open House on Saturday, and she helped celebrate the H-F Chronicle's 10th anniversary at a party on Saturday. Trustee Opyd invited the community to Witches Night Out starting at 5 p.m. Oct. 17 in downtown Homewood businesses.

President Hofeld said two new businesses will be opening next week. Ollie's will have its ribbon-cutting and grand opening on Oct. 16, and the Homewood Brewery opens Oct. 18.

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

Roll Call: AYES -- Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None. Motion carried.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk