

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 28, 2010
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Richard Hofeld called the meeting to order at 7:31 p.m. There were sixteen people in the audience and one member of the press in attendance.

PLEDGE OF ALLEGIANCE: Village President Hofeld led the audience in the Pledge of Allegiance.

ROLL CALL: Village Clerk Gayle Campbell recorded the Roll Call. Those responding were Trustees Glenn Tienstra, Barbara Dawkins, Joe Casella, Anne Colton, Ray Robertson, and Village President Richard Hofeld. Trustee Tom Kataras was absent.

INTRODUCTION OF STAFF: Village President Hofeld introduced the present staff members: Village Manager Mark Franz, Village Attorney Christopher Cummings, Police Chief Larry Burnson, Fire Chief Bob Grabowski, Director of Finance Dennis Bubenik, Director of Community Development Paula Wallrich, Director of Public Works John Schaefer, and Assistant Village Manager Jim Marino.

MINUTES: A motion was made by Trustee Casella, seconded by Trustee Colton to approve the minutes of the Board of Trustees Regular Meeting held on Tuesday, September 14, 2010. **Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustee Kataras. ABSTAIN: Trustee Tienstra. Motion carried.**

CLAIMS LIST: A motion was made by Trustee Casella, seconded by Trustee Colton, to approve the Claims List of Tuesday, September 28, 2010, in the amount of \$854,689.06. **Roll Call: AYES: Trustees Tienstra, Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustee Kataras. Motion carried.**

APPOINTMENTS: A motion was made by Trustee Tienstra, seconded by Trustee Robertson to approve the appointment of Patrick McAneney to the Storm Water Resource Committee to fill an unexpired term ending 1/22/2012. **Roll Call: AYES: Trustees Tienstra, Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustee Kataras. Motion carried.**

Village Clerk Campbell swore in Patrick McAneney, who was then welcomed by the Board.

MEET YOUR MERCHANTS: No one came forward.

PRESENTATIONS

HOMEWOOD-FLOSSMOOR HIGH SCHOOL: Kevin Thomas, Mike Mikos and two students from Homewood-Flossmoor High School presented the Village Board with two Adirondack chairs which were made with ash trees that were taken down due to the Emerald Ash Borer infestation.

Mr. Mikos, the wood shop teacher, then highlighted the process in making the chairs through a PowerPoint presentation. The Board thanked the high school for their gift.

CRIME PREVENTATION PRESENTATION: Police Chief Burnson introduced Officer Curt Wiest, D.A.R.E. Officer, Crime Prevention, and liaison to the Senior Committee.

Officer Wiest gave a PowerPoint presentation, highlighting crime prevention and community relations programs performed and available through the Homewood Police Department.

Chief Burnson added D.A.R.E. program pamphlets are available and invited anyone interested to visit a classroom during Officer Wiest's D.A.R.E. program.

HEAR FROM THE AUDIENCE: Charles Dierenger, a resident of Chicago Heights, expressed his concerns of the Metropolitan Sanitary District's approval of the storage of sewage water from the City of Chicago in the Thornton Reservoir.

Elaine Egdorf, Chairperson of the Homewood Heritage Committee, announced fallen firefighter Brian Carey will be also be honored at the Hall of Fame awards to be held on October 24, 2010 at the Calumet Country Club, with the reception beginning at 12:00 noon. Reservations are \$30 per person and due by Tuesday, October 12, 2010.

The Homewood Historical Society is celebrating their thirtieth anniversary with a concert featuring Peter Oprisko on November 21, 2010 at the Homewood Library. There is no charge to attend; however, tickets are required and are available at the Library and Homewood Historical Society.

OMNIBUS VOTE: Village Clerk Campbell read the following for the Board's consideration:

- A. COOK COUNTY INTERGOVERNMENTAL AGREEMENT – HEALTH INSPECTION SERVICES RENEWAL: Enter into an Intergovernmental Agreement for the Provision of Environmental Health Inspectional Services with Cook County, for the period from December 1, 2010 through November 30, 2011.
- B. BID AWARD / TWO TON DIESEL FIRED ASPHALT HAULING TRAILER: Award the bid for one current year and model two ton diesel fired asphalt hauling trailer to Bonnell Industries, Dixon, IL, the lowest responsible bidder, in the amount of \$19,630.

- C. BID AWARD / EAB REFORESTATION: Award the bid for the 2010-11 EAB Reforestation to the lowest responsible bidders – Acorn Farms in an amount not to exceed \$9,700 for 180 trees, Possibility Place Nursery in an amount not to exceed \$1,163 for 25 trees, and Spring Grove Nursery in an amount not to exceed \$4,641.40 for 85 trees, for a grand total of \$15,504.40.
- D. BID AWARD / TREE PLANTING: Award the contract for the planting and initial maintenance of parkway trees to The Care of Trees, the lowest responsible bidder, in an amount not to exceed \$49,040.
- E. BID AWARD / BRICK PAVER RESET: Award the contract for the removal and reconstruction of sections of the unit paver sidewalks in the Central Business District to A Touch of Green, Homer Glen, IL, the lowest responsible bidder, in the amount of \$3.80 per square foot for a grand total not to exceed \$50,000.
- F. T-MOBILE LEASE AMENDMENT NO. 1: An amendment to the T-Mobile Lease Agreement for the water tower located at 18355 Pierce Avenue to allow the installation of approximately 65 feet of underground fiber cable.

Delores Cherny expressed concerns of the lettering on a vehicle and requirements of when it should be removed. Village President Hofeld invited Ms. Cherny to speak with Village Manager Franz after the meeting.

Following questions, which were addressed by staff, a motion was made by Trustee Casella, seconded by Trustee Colton to pass, approve, accept or award the Omnibus Vote items “A” through ”F” as presented. **Roll Call: AYES: Trustees Tienstra, Kataras, Dawkins, Casella, Colton and Robertson. NAYS: None. Motion carried.**

FAÇADE AND PROPERTY IMPROVEMENT PROGRAM / GO GREEN REWARD PROGRAM – 900 MAPLE: Director Wallrich presented a request from Ralph Edgar, owner of the office building at 900 Maple, for financial assistance through the Façade and Property Improvement Program and the Go Green Reward Program to make significant renovations to the building to correct various code violations, remedy storm water drainage issues, replace windows and the skylight atrium, bring the restrooms into ADA compliance, restore landscaping and miscellaneous other items.

Marketing brochures, a summation of the estimates and photographs were given to the Board for their review. Because this building is located in the Washington Park TIF District, which comes to a conclusion at the end of this year, there is a time issue involved. The required number of bids has been submitted for most items. For those items that have two bids, the applicant has agreed to abide by the lowest bid when the other bids are submitted. The estimate of the Façade and Property Improvement Program is \$257,230, of which the Village’s obligation would be \$128,615. The Go Green Reward Program estimate submitted is \$608,074. The fifty percent match of the Village’s portion would be \$304,037.

Mr. Phillip Mulder of Lagestee-Mulder Construction addressed the Board, highlighting the renovation plans for the building.

Mr. Ralph Edgar, property owner and developer, was present to answer questions from the Board.

Questions were received from the audience and addressed by Mr. Mulder and Mr. Edgar.

Trustee Tienstra asked about the time period to complete the improvements and for copies of the bids. Attorney Cummings stated the TIF requires all redevelopment properties be completed by the termination of the TIF.

With regard to copies of the bids, Attorney Cummings stated the Village is not entering into any contracts, except with the developer. It is the developer that is actually signing the bid contracts. The Village requires the developer to obtain three bids to make certain the Village is getting the best price for the incentive to be paid out.

Mr. Edgar stated he is highly confident the work can be completed in the required time frame.

There was discussion of the building violations and what is required to bring the building up to code. The current drainage problem was also discussed.

Trustee Dawkins asked what would happen if the work was not completed in the next three months. Attorney Cummings answered the State Statutes state that once the redevelopment projects are completed and all the invoices are paid the Board would move to terminate the TIF. If Cook County does not mail the Real Estate tax bills until November, then the termination of the TIF would take place after the first of the year.

Trustee Dawkins stated this request is for a large amount of money, but Mr. Edgar is also investing a large amount of money. The purpose of TIF districts is to improve properties that would remain vacant if these districts were not in place.

Trustee Casella asked if the third bids are still being accepted. Director Wallrich stated most of the bids have been received. If any of the third bids are lower than those already submitted, Mr. Edgar is committed to accepting the lower bid amount.

Village Manager Franz added that normal procedures require all of the bids be received prior to the request coming before the Board. Due to the time constraints needed to complete this project, the process had been expedited.

There was more discussion.

Trustee Colton stated that though it is a great project, she had concerns of using TIF money to finance the improvements for the Go Green Rewards. Mr. Edgar responded to those concerns.

Trustee Robertson expressed his concerns of fast tracking this request and process before all the bids have been received and also investing this amount of money in one building. Mr. Edgar responded to Trustee Robertson's concerns. He stated it is appropriate for the Board to have concerns about the bids. He further stated he is satisfied the project was properly and thoroughly bid.

Attorney Cummings stated if this request is approved, the next step is to execute the agreement with the developer as to what is required. This agreement would include a time line to complete the improvements.

Village Manager Franz added there are a number of redevelopment agreements still active that the Village is obligated to pay out a final incentive for. It will take time for these businesses to get their paperwork in order and submit a reimbursement request. The other taxing bodies are aware of this process. It may be January, 2011 or February, 2011 before this TIF can be officially terminated by the Board.

A motion was made by Trustee Colton to approve the total project, minus the removal of the glass atrium and store front windows. This motioned died for lack of a second.

A motion was made by Trustee Casella, seconded by Trustee Dawkins to approve the application of Mr. Ralph Edgar for participation in the Façade and Property Improvement Program and the Go Green Reward Program for the property located at 900 Maple and direct staff to draft an incentive agreement with the property owner in an amount not to exceed \$304,037. **Roll Call: AYES: Trustees Tienstra, Dawkins, Casella, and Village President Hofeld. NAYS: Trustees Colton and Robertson. ABSENT: Trustee Kataras. Motion carried.**

MANAGER'S REPORT: Village Manager Franz asked Fire Chief Grabowski to make announcements regarding the Fire Department.

Fire Chief Grabowski reminded everyone of the Fire Department Open House on Sunday, October 3, 2010 from 11:00 a.m. until 2:00 p.m., to commence National Fire Prevention Week.

Also, the Homewood Fire Department will participate in the Parade of Lights, a quiet, reverent way for Fire Departments and civilians to pay respect to firefighters who have given their life in the line of duty, as well as families who have experienced a loss or injury due to a fire. This year the Parade is even more meaningful as south suburban Fire Departments pay tribute to fallen Fire Fighter Brian Carey.

Forty to fifty engines, aerial trucks, squad cars and ambulances will form a lights only parade, beginning in South Holland and ending at the Homewood Fire Station. The Parade of Lights is expected to arrive at Ridge Road and Halsted Street at approximately 8:00 p.m.

