

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, DECEMBER 10, 2024
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the 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 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, Fire Chief Bob Grabowski, Police Chief Denise McGrath, Director of Public Works Josh Burman, Director of Finance Amy Zukowski, Assistant Finance Director Lyndsay Cabay, Assistant Director of Economic and Community Development Noah Schumerth, IT Manager Rich Wachowski, Communications and Engagement Manager Antonia Steinmiller and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of November 26, 2024, were presented. There were no comments or corrections.

A motion was made by Trustee Willis and seconded by Trustee Opyd 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 \$501,726.89 was presented. There were no questions from the Trustees.

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

President Hofeld said two items totaled 61 percent of the Claims List: \$260,256.17 for December employee health insurance and \$46,623.80 to M&J Asphalt Paving Co. Inc. for repaving the parking lot at the Homewood Science Center.

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

HEAR FROM THE AUDIENCE: Resident Amy Crump thanked the Village Board for an outstanding Holiday Lights opening to the holiday season and the reopening of the Harwood Avenue METRA Train Station. She thanked the Village for reinstalling the Little Free Library at the station.

Resident Robert Miller asked what benefit the Village would be receiving from Wind Creek Chicago Southland Casino. President Hofeld said the inter-governmental agreement splits proceeds 45 percent to Homewood and 55 percent to Hazel Crest. The first four years both villages will pay 50

percent of the revenue into a foundation Wind Creek established that will benefit health care needs and train students in the health care field. After that, the revenue will go directly to the Village. President Hofeld anticipates the village also will recoup a portion of the sales taxes and places for eating tax.

Liz Varmecky argued the pollution at the Izaak Walton pond is continuing and initial testing showed a carcinogen at the discharge site. The Village is required to monitor discharge, according to its permit. She believes the Village is not doing this and argues the discharge must be stopped.

Manager Haney gave an update. He said the Village was close to a contract on testing. He expected the testing by mid-January. The cost of a previous study of \$6,880 is being split with Izaak Walton's board. He acknowledged that the Illinois Environmental Protection Agency moves slowly on its review.

Patrick McAneney asked if the Board was aware of issues that arose when the Thornton Township Democratic Committee's meeting needed police on-site. President Hofeld said Sen. Napoleon Harris asked to use the auditorium and said security would be provided.

Mr. McAneney also asked about the development of the village parking lot site. He asked if the Village would wait to see how the current Hartford Building's uses are affecting the area. McAneney pointed out that previous plans for development at that location failed. President Hofeld said this proposed development is rental units and he does not anticipate any issues.

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

- A. R-3205/Illinois Department of Transportation/Rights-of-Way: Pass a resolution for the Village to obtain permits from the Illinois Department of Transportation (IDOT) to perform work within IDOT rights-of-way during the calendar years 2025 and 2026 in accordance with State requirements.
- B. R-3206/Motor Fuel Tax Funds/Rock Salt: Pass a resolution appropriating \$100,000 of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of the Illinois Highway Code for the purchase of rock salt.
- C. Stormwater Station 1 Upgrades/Metropolitan Industries, Inc.: Waive competitive bidding for Programmable Logic Controller and Communication Upgrades at Stormwater Station 1 due to the utilization of a vendor currently under contract or that serves as the Village designated vendor for system maintenance; and, approve the replacement of a Programmable Logic Controller (PLC), Cellular Communication Upgrade, and adjustment of float switches for Stormwater Station 1 by Metropolitan Industries, Inc. of Romeoville, IL in an amount not to exceed \$56,139.
- D. Redevelopment Agreement/Joaquin Anguiano/18134-18138 Dixie Highway: Authorize the Village President to enter into a redevelopment agreement with Joaquin Anguiano at 18134- 18138 Dixie Highway.
- E. M-2324/Purchase and Sale Agreement/18134-18138 Dixie Highway: Pass an ordinance approving a purchase and sale agreement between the Village of Homewood and Joaquin Anguiano for the property located at 18134-18138 Dixie Highway.
- F. R-3207/Cook County Class 8 Incentive/18134-18138 Dixie Highway: Pass a resolution supporting Class 8 status under the Cook County Real Property Assessment classification ordinance for real estate located at 18134-18138 Dixie Highway.
- G. R-3208/Redevelopment Plan and Project/Proposed Harwood TOD Redevelopment Project Area: Pass a resolution that makes available for public inspection, the redevelopment plan

and project and the qualification report for the proposed Harwood TOD Redevelopment Project Area.

- H. M-2325/Termination of 187th Street/Dixie Highway Redevelopment Project Area: Approve an ordinance terminating the 187th Street/Dixie Highway Redevelopment Project area.
- I. M-2326/Proposed North Halsted Tax Increment Financing: Approve an ordinance convening a joint review board and calling a public hearing for the proposed North Halsted TIF Redevelopment Project Area Plan, the designation of the North Halsted TIF Redevelopment Project Area, and the adoption of tax increment allocation funding.
- J. M-2327/2024 Real Estate Tax Levy: Pass an ordinance levying taxes for corporate purposes and for special funds for the fiscal year commencing on the first day of May 2025 and ending on the thirtieth day of April 2026 for the Village of Homewood.
- K. M-2328/2024 Real Estate Tax Levy: Pass an ordinance increasing the 2024 Street and Bridge tax levy in the Village of Homewood.
- L. M-2329/2024 Real Estate Tax Levy: Pass an ordinance directing the Cook County Clerk to reduce the Village of Homewood's 2024 levy, if necessary, to comply with the property tax extension limitation law.

President Hofeld invited Joaquin Anguiano to come and present to the board what his \$2 million investment for a Mexican restaurant will be (Items D-E-F). He said the restaurant will feature the flavors and culture of Mexico. He already has a restaurant in Chicago. The Homewood project will begin in spring.

Trustees thanked Mr. Anguiano for coming to Homewood. Trustee Opyd asked if there would be outdoor seating. Mr. Anguiano said he will have outdoor seating and parking.

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.

NEW BUSINESS: WATER RATE STUDY: Manager Haney introduced the report on the Water Rate Study. He said the fund runs as a business enterprise, meaning it is expected to raise the money to cover its expenses. The study is meant to address what revenues will be needed to support costs of capital, personnel and operations. The Village is facing the unfunded federal mandate of removing water lead lines in the not too distant future and the water fund will need to over the expense.

Finance Manager Zukowski said the Board approved a water rate study in May. The last was done 15 years ago. Village funds are not used to cover costs of the water fund. She introduced David Naumann of Burns & McDonnell who is conducting the study. He gave a review of his work to date.

Mr. Naumann focuses on water/sewer financial planning at Burns & McDonnell. The study will be a financial road map: 1) Financial planning, 2) Cost of service, 3) Rate designs. This study is designed for understanding revenue efficiency. Another goal is looking for ways to price the service.

Funding lead service line removal is a project to be completed by 2034 and will cost an estimated \$76 million in Homewood, in addition to other water/sewer capital costs. IEPA offers low interest loans based on demographics of the community. Cook County and the federal government are offering some ways to cover costs. Non-home rule sales tax is a possibility, too.

Mr. Naumann and his team will provide rate design and pricing structures, and a written report. His next visit will be to present scenarios for the Village Board to review.

President Hofeld said the Village will come up with the best alternative relating to the lead lines. Trustee Mason asked if other communities have done lead line replacement, but Mr. Naumann said most are doing inventory assessments to judge what needs to be done. Trustee Roman said replacing lead lines is necessary, despite the high cost. She wondered what EPA loans Homewood can take advantage of. Manager Haney said Homewood is not considered a depressed community so outside federal funding will be limited.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN: Director Zukowski said in April 2024 the first 5-year plan was presented. Since then, staff has identified additional needs. Financing and timing for capital improvements is ongoing.

The Village's biggest challenge is the funding source, which is limited. The Board has been using limited liability General Obligation Bonds and reserve funds and grants. Current capital plans reflect \$61 million in projects with just \$3.6 million available in general capital revenues. The first year of the plan (2025-26) has \$14 million in capital needs. Director Zukowski said it is going to be necessary soon to consider other funding sources. For now, she recommends the Board approve the transfer from the reserve fund to the capital projects fund of \$2.3 million.

She said the Village will need multiple funding sources for the \$76 million lead line removal project.

Trustees congratulated staff on the work putting the plan together. It is giving the Village Board needed information for planning purposes. President Hofeld said casino revenue may help offset some capital needs.

A motion was made by Trustee Roman and seconded by Trustee Mason to approve the transfer of one month of operating expenses in the amount of \$2,300,000 from the General Fund unassigned fund balance (Fund 01) to the Capital Projects Fund (Fund 37).

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

GENERAL BOARD DISCUSSION: Trustees congratulated staff on a successful Holiday Lights party and wished everyone a happy holiday season. President Hofeld said the Village gave 42 new business licenses in 2024, including Stoney Point Grill, the Ridgewood, Homewood Brewing, Wind Creek casino and Ollie's. Improvements also were made to Starbuck's on Harwood and Cherry Creek in its new location in Cherry Creek Plaza as well as Blue Pearl Candles.

ADJOURN: A motion was made by Trustee Harris-Jones and seconded by Trustee Willis to adjourn the regular meeting of the Board of Trustees.

The meeting adjourned at 8 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk