

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 27, 2011
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Richard Hofeld called the meeting to order at 7:30 p.m. There were seven 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 present and responding were Trustees Tom Kataras, Barbara Dawkins, Lisa Purcell, Jay Heiferman, Ray Robertson, and Village President Richard Hofeld. Trustee Anne Colton was absent.

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

MINUTES: A motion was made by Trustee Dawkins, seconded by Trustee Purcell to approve the minutes of the Board of Trustees Regular Meeting held on Tuesday, September 13, 2011. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSTAIN: Trustee Robertson. ABSENT: Trustee Colton. Motion carried.**

CLAIMS LIST: Following questions from the Board, which were answered by staff, a motion was made by Trustee Kataras, seconded by Trustee Robertson, to approve the Claims List of Tuesday, September 27, 2011, in the amount of \$128,684.04. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSENT: Trustee Colton. Motion carried.**

MEET YOUR MERCHANTS: No one came forward.

PRESENTATIONS: Fire Chief Grabowski read a proclamation issued by Village President Hofeld proclaiming October 9 – 15, 2011 as Fire Prevention Week in the Village of Homewood.

Chief Grabowski announced the Fire Department Open House on Sunday, October 9, 2011 from 11:00 a.m. until 2:00 P.M.

HEAR FROM THE AUDIENCE: No comments were received from the audience.

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

- A. ORDINANCE M-1841 / SALE OF PERSONAL PROPERTY: An ordinance providing for the sale of certain personal property owned by the Village of Homewood, Cook County, Illinois.
- B. WATER DISTRIBUTION SYSTEM LEAK DETECTION STUDY: A proposal for the comprehensive water distribution system leak survey project from M.E. Simpson Company, Inc., the lowest qualified proposal, in the amount of \$16,500.00.
- C. ORDINANCE MC-854 / ZONING ORDINANCE AMENDMENT / CREMATORIIUMS: An ordinance amending the Homewood Zoning Ordinance to permit crematoriums as a special use in the "M" Zoning District.
- D. ORDINANCE MC-855 / ZONING ORDINANCE AMENDMENT / HOTELS-MOTELS: An ordinance amending the Homewood Zoning Ordinance updating the definitions of "Hotel" and "Motel" and designating these uses as Special Uses in the B-4 Shopping Center District.
- E. ORDINANCE MC-856 / MUNICIPAL CODE AMENDMENT / HOTELS-MOTELS: An ordinance amending Section 26-261 of the Homewood Municipal Code revising the definitions of "Hotel" and "Motel".

Following comments from the Board, a motion was made by Trustee Heiferman, seconded by Trustee Purcell to pass, approve, accept or award the Omnibus Vote items "A" through "E" as presented. ***Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSENT: Trustee Colton. Motion carried.***

OLD/NEW BUSINESS

SANITARY SEWER LINING 2011-2012: Public Works Director Schaefer began the discussion of the lining of various sections of sanitary sewers in the collection system due to failing conditions of the sewer and to help prevent rain water from entering the collection system. This is part of the Infrastructure Maintenance Program.

Two options were presented to the Board:

Option One would be to approve the budgeted amount of \$400,000.00 in the Capital Improvement Program.

Option Two would approve a budget amendment to transfer \$218,000.00 from CIP line item for water main replacement to the sewer line CIP line item. This option was recommended because it would help reduce the I & I (inflow and infiltration) and

existing flooding problems, along with meeting the Village's requirement to spend \$586,290.00 per year on sewer rehabilitation.

Finance Director Bubenik stated there were adequate funds for the requested transfer.

Following Board discussion, a motion was made by Trustee Robertson, seconded by Trustee Kataras to award the bid for the 2011 sanitary sewer lining project to Insituform Technologies USA, the lowest responsible bidder, in an amount not to exceed \$617,541.40, and amend the 2011-2012 Annual Budget by transferring \$218,000.00 from the Water Main Fund (133337558350) to the Sewer Main Replacement Fund (133337558410) to fund this project. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSENT: Trustee Colton. Motion carried.**

ORDINANCE M-1842 / SPECIAL USE / 17859 BRETZ DRIVE / CREMATORIUM: Community Development Director Wallrich presented a request from Cremation Society of Illinois for a special use permit to allow a crematorium to be located at 17859 Bretz Drive.

The Cremation Society of Illinois is under contract for one of the condominiums located in the Homewood Business Park. The unit is located in Building B, which is the easternmost unit in the building.

A motion was made by Trustee Kataras, seconded by Trustee Purcell to pass an ordinance granting a special use permit to allow Cremation Society of Illinois, Inc. to operate a crematorium at 17859 Bretz Drive, Homewood, Cook County, Illinois. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSENT: Trustee Colton. Motion carried.**

ORDINANCE M-1843 / SPECIAL USE / 18354 GOVERNORS HIGHWAY/ LEARNING CENTER: Community Development Director Wallrich presented a request from Ms. Zena Smith for a special use permit to allow a learning center to be located at 18354 Governors Highway.

Ms. Smith previously owned a franchised tutoring facility and is now wishing to create her own tutoring business, providing tutoring for school aged children in grades K-12.

As part of her application she is instituting a policy that all employees will park behind the building. This was also a condition for approval by the Plan Commission, which unanimously voted to recommend Ms. Smith's application.

A motion was made by Trustee Robertson, seconded by Trustee Dawkins to pass an ordinance granting a special use permit to allow Education in Excellence, LLC, and Zena Smith, to operate a learning center at 18354 Governors Highway, Homewood, Cook County, Illinois. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSENT: Trustee Colton. Motion carried.**

ORDINANCE M-1844 / SPECIAL USE / 3355 183RD STREET: Community Development Director Wallrich presented a request from Iesha Newson for a special use permit to allow a day care facility to be located at 3355 183rd Street. Ms. Newson plans to care for ten children ranging from 3 to 5 years of age and there is adequate parking for the proposed use.

Per Village Ordinance, a daycare is required to be registered and licensed by the Department of DCFS. There are a number of requirements from DCFS and the Village that must be met before the day care facility can open. The Plan Commission is imposing several conditions as part of their approval process.

Attorney Cummings stated the Village can approve the Special Use Permit but make it subject to these conditions, including getting DCFS approval. The Village's focus is public health safety overall.

Following discussion and upon advice from Attorney Cummings, this item was deferred to a future Board meeting at such time as questions and concerns from the Board can be addressed.

Ms. Newson was invited to return to the future meeting when this item comes back before the Board.

PUBLIC SAFETY BUILDING HVAC REPLACEMENT / 17950 DIXIE HIGHWAY: Public Works Director Schaefer led in the discussion regarding the replacement of the HVAC system in the Public Safety Building, 17950 Dixie Highway, with a geothermal HVAC system.

The Public Safety Building was originally constructed in 1967. The total square footage of the building is roughly 22,000. This facility houses the Fire and Police Department facilities for the Village.

In preparing the RFQ/RFP companies were asked to provide equipment options that would basically replace what is currently installed with new, and to look at a geothermal option. The geothermal system would provide cost savings in future years and would be less to maintain, but has a draw back of the initial cost to install, which is higher.

At the August 9, 2011 Village Board meeting Control Technology & Solutions (CTS) presented their design and build proposal for the replacement of the HVAC system with guaranteed energy savings contract.

Villages around Illinois are facing increased costs and expectations and, in many cases, their budgets cannot keep up. State funding has dwindled and been delayed. Managing contingencies in the budget planning process is a considerable challenge. However, if the Village does not address infrastructure improvements now it could become even more of a challenge in the future.

Public Works negotiated a lower and final contract price in the amount of \$1,526,190.00. This is a very expensive but necessary project that will require the Board to defer other capital projects, which include sidewalk replacement, Village Hall roof replacement, Emerald Ash Borer reforestation and the Municipal Service Center parking lot.

The revised project cost reflects a reduction of \$75,000.00 by CTS. The \$35,000.00 grant previously referenced at the Village Board meeting in August of this year is not included in funding sources because this grant has not yet been secured.

A representative from CTS was present to address questions and concerns from the Board and audience.

Village President Hofeld asked if this is a complete cost to which the representative stated that was correct. She further stated the estimated cost savings based on the existing system over a thirty year period of time is \$600,000.00 and the proposed design will not require auxiliary heating.

Most Board members agreed that, though this is a large amount of money, it is an investment that must be made. The Village would be setting a good example of going green.

Attorney Cummings added this is a guaranteed savings contract.

Trustee Robertson expressed his concerns for putting off the other much needed improvements that had been previously approved by the Board.

Director Schaefer stated the anticipated completion of this project is the end of December, 2011.

A motion was made by Trustee Kataras, seconded by Trustee Purcell to award the Design/Build contract to Control Technology & Solutions for the replacement of the current Public Safety Building HVAC system with a Geothermal HVAC system in an amount not to exceed \$1,546,000.00. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell and Heiferman. NAYS: Trustee Robertson. ABSENT: Trustee Colton. Motion carried.**

NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS) TRAINING: Fire Chief Grabowski addressed the Board regarding NIMS training and what level the Board should be certified at to meet the National, State and County standards. He invited Board members to visit the NIMS website and review certain sections pertaining to the requirements of the Emergency Operation Plan.

Fire Chief Grabowski then presented Director Schaefer, retired POC, with a gold watch honoring him for twenty-three years of service with the Homewood Fire Department.

MANAGER'S REPORT: Acting Village Manager Marino had nothing further to report.

GENERAL BOARD DISCUSSION:

Trustee Kataras expressed his concerns of the City of Harvey, supplier of Homewood's water, being in default to the City of Chicago. Village President Hofeld stated the Village's water would not be shut off. Attorney Cummings added this item will be discussed in Executive Session.

Trustee Dawkins thanked everyone who attended Fall Fest, along with members of the Community Relations Commission, Allisa Opyd and Rachael Jones. She also encouraged anyone to tell people that may be moving to look at Homewood, because the Village sells itself.

Trustee Heiferman stated he attended the MABAS event held last week in Tinley Park and it was enlightening to learn about our mutual aid system. He complimented Fire Chief Grabowski for his involvement with this organization.

Village President Hofeld announced branch chipping will be held on Saturday, October 1 from 8:00 a.m. until 12:00 noon at Public Works.

South Suburban Family Shelter is holding a vigil on Monday, October 3 at Irwin Park beginning at 6:00 p.m.

The Cancer Support Center Walk of Hope begins at 12:00 noon on Sunday, October 9 at Irwin Park.

The Fire Department Open House is also on Sunday, October 9 from 11:00 a.m. to 2:00 p.m.

EXECUTIVE SESSION: A motion was made by Trustee Kataras, seconded by Trustee Purcell, to enter into Executive Session to discuss collective negotiation matters, discipline of a specific employee or employees and potential litigation at 8:30 p.m. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSENT: Trustee Colton. Motion carried.**

The Board took a short recess at 8:30 p.m. prior to entering into Executive Session and returned to open session at 9:37 p.m.

ADJOURN: A motion to adjourn was made by Trustee Kataras, seconded by Trustee Purcell. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Heiferman and Robertson. NAYS: None. ABSENT: Trustee Colton. Motion carried.** The meeting adjourned at 9:38 p.m. There was no one in the audience.

_____/s/Gayle Campbell_____
Village Clerk