

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY APRIL 26, 2022
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the regular meeting of the Board of Trustees to order at 7:05 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 Cece Belue, Trustee Karen Washington, Trustee Vivian Harris-Jones, Trustee Lauren Roman, and Trustee Jay Heiferman.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Assistant Village Manager Justine Bruno, Attorney Christopher Cummings, Director of Finance Dennis Bubenik, Director of Public Works John Schaefer, Director of Economic Development Angela Mesaros and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of April 12, 2022, were presented. There were no comments or corrections.

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

Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Heiferman and Roman. NAYS –None. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$886,482.92 was presented. There were no questions from the Trustees.

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

Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

President Hofeld said three items totaled 64 percent of the Claims List: Payment to Thorn Creek Basin Sanitary District of \$76,393.12; payment to the City of Harvey for Lake Michigan water of \$322,795.07; and a payment to Municipal Emergency Services Inc. for fire department gear of \$170,740.00.

HEAR FROM THE AUDIENCE: No comments were offered.

APPOINTMENT: A motion was made by Trustee Purcell and seconded by Trustee Harris-Jones to approve the appointment of Elizabeth Castaneda to the Planning and Zoning Commission for a five-year term ending April 26, 2027.

Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

Ms. Castaneda was sworn in by Clerk Thomas.

President Hofeld said Ms. Castaneda is replacing Mario Planera who is retiring. He thanked Mr. Planera for his service to the village.

PRESENTATIONS: Clerk Thomas read a proclamation designating June 3, 2022, as Gun Violence Awareness Day in the Village. The proclamation was presented by Moms Demand Action for Gun Sense in America. Representative Tony Graves thanked the Village Board for approving the proclamation.

Clerk Thomas also read a proclamation recognizing Friday, April 29, as Arbor Day in the Village. President Hofeld pointed out that the Village has been recognized by the National Arbor Day Foundation as a Tree City USA the past 24 years.

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

- A. M-2217/Outdoor Liquor Permit Renewals and Exceptions: Approve the renewal of the outdoor liquor permits for eight liquor licensees (Grady's Snack & Dine LLC, Cilantro Mexican Restaurant, The Fifth Quarter, Ridgewood Tap, Lassen's Sports Bar & Grill, Buffalo Wild Wings, Rabid Brewing and Maple Tree Inn) and accommodate their request to waive certain exceptions allowing local businesses to offer outdoor dining options to their customers.
- B. M-2218/Budget Adoption/FY 2022-2023: Pass an ordinance adopting the annual budget (Program of Services) for the fiscal year beginning May 1, 2022 and ending April 30, 2023, for the Village of Homewood based on the Public Hearing, which was part of the April 26, 2022 Board of Trustees meeting.
- C. Bid Award/Bituminous Mixes/Gallagher Materials: Award the bid for Bituminous Mixes to Gallagher Materials of Thornton, IL, the lowest responsible bidder, at the price of \$61.00 per ton for Surface mix, \$57.00 per ton for Binder mix, and \$129.00 per ton for Cold Patch mix, in an amount not to exceed \$35,000.
- D. Bid Award/Concrete Flatwork/Strada Construction Company: Award a bid for Concrete Flatwork to Strada Construction Company of Addison, IL, the lowest responsible bidder, based on the unit prices submitted in an amount not to exceed \$114,010.
- E. Contract/Custodial Services/EcoClean Maintenance, Inc.: Award a contract for custodial services to EcoClean Maintenance, Inc. of Elmhurst, IL, the lowest responsible bidder, in an amount not to exceed \$51,480, for cleaning four Village buildings and the Homewood Science Center.
- F. Bid Award/Crushed Limestone/Shepley Motor Express: Award the bid for crushed limestone to Shepley Motor Express, of Thornton, IL, the lowest responsible bidder, at the prices of \$12.50 per ton for CA6; \$17.75 per ton for 1" stone; and \$17.75 per ton for 2" stone, in an amount not to exceed \$44,750.
- G. Contract/Street Sweeping Services/Illinois Central Sweeping: Authorize the Village Manager to engage the services of Illinois Central Sweeping of Blue Island, IL, the lowest responsible bidder, for contract sweeping services for five residential and 15 commercial

sweeps, between May 1, 2022 and April 30, 2023, in an amount not-to-exceed \$8,525 per residential sweep and \$810 per commercial sweep.

- H. Bid Awards/Tree Services: Award a bid for tree removal (\$30/inch), stump removal (\$17/inch), spot trimming (\$225/tree), and emergency tree removal services (\$500/hour) to Homer Tree Care of Lockport, IL, the lowest responsible bidder, in an amount not to exceed \$113,000; and, award a bid for sectional tree trimming (\$92/tree) to Winkler's Tree Service of LaGrange Park, IL, the lowest responsible bidder, in an amount not to exceed \$75,000.
- I. Contract Renewal/Pavement Marking/Traffic Control Company: Approve the renewal of a pavement marking contract with the Traffic Control Company of Chicago Heights, IL in an amount not to exceed \$120,000.
- J. Scavenger Licenses/Renewal FY 2022-23: Approve the renewal of three Scavenger Homewood Disposal, Allied Waste Transportation of Chicago Heights and Waste Management, Inc. and three Limited Scavenger licenses to Midway Building Supply of South Holland, Tri-State Disposal of Riverdale and Total Disposal of Gary, in the Village of Homewood.
- K. R-3110/Purchase and Sale Agreements/17900 Dixie Highway and 2066 Ridge Road: Pass a resolution authorizing the Village President to enter into two (2) real estate purchase contracts with Virginia A. Budny, seller for 17900 Dixie Highway (the old library building) and 2066 Ridge Road Homewood, IL; and, authorize the Village President, Village Manager, Village Attorney and other necessary Village officials to take all actions required to complete the purchase and acquisition of the properties as provided in the real estate purchase contracts for a total purchase price of \$1.16 million.

President Hofeld asked if there were any comments. Resident David Ward asked why the Village would be using the site on Dixie Highway (the former Homewood Library building) for a new water tower. He argued it was not an appropriate place in downtown Homewood for a water tower. Ward also questioned why the Village would take a business building off the tax rolls.

Public Works Director Schaefer addressed his concerns. He said the new tank had to be built within a several block radius of where the current water tower is now behind Village Hall in order to maintain consistent water pressure in the area. Several sites were considered but none was a viable alternative. The Village couldn't build on the current water tower site because there was not enough space between the buildings. He also said the parking lot behind Village Hall was not feasible because of utilities and a geothermal below ground system. He said the new water tank will also have greater capacity.

Joka Ward also addressed the board on the proposed property purchases (Item K). As a trustee of the Homewood Library she is concerned about taking properties off the tax rolls. She reminded the trustees that the library depends on property taxes to operate. President Hofeld said the Ridge Road site will be developed into a new commercial development.

In addressing her concerns, Attorney Cummings said the Village has an obligation to provide water to the Village. The Village had a need to acquire the Dixie Highway property. The alternative was to condemn the property for a public need, but the Village would probably pay more and the condemnation proceedings would have delayed the project. This was not an easy decision. The long-term goal is to keep the property on Ridge Road on the tax rolls.

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

Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

OLD BUSINESS: M-2219/M-2220/R-3111/Homewood Brewing/18225 Dixie Highway: Pass an ordinance to approve a plat of consolidation of five nonconforming parcels into a single conforming parcel at 18225 Dixie Highway; pass an ordinance granting a special use permit and variations to allow the construction of a craft brewery at 18225 Dixie Highway; authorize the Village President to enter into a redevelopment agreement with Homewood Brewing, LLC d/b/a Homewood Brewing Company to authorize certain TIF eligible expenses; and, pass a resolution in support of a Cook County Class 8 incentive for the property located at 18225 Dixie Highway.

Carmela Wallace and Robert Lauderdale who are developing the property thanked the Village for its support. Mr. Lauderdale said the brewery will have a number of specialty beverages and serve Creole and Midwestern food. He said it will be a great place for families and is intended to develop a sense of community.

A motion was made by Trustee Purcell and seconded by Trustee Washington to approve the redevelopment plan for Homewood Brewing Company at 18225 Dixie Highway.

Trustee applauded the design of the building and told Ms. Wallace and Mr. Lauderdale they are excited for what is to come.

Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

GENERAL BOARD DISCUSSION: None.

ADJOURN: A motion was name by Trustee Purcell and seconded by Trustee Washington to adjourn the regular meeting of the Board of Trustees.

Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Marilyn Thomas