

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, JULY 08, 2025  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the 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 Nakina Flores called the roll. Those present were Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld

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

MINUTES: The minutes of June 24, 2025, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$528,081.49 was presented. There were no questions from the Trustees.

A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to approve the Claims List as presented.

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

President Hofeld said one item totaled 56 percent of the Claims List: \$297,000 for one month of employee's health insurance.

HEAR FROM THE AUDIENCE: Local resident Jackie Riffice invited the community to her book club called Books without Borders September 11, 6:45-8 pm at the Rock Shop. The club will discuss the book *So You Want to Talk About Race* by Ijeoma Oluo. She said she was inspired to create the book club by a recent HF Chronicle article titled "Listening and Learning Are Keys to Fighting Racism."

Resident Amy Crump read more passages from the book "On Tyranny: Twenty Lessons from the Twentieth Century" by Timothy D. Snyder regarding the importance of reading books to develop critical thinking, expand vocabulary, and cultivate a more nuanced understanding of the world, instead of relying on the internet.

Two residents asked about the status of the 183<sup>rd</sup> Street road diet. Manager Haney said the Village has included an additional stoplight at 183<sup>rd</sup> and Center in the 2028 Capital Improvement Plan. Public Works Director Burman said the Village has installed delineators at the intersection. Police Chief McGrath reported that the police department has stepped up speeding enforcement in the area.

Rev. Doyle Landry commented on the importance of providing employment opportunities and training for our youth.

OMNIBUS VOTE: The board was asked to pass, approve, authorize, accept, or award the following item(s):

- A. Budget Amendment/Sales Tax Revenue Sharing/Ford of Homewood: Approve a budget amendment in the amount of \$81,267 to the General Fund to meet the Village's obligation to Ford of Homewood for increased sales tax revenue per the sales tax sharing agreement dated February 23, 2022.
- B. Agreement/Professional Services/High-Visibility Crosswalks/HR Green, Inc.: Authorize the Village Manager to enter into a professional services agreement with HR Green, Inc. of New Lenox, IL in an amount not to exceed \$24,095 for engineering and design services related to constructing high-visibility crosswalks in the downtown area.
- C. M-2361/Surplus Property/Electronic Equipment: Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of electronic equipment listed as surplus property.
- D. M-2362/Redevelopment Agreement/Purchase and Sale Agreement/PWP Homewood LLC/3003-3025 183rd Street: Pass an ordinance authorizing the Village President to enter into a redevelopment agreement and purchase and sale agreement with PWP Homewood LLC for the Village-owned property at 3003-3025 183rd Street (Park West Plaza), contingent upon final approval by the Village Attorney.
- E. Contract/Budget Amendment/High-Speed Internet Service/UrbanComm.net: Waive competitive bidding to secure access to high-speed internet service that meets operational and infrastructure needs; approve a budget amendment of \$22,000; and, authorize the Village President to enter into a contract with UrbanComm.net of Oak Forest, IL in the amount of \$214,800 for 60 months.
- F. M-2363/Agreement/Lease Extension and Modification/Homewood Arts Council/2010 Chestnut Road: Pass an ordinance authorizing the Village President to enter into a Lease Extension and Modification Agreement with the Homewood Arts Council for the Homewood Auditorium at 2010 Chestnut Road, on a month-to-month basis effective July 1, 2025, until renovation work requires termination or further adjustments.
- G. M-2364/Agreement/Cell Tower Lease Extension/T-Mobile/18355 Pierce Avenue: Pass an ordinance authorizing the Village President to extend the lease agreement with T-Mobile for cell tower space at 18355 Pierce Avenue for an additional five (5) years, ending on December 8, 2030.

Before the vote, President Hofeld invited comments. Trustee Willis was glad to see crosswalk safety improvements are being made.

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

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

OLD BUSINESS: Presentation/Discussion: Burns and McDonnell presented rate design options as a result of the Village's recent Water Rate Study. The rate increases would cover costs for lead line replacement and other water system infrastructure improvements. Director of Finance Amy Zukowski introduced David Naumann, financial analyst with Burns & McDonnell, to explain water rate design recommendations.

Option 1 would increase rates 7.75% annually based solely on the amount of water use, but would not change any other billing component. Option 2 would increase the fixed (flat) rate based on meter size but provides for a lower annual increase to the volumetric water rate. Option 3 would also increase the fixed (flat) rate based on meter size, but also includes higher per-gallon charges for larger water users.

The recommendation given was option 2. The consultant believes that adjusting the monthly fixed fee based on meter size and maintaining a consistent volumetric fee for both residential and non-residential customers would provide more predictable revenue.

President Hofeld asked if the consultant believed the current federal government would enforce the lead line replacement. Mr. Naumann said yes, but it is a problem that needs to be solved. Amy Crump asked if the estimates considered inflation; Mr. Naumann said yes.

Trustee Siemson said investing in the water system is critical. With a plan we can maintain control in order to not lose ownership. Trustee Mason said if we go with option 3 there can be instability and some may try to stay under a certain water usage. He expressed he wants his bill to stay low and stable. Trustee Roman said she is thinking about the condo associations and other residents in multi-family buildings. She is requesting more information to see how this will affect people who are not in a single family home and also small businesses. President Hofeld said the Board has a lot to consider and will discuss its options at a future meeting after digesting all the information.

GENERAL BOARD DISCUSSION: Trustees wanted to thank Event Manager Marla Youngblood, public works, police and fire for doing a great job with the 4<sup>th</sup> of July parade it was an exciting and fun event. Trustees wanted to thank all the volunteers and behind-the-scenes staff who make this a fun and safe event. Trustees wanted to acknowledge the passing of Officer Alex Denman and offer condolences. Trustee Siemsen was pleased to hear from MAP how they thought the Village of Homewood's staff was professional in their negotiations. Trustee Mason congratulated the fire department for receiving recognition for an outstanding community safety partnership.

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

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

The meeting adjourned at 8:14 p.m.

Respectfully submitted,

Nakina Flores  
Village Clerk