

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY—SEPTEMBER 12, 2017
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Hofeld called the regular meeting to order at 7:30 p.m. There were 12 people from the public present. Two press representatives were in attendance.

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Karen Washington, Trustee Anne Colton, Trustee Jay Heiferman and Trustee Larry Burnson.

INTRODUCTION OF STAFF: Village President Hofeld introduced staff members in attendance: Village Attorney Christopher Cummings, Assistant Village Manager Napoleon Haney, Director of Finance Dennis Bubenik, Fire Chief Bob Grabowski, Economic and Community Development Director Angela Mesaros.

MINUTES: The minutes of the meeting of August 22, 2017, were accepted. A motion was made by Trustee Purcell and seconded by Trustee Colton to approve the minutes of the August 22, 2017, regular board meeting.

Roll Call: AYES – Trustees Dawkins, Purcell, Colton, Heiferman and Burnson. NAYS – None. ABSTAIN – Trustee Washington. Motion carried.

CLAIMS LIST: The Claims List of \$590,823.94 was reviewed. There were no questions from the Trustees.

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

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

President Hofeld said three items totaled more than half of the Claims List: \$195,173.07 for employees health insurance for August; \$79,224.78 for Thorn Creek Sanitary District; \$71,000 to Utility Dynamics Corporation for streetscape improvements along Dixie Highway in the Southgate merchants area.

HEAR FROM THE AUDIENCE: President Hofeld invited members of the audience to speak on any subject not on the agenda. Resident Karen Smith of 1714 187th Street made a public comment. Ms. Smith wanted to know the process to have stop signs added to an intersection. Ms. Smith explained that she had obtained a list of accidents that have occurred along 187th Street. Mayor Hofeld directed Ms. Smith to exchange her information with Assistant Village Manager Haney.

REAPPOINTMENTS: President Hofeld asked the board to approve the reappointments of Ellen Dreyfus to the Ethics Committee for a term ending 9/12/2020; Jim Wright and Patricia Skermont-Pohltre to the Appearance Committee for terms ending 9/12/2020; and Thomas Hamilton, Troy O'Quin, and Nancy Spaniak to the Community Relations Committee for terms ending 9/12/2020.

A motion was made by Trustee Colton and seconded by Trustee Washington to approve the reappointments as presented.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

OMNIBUS VOTE: Clerk Thomas presented the Omnibus Vote:

- A. ORDINANCE MC-984/SALE OF SURPLUS EQUIPMENT: Pass an ordinance providing for the sale and/or disposal of nine (9) shotguns owned by the Village of Homewood, Cook County, Illinois.
- B. ORDINANCE MC-985/ SALE OF SURPLUS EQUIPMENT: Pass an ordinance providing for the sale and/or disposal of thirty (30) unclaimed bicycles recovered by the Homewood Police Department.
- C. BID AWARD/WATER PLANT #2 MANIFOLD AND ELECTRICAL REPLACEMENT: Award the bid for the construction of the manifold and electrical improvements at Water Plant #2 to Independent Mechanical Industries, Inc., Chicago, IL, the lowest responsible bidder, for a total amount not to exceed \$345,000.00.
- D. BID AWARD/GROUND WATER TANK PAINTING: Reject the low bid from Celtic Commercial Painting due to failure to meet bidding requirements and award Bid #17-04PW to Era-Valdivia Contractors, the lowest responsible bidder, in an amount not to exceed \$346,800.00.
- E. BID AWARD/TRUCK RETROFIT: Award the bid to retrofit two Navistar trucks to enhance snow/ice removal and treatment

operations to Kankakee Truck, Kankakee, IL, the lowest responsible bidder, in a total amount of \$50,852.00.

- F. INTERGOVERNMENTAL AGREEMENT EXTENSION / POTENTIAL CASINO DEVELOPMENT: Approve an extension of the intergovernmental agreement between the Villages of East Hazel Crest and Homewood supporting development of vacant property near 174th & Halsted Streets as a potential casino site.

Trustee Heiferman asked for clarification on why the lowest bidder for the water tank painting work was rejected. Attorney Cummings said the company failed to present pictures and information on 10 other water tank jobs the company completed. He explained the nature of the work includes interior and exterior painting and the village wanted pictures and explanations of previous jobs for a better understanding of how the company would do the work in Homewood.

President Hofeld addressed a question from a resident about the bicycles. He said the bikes had no identification on them so police could not trace the owner. The bikes are being donated to a non-profit organization.

A motion was made by Trustee Purcell and seconded by Trustee Colton for the Board to pass, accept, award, authorize and approve items on the Omnibus Vote as presented.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

OLD/NEW BUSINESS:

FINANCIAL ASSISTANCE REQUEST-PROPERTY IMPROVEMENTS FOR STEPPING STONES CHILD CARE/ 17560 DIXIE HIGHWAY/ 17560 DIXIE HIGHWAY, LLC:

Economic and Community Development Director Mesaros spoke about the request from Stepping Stones for improvement to its property. The village has agreed to support the business with \$7,000 from its non-TIF business financial incentives account. This will be 25 percent of the business's expenses and will be used to replace windows and siding.

A motion was made by Trustee Colton and seconded by Trustee Purcell to provide \$7,000 from the Non-TIF Financial Incentives Program for building improvements to Stepping Stones Child Care at 17560 Dixie Highway.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

PURCHASE OF A PIERCE ENFORCER/FIRE ENGINE:

Fire Chief Grabowski explained to the Board why he was proposing the purchase of the Pierce Custom Enforcement Pumper. He said the department has two engines and they are on a 20-year replacement cycle. He said the Fire Department follows strict maintenance schedules as dictated by the National Fire Protection Association and the U.S. Department of Transportation.

Chief Grabowski said as vehicles age, repairs become more costly. The engine being replaced, a 1997 Smeal/HME Pumper, is now out-of-service for repairs.

By paying in advance for the chassis, the village will be saving approximately \$14,432. The total cost for the vehicle will be \$596,897. This is less than the budgeted \$650,000 because the Village is purchasing the engine through a cooperative purchasing group with the Houston-Galveston Area Council. The purchase is included in the Village's 2017-2018 budget cycle.

Expected delivery of the new red engine is July 1, 2018. Once the replacement is here, the old engine will be sold.

Trustee Burnson applauded Grabowski on his efforts to use a cooperative for the purchase.

A motion was made by Trustee Purcell and seconded by Trustee Colton to approve the purchase of a Pierce Custom Enforcement Pumper through the Houston-Galveston Area Council for a total cost of \$596,897.00.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

SALE OF VILLAGE-OWNED LAND; APPROVAL OF A TIF REDEVELOPMENT AGREEMENT AND TRANSFER OF REAL ESTATE TO THE STATE OF ILLINOIS.

The board was asked to consider four property transfers that will allow for the redevelopment of the northwest corner of 175th and Halsted Streets. The properties are part of a TIF District.

Attorney Cummings said the site has a former bank building with vacant land owned by the Village surrounding it. The village has owned three parcels since 2012 and proposes to sell two of the parcels to GMX Real Estate Group Acquisitions LLC which intends to buy the bank building. GMX will purchase the village properties for \$30,000.

The third parcel, the site of the former Sheraton/Homewood Inn Hotel will be sold to Weglarz HOP/LLC for \$40,000.

Attorney Cummings said the fourth property is a 25-foot wide strip of land along

Halsted Street that will be given to the State of Illinois. The Illinois Department of Transportation will widen Halsted Street and install a traffic signal at 174th and Halsted Street that will improve access to the proposed two restaurants that are part of GMX's redevelopment for the 175th and Halsted Streets intersection.

Since the property is within a TIF, Cummings noted that the Village published a notice soliciting alternate bids and proposals for the village-owned land, but received no alternate bids.

President Hofeld asked Trustees to consider a redevelopment agreement to reimburse GMX for up to \$420,000 for property acquisition, which is about \$1 million. Once the site is developed, Homewood would use the 2 percent places for eating tax as the revenue stream for the reimbursement of GMX.

Attorney Cummings said once the TIF is up and running there should be money to either reimburse the village or the developer for the \$420,000 expense. Cummings said this proposal is 100 percent performance based, so the developer won't get any money until the restaurants are in business.

The village also will waive building fees. President Hofeld said he was happy to accommodate GMX. This will be the third deal the Village and GMX have worked on. The two previous deals were the development of Portillo's and Pot Belly Restaurants.

Andrew Goodman of GMX Real Estate Group addressed the Board and thanked the village for its assistance in bringing the deal to fruition.

He said the company is excited to be in Homewood and believes the community will be happy with the two national-chain quick-service restaurants that are being proposed for the site. Parking will be shared between the two businesses. Each will have drive-thru service. GMX will own the property and lease it to the restaurants.

Goodman said the Village staff has been wonderful to work with, and Homewood is a great community.

Trustee Heiferman thanked Goodman for his comments and reiterated the Village's appreciation for the interest GMX has shown in Homewood.

A motion was made by Trustee Heiferman and seconded by Trustee Washington to approve Ordinance M-2053 allowing for the sale by the Village of Homewood for two parcels at 175th and Halsted Streets to GMX Real Estate Group at a cost of \$30,000.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

A motion was made by Trustee Colton and seconded by Trustee Purcell to approve Ordinance M-2054 approving the sale of Village of Homewood property near the northwest corner of 175th and Halsted Streets to Weglarz HOP LLC at a cost of \$40,000.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

A motion was made by Trustee Colton and seconded by Trustee Purcell authorizing President Hofeld to enter into a TIF redevelopment agreement between the Village and GMX Real Estate Group Acquisitions LLC reimbursing the developer for up to \$420,000 of real estate acquisition costs and waive permit fees by the Village.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

A motion was made by Trustee Burnson and seconded by Trustee Purcell to approve Resolution R-2285 authorizing the conveyance of a 25-foot strip of Village property along Halsted Street to the Illinois Department of Transportation that will allow for the widening of Halsted Street north of 175th Street.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

MANAGER'S REPORT: None.

GENERAL BOARD DISCUSSION: Trustees Dawkins and Washington invited the community to attend Fall Fest on Martin at Ridge Road from 10 a.m. to 11 p.m. on Saturday, Sept. 16.

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

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Burnson. NAYS – None. Motion carried.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk