

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 30, 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 Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld. Trustee Patrick Siemsen was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Finance Amy Zukowski, Director of Economic and Community Development Angela Mesaros, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of September 9, 2025 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$589,168.12 was presented. There were no questions from the Trustees.

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

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

President Hofeld said two items totaled 33 percent of the Claims List: \$84,000 for the ambulance billing portion to the State of Illinois and \$90,000 to Thorn Creek Basin Sanitary District.

APPOINTMENTS: President Hofeld asked for approval of the appointments of Marilyn Thomas and Deborah Morton to the Ethics Commission for a three-year term ending on September 30, 2028, and Lawrence Love to the Events Committee for a three-year term ending on September 30, 2028.

A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to approve the appointments.

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

The Village Clerk administered the oath of office to Marilyn Thomas and Deborah Morton to the Ethics Commission for a three-year term ending on September 30, 2028.

HEAR FROM THE AUDIENCE: Resident Amy Crump read passages from the book “On Tyranny: Twenty Lessons from the Twentieth Century” by Timothy D. Snyder.

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

- A. Reappointments/Appearance Commission/Fire and Police Commission/Senior Advisory Committee: Approve the reappointments of Brian Quirke and James Scheffke to the Appearance Commission for a three-year term ending on September 30, 2028; Paul Jordan to the Fire and Police Commission for a three-year term ending on September 30, 2028; and, Kathy Austin and Raymond Pierre to the Senior Advisory Committee for a three-year term ending on September 30, 2028.
- B. M-2370/Special Use Permit/Ascential Healing Massage/17956 Halsted Street: Pass an ordinance granting a Special Use Permit for massage therapy within Essence Salon Suites in the B-4 Shopping Center zoning district to Jamie Cole of Ascential Healing Massage at 17956 Halsted Street.
- C. MC-1091/Grocery Tax Amendment: Pass an amended ordinance approving the implementation of a 1% municipal grocery retailers' occupation tax and a 1% municipal grocery service occupation tax effective January 1, 2026.
- D. M-2371/Surplus Equipment/V-box Salt Spreaders: Pass an ordinance declaring two (2) V-box salt spreaders as surplus property; and, authorize the Village Manager to sell, trade in, or dispose of two (2) V-box salt spreaders.
- E. Redevelopment Agreement Amendment/Ford of Homewood/3233 183rd Street: Authorize the Village President to execute an amendment to the redevelopment agreement between Ford of Homewood, IL, and the Village of Homewood to provide reimbursement for tax increment financing eligible expenses to correct existing drainage issues at 3233 183rd Street, in an amount not to exceed \$9,935.
- F. M-2372/Fee Schedule Amendment/Water Rates/Acceptance of Water Study: Accept the Water Rate Study Report completed by Burns & McDonnell of Chicago, IL; and, pass an ordinance amending the “Public Works Fees” section of the Homewood Fee Schedule to reflect the change in the monthly fixed charge to be based on meter size and the increase in volumetric rate billed per 1,000 gallons of water usage to \$11.74 in 2026 and an increase of 7.75% to the monthly fixed charges and volumetric rate in 2027.

Before the vote, President Hofeld invited comments. There were no comments.

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

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

OLD BUSINESS: Director Burman introduced Paul Hurley from Burns and McDonnell for an update on the Lead Service Line Replacement Program. The Village has been approved for a \$4.1 million loan from the IEPA, of which \$2.45 million will be forgiven and the remaining \$1.6 million will be a zero percent interest loan to be paid off in 30 years. The next step will be to put the initial lead service line replacement contract out for bid, with a bid opening in November. The work is anticipated to begin as soon as the weather allows in 2026. The Village will require an access

agreement from each residence to either gain access to their private property or to opt out of the program. If opting out is chosen, the replacement line will only be installed to the buffalo box. Staff asked the Board to decide between two options. Option one is full restoration which would include replacing interior areas, making necessary structural repairs, replacing disturbed driveway or sidewalk sections, restoring lawn with sod, reinstalling fencing, replacing disrupted landscaping "like in kind", and a one-year warranty from the contractor. Option 2 is a basic restoration which would include making necessary structural repairs, replacing disturbed driveway or sidewalk sections, hydroseeding the lawn area, reinstalling fencing, and a one-year warranty from the contractor. Under option two, the property owner would be responsible for interior cosmetic repairs and exterior landscaping replacements. After discussion, staff was directed to implement option two. Homewood has a total of 4,300 lines to be replaced and 267 scheduled for 2026 in this 10-year program. Staff further explained that the Village is obligated to first replace lead service line for vulnerable populations, or services belonging to daycares, childcare facilities and schools.

Trustee Willis said the cost of full restoration would be unpredictable. Trustee Heiferman stated that a resident could come back at a later date with associated costs. Trustee Mason asked how long each replacement would take inside each residence. Staff answered that it would take between two to four hours. Trustee Roman asked what would be done if contractors ran into asbestos. Paul Hurley stated they would find an alternate route and would not disturb the asbestos.

A motion was made by Trustee Willis and seconded by Trustee Mason to direct staff to implement option two of the restoration policies, for the Lead Service Line Replacement Program.

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

NEW BUSINESS: Amy Zukowski discussed a liquor license request from My Way Holdings, LLC and sought direction from the Board to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one for My Way Holdings, LLC for their proposed location at 2057-2059 Ridge Road, and to issue a permit for outdoor sales, subject to completion of the requirements for a Village of Homewood liquor license and permit for outdoor sales. My Way Holdings, LLC is under contract to purchase the property and businesses that are currently operated as Primo's Café and The Ridgewood. My Way Holdings, LLC is a father and son business that proposes a restaurant inspired by the Rat Pack, including live jazz music and valet parking. Attorney Ed Grossman presented My Way Holdings' business plan along with owner Rodney Phillips and his son. Trustee Roman asked if the business would shut down for a period of time during the change of ownership. Mr. Phillips said that he doesn't plan to have any down time.

A motion was made by Trustee Mason and seconded by Trustee Roman to approve a Class 4A liquor license for My Way Holdings LLC, subject to completion of the application requirements.

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

GENERAL BOARD DISCUSSION: Trustees wanted to thank residents for coming out and voicing their concerns and comments. Trustee Harris-Jones hoped that everyone can see the Board's vision for the lead line replacement. President Hofeld announced Homewood's most senior senior, Mary Cantway's 111th birthday.

EXECUTIVE SESSION: A motion was made by Trustee Roman and seconded by Trustee Heiferman to enter into executive session to discuss following: Purchase or lease of real property under 5 ILCS 120/2(c)(5).

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

The board moved to Executive Session at 8:04 p.m.

The board returned from Executive Session at 8:31 p.m.

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

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

The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk