

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, MAY 9, 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 Cece Belue, Trustee Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman and Trustee Lauren Roman.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Assistant Village Manager Tyler Hall, Public Works Director John Schaefer, Economic Development Director Angela Mesaros, Fire Chief Bob Grabowski and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of April 25, 2023, 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, Willis, Harris-Jones, Heiferman, and Roman. NAYS – None. Motion carried.***

CLAIMS LIST: The Claims List in the amount of \$931,271.86 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 Purcell, Belue, Willis, Harris-Jones, Heiferman, and Roman. NAYS – None. Motion carried.***

President Hofeld said four items totaled 72% of the Claims List: \$128,768.35 for E-COM police/fire communications; \$210,715.94 to the state as its share of a grant to the fire department; \$244,219.13 for employee health insurance for May, and \$85,190.96 to Thorn Creek Basin Sanitary District.

PRESENTATION: Clerk Thomas read a proclamation designating May 21 through May 27 as Public Works Week. President Hofeld thanked Public Works Director John Schaefer for all he and his crews do for the village. Director Schaefer announced the annual Public Works open house would be on Saturday, May 27.

OATH OF OFFICE: Clerk Thomas administered the oath of office to Jason Carron who joined the Public Works staff as building maintenance worker.

**ADJOURN SINE DIE:** A motion was made by Trustee Roman and seconded by Trustee Purcell for the board to adjourn so that the new Village Board could be sworn in and seated.

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

**SWEARING-IN:** Cook County Circuit Court Judge Barbara Dawkins officiated the swearing-in of the newly elected member Anne Colton and re-elected board members Jay Heiferman, Lisa Purcell and Julie Willis.

**BOARD RECONVENES:** President Hofeld called for a roll call to call the Village Board meeting back to order.

**Roll Call:** *AYES—Trustees Purcell, Willis, Colton, Heiferman, Harris-Jones, Roman, President Hofeld.*

The board reconvened at 7:12 p.m.

**HEAR FROM THE AUDIENCE:** President Hofeld invited anyone in the audience to address the board on any subject not on the agenda. No comments were offered. Clerk Thomas did read a comment from a resident who raised concerns about neighbors playing basketball past dark and asked if the board could set a time limit.

**Omnibus Vote:** Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. M-2247/Sale of Surplus Property: Pass an ordinance authorizing the sale of surplus property (chairs from the Police Department training room) to Restoration Ministries, Inc. of Harvey, IL.
- B. MC-1075/Zoning Text Amendment/Basketball Equipment and Sports Courts: Pass an ordinance amending Table 44-03-03 Permitted Encroachments in Required Yards for Residential Uses, Section 44-04-14.B.5 Use Specific Standards for Household Recreation Equipment, and Section 44-09 Definitions of the Homewood Zoning Ordinance to clarify regulations related to basketball equipment and sports courts.
- C. Letter of Intent/Steinmarch Development Corporation/1221 175th Street: Approve a Letter of Intent with Steinmarch Development Corporation of Flossmoor, IL for the redevelopment of Village-owned property located at 1221 175th Street; and authorize the Village Manager to execute the Letter of Intent allowing the Developer 180 days to exclusively market the vacant office building in an effort to locate an acceptable user for the property.
- D. M-2248/Special Use Permit/Beauty Junkie Studios/1918 Ridge Road: Pass an ordinance granting a Special Use Permit for a Salon in B-2 Downtown Transition District for Beauty Junkie Studios at 1918 Ridge Road.
- E. R-3144/Appointment/IRMA Delegate and Alternate: Pass a resolution appointing incoming Director of Finance Amy Zukowski as Delegate effective May 22, 2023, and Assistant Village Manager Tyler Hall as Alternate Delegate to the Intergovernmental Risk Management Agency, the village's member-owned, self-governed public risk pool.
- F. Bid Award/2018 Ridge Road/Korellis Roofing, Inc.: Award the bid for roof replacement at the Science Center Annex, 2018 Ridge Road, to Korellis Roofing, Inc. of Hammond, IN, the lowest responsible bidder, at a cost not to exceed \$86,953, including unit prices of the

following; \$7 per square foot wood deck replacement, and \$20 per square foot masonry wall restoration, if needed, for additional unforeseen repairs.

- G. Emergency Purchase/Waive Competitive Bidding/Sanitary Pump/Flow-Technics, Inc.: Waive competitive bidding due to an emergency purchase; and, approve the purchase and installation of a submersible sanitary pump from Flow-Technics, Inc. of Frankfort, IL, in an amount not to exceed \$42,590 to replace a 20-year-old pump at Lift Station #4 that failed recently.
- H. Agreement Renewal/Legal Services/Christopher J. Cummings, P.C.: Approve the renewal of a General Retainer Agreement for legal services with Christopher J. Cummings, P.C. for a minimum of two (2) years (May 1, 2023 through April 30, 2025); and, authorize the Village Manager to execute the agreement providing for a total monthly retainer of \$15,510.00.
- I. M-2249/Water Sale and Purchase Agreement/Village of East Hazel Crest: Pass an ordinance approving the water sale and purchase agreement between the Village of Homewood and the Village of East Hazel Crest for a 10-year term at a current rate of \$4.75 per 1,000 gallons, to be increased annually between 1-3% depending on increases in the Consumer Price Index.

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

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

**NEW BUSINESS:** The board was asked to consider a liquor license for K.I.S. Soul Food and Catering at 18201 Dixie Highway. A representative said the business would be taking the space formerly operated by Park Pastries. The board is asked to consider a 75/25 license with a stipulation that no more than 25 percent of the licensee's gross receipts over any 12-month period shall be from alcohol sales. Trustees offered their congratulations on the business.

A motion was made by Trustee Willis and seconded by Trustee Colton to instruct staff to prepare the proper ordinance for future consideration.

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

**GENERAL BOARD DISCUSSION:** Trustee Colton thanked outgoing Trustee Cece Belue for her service, she thanked residents for their support in electing her. She said she is anxious to hear residents' suggestions and concerns.

Trustee Heiferman said he was humbled by his reelection and excited to serve another term. He invited residents to meet with him at 5 p.m. on the first Monday of every month at the Starbucks on Harwood Avenue.

Trustee Roman offered her congratulations to her fellow trustees who were elected in the April 4 election.

President Hofeld told the audience Dennis Bubenik, finance director for the past 23 years, was retiring and he thanked him for his dedicated service to the village. Manager Haney gave Bubenik a

23-year rundown on important events in those two-plus decades and said Bubenik will be remembered as the best finance director Homewood has had.

Bubenik said 23 years went by quickly. He's happy to leave the Village in good financial shape.

A motion was made by Trustee Purcell and seconded by Trustee Roman to move into executive session to discuss the purchase or lease of real property and setting a price for the sale or lease of property owned by the Village.

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

The board moved to Executive Session at 7:25 p.m.

The board returned from Executive Session at 8:05 p.m.

A motion was made by Trustee Colton and seconded by Trustee Willis to adjourn the regular meeting of the Board of Trustees.

The meeting was adjourned on voice vote.

Respectfully submitted,

Marilyn Thomas

Village Clerk