

**VILLAGE OF BELLWOOD
COMMITTEE OF THE WHOLE MEETING MINUTES
January 8, 2024**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, January 8, 2024, at 3:30p.m. in the Village Board Room at 3200 Washington Boulevard, Bellwood, IL. 60104-1984.

Call to Order

The Committee of the Whole meeting of the Board of Trustees of the Village of Bellwood was called to order by Mayor Harvey at 3:30p.m. on Monday, January 8, 2024.

Roll Call

Those in attendance were Mayor Harvey, Clerk Janel Moreland, Trustees Ciavattone, Boston, Holman, Robinson, Delgado (absent), Nightengale, Willie Norfleet (Finance), Attorney Michael Castaldo.

1. Pledge of Allegiance
2. Approve Minutes of last Committee of a Whole Meeting
3. Approve Agenda for Committee of a Whole Meeting
4. Trustee Committee Reports
 - a. Public Works – Trustee Ciavattone, Chairman; Trustee Delgado, Member
 - b. Community Development – Trustee Boston, Chairman; Trustee Robinson, Member
 - c. Quality of Life - Trustee Holman, Chairman; Trustee Boston, Member
 - d. Administration – Trustee Robinson, Chairman; Trustee Ciavattone
 - e. Public Safety – Trustee Delgado, Chairman; Trustee Nightengale, Member
 - f. Finance – Trustee Nightengale, Chairman; Trustee Holman, Member
 - g. Ad Hoc Committees – Traffic Safety
5. Department Head Reports
 - a. Economic Development
 - i. Capital Project
 - ii. Developmental Projects
 - b. Finance Director/Comptroller
 - i. Utility Collection Billing and collection Status
 - ii. Payments of Bills
 - iii. Review of Revenue and Investments
 - iv. Inventory
 - v. Bidding
 - c. Police Department – Police Chief
 - d. Fire Department – Fire Chief
 - e. Director of Public Works
 - i. Street Department
 - ii. Water Department
 - f. Village Engineer
 - g. Building Commissioner
 - h. Director of Human Resources
 - i. Village Attorney/Corporation Counsel
 - i. Litigation (item to be reported on in executive session if required)
 - ii. Contract negotiations (item to be reported on in executive session if required), and
 - iii. Pending legal matters.
6. Clerk's Report – Per Mayor Harvey & Attorney Castaldo, the clerk will no longer give a report and Attorney Castaldo removed it from the agenda.
7. Mayor's Report
8. New Business – Discussion/Agenda Items for upcoming board meeting
9. Unfinished Business
10. Public Comment
11. Adjournment

Mayor Harvey requested a motion to approve the agenda for the January 8, 2024, COW meeting. Trustee Holman made a motion and Trustee Boston seconded to accept the agenda of the regular COW meeting. Upon a voice vote, the motion was carried unanimously to approve the January 8, 2024, COW Meeting Agenda.

Mayor Harvey requested a motion to approve the minutes of the December 11, 2023, COW meeting. Trustee Robinson made a motion and Trustee Ciavattone seconded to accept the minutes of the last regular

COW meeting. Upon a voice vote, the motion was carried unanimously to approve the December 11, 2023, COW meeting minutes.

Committee Reports

Trustee Ciavattone: regular report

Trustee Boston: regular report

Trustee Holman: regular report

Trustee Robinson: regular report

Trustee Delgado: absent

Trustee Nightengale: regular report

Ad Hoc: no report

Department Head Reports

Economic Development

Peter Tsohis reported the following:

- i. Work is moving along on the downtown St. Charles Road project. Anticipating 71 units between the two buildings 7,000 square foot, retail on the bottom apartments on the top on both sides of the street. Close to demolition of the properties on the south side, 27th & 28th those buildings are coming down including the old BOEM building. Remediation seems to be ok. Some demolition to start within the next few weeks. On target for a June groundbreaking. All the units will be 1 or 2 bedrooms with beautiful amenities. We are having weekly meetings.
- ii. Construction of the 26th single family home Bellwood initiative is under way that house is 2100 square feet with a detached garage. We have other homes to follow that one once it's complete. This morning the mayor and building department had the opportunity to tour Maro Carton which is the industrial warehouse at 31st and Oak Street. The building and business were purchased by a company that owns multiple businesses in town. They do millwork, high end cabinets and desks. They picked Bellwood because they drove by and saw the new senior building. Bellwood is on the rise.
- iii. We're waiting on a couple of other things including the new ownership of Nick's Pizza. It will be the original Nick's Pizza owners being real good pizza back in Bellwood.

Finance Director/Comptroller

Willie Norfleet reported the following:

- i. Utility billing we've collected \$1,459,000. for November 2023 which is \$24,000. less than the year before. That's a fluctuation matter.
- ii. Collection of revenue, we've collected \$683,000 for the month of November, which is \$33,000. More than last year at the same time. People pay differently and the usage is different. Overall revenue projections for the entire city. We are meeting our budget projection. So far, we're about \$2million dollars ahead of expenditures for December. Resources are coming in. We have enough money to pay our bills that are coming in.
- iii. For December the checks written are approximately \$2.7 million and we have the cash flow to pay that.
- iv. The General Fund in reference to the overall in interest, we have for November \$68,931 and for December we're hitting that plateau the \$70,000 mark of interest for the month. So far, the total is \$605,000 interest for the year, which is \$100,000. Over budget, which brings us to \$500,000 over our budget mark. If that continues on, we'll be really happy, but we know good things don't always last. We just gotta keep working on it.
- v. Continuation of the postage meter machine, which is approximately \$495 a month, which is \$29.92 less than what we were paying.

Police Department

Chief Allen reported the following:

- i. The two new officers that were chosen to go to the academy at the beginning of the year chose to go work someplace else. We have 1 getting certified and will be starting in a couple of weeks.

- ii. I'm currently doing 5 background checks for fulltime police officers, so we can get someone in the academy.
- iii. 2023 was very good from my opinion in law enforcement. We're looking forward to an even better 2024.
- iv. The Flop Camera system we're going to place another one on Washington Blvd. in front of the station. We currently have a Flex camera that we can move from location to location we think it'll be beneficial there.
- v. We are currently at 39 full-time officers. We're budgeted for 42. We're looking to fill those 3 spots to be up to full staff. We currently have no officers in the field training program. Everyone is solo.

Fire Department

Fire Chief Reitz reported the following:

- i. We finally received our new radios that we received through a grant. Now, all firefighters have a radio assigned to them.
- ii. We have a CPR Class on the 20th of this month, if interested feel free to contact me or the station.
- iii. Currently we are doing well with the Paramedics. Our new coordinator is Donte Holmes.
- iv. Mayor – Next month we'll get an ordinance to Attorney Castaldo dealing with billing of our ambulance calls. Chief Reitz – me and Atty Castaldo will be meeting after this meeting to talk about modification to the ambulance billing.

Director of Public Works

Mayor Harvey reported that Marty Walker was absent due to the snow prediction and go home and get some rest for the snow.

Village Engineer

Chuck Hodges from Hancock Engineering reported the following:

- i. The 2024 CDBG program applications and the Invest in Cook opportunity will be released this month. We will select a project to appear on those opportunities for next month

Building Commissioner

Jim Stock reported the following:

- i. As Peter indicated 241 Bohland is under construction.
- ii. 401-405 25th the Women's Liberating Women nonprofit, I met with them last week. They're telling me they'll have the whole project done by April. There's a problem with the plumbing contractor but they think they have it straightened out. Yes, they have architectural drawings for that building. They're going to repair some stuff interior. They've done some stuff to the exterior back wall, new windows and repaired some old stones.
- iii. A few things left on the senior building. They're going to postpone the repairs to the 25th turning lane until April.

Director of Human Resources

Tonita LeShore reported the following:

- i. Vehicle stickers are in and can be sold at the end of the month.
- ii. The 2024 calendar is at the printer.
- iii. Received an award of \$2.5 million for capital improvements. We're just waiting for the agreement and the mayor will sign off on it. Peter – Thanks to the Speaker. Total for the last 3 years is \$21 million.

BOEM/Homeland Security –

Mike Sabel reported the following:

- i. We assisted Proviso West with the basketball tournament for 4 days.
- ii. For the year 2023 Homeland Security Department did 107 calls.

Village Clerk – At Mayor Harvey's request the clerk will no longer give a report and Attorney Castaldo removed it from the agenda. The Clerk is no longer asked to report.

Mayor

Mayor Harvey reported the following:

- i. Thanks to the board, department heads, and employees for moving the village forward. Thanks to Peter Tsiolis and the economic development team because we have some nice businesses coming

into the community. The last business that came into the community was a surprise. The building is next to the old bowling alley and the church. The address is 333 31st. It's been in disarray for a lot of years. We had new owners come in a month ago. They wanted to start up a new business in that facility. Today, they invited us to have a tour. They've done wonders in that building, things you wouldn't believe. They do millwork for hospitals, popeyes, burger king and other establishments. It's high in millwork. They have 20 architects working on the inside. They moved from Ogden and Pulaski. They wanted to be here because they're close to O'Hare. They can fly in their clients and bring them to the Bellwood location showroom. They're trying to convince us to do the millwork on the St. Charles Road project in the apartments. Looking to buying another parcel in Bellwood and moving their Rockton plant to Bellwood.

- ii. 241 Bohland Avenue has been vacant for 30 years. There are 2 more homes going up on Monroe St. and a few other properties we're trying to get our hands on. There's one on the 200 block of 23rd.
- iii. I was with the seniors this morning and they are so proud of what the village of Bellwood stands for.
- iv. We're passing an ordinance at the Special Board Meeting. We moved the Board meeting to the Special Board Meeting because about two weeks ago met with Chicago Mayor Brandon Johnson and talked about what's going on with the migrants. The buses being dropped off with migrants. Chicago passed an ordinance not long ago. We had a meeting with about 30 mayors to make sure we have the right ordinance in place that will help our community to not have buses drop off people in our community. We're going to put the ordinance before you at the board meeting that gives us control over buses dropping off in the community. It gives us the opportunity to have resources in place if we need resources. The ordinance says you have to have a 5 day notice before dropping off, you have to talk to the police chief and get approval, just in case buses come here we'll be ready for any residents that may be dropped off.

New Businesses

Attorney Castaldo reported the following:

Two items to appear on the agenda at the Special Board Meeting. have already been reported on.

- i. Item B – The unscheduled bus stops.
- ii. Item A – The call handling agreement that comes from the police and fire department. Make sure calls are handled appropriately. This is done on an annual basis.

Unfinished Business

None.

Public Comment

Mayor Harvey requested a motion to open the floor for Public Comment. Trustee Boston made a motion and Trustee Ciavattone seconded to open the floor for public comment.

All Trustees were in favor of opening the floor for public comment. Upon a voice vote, the motion was carried unanimously. Mayor Harvey declared the floor for public comment open.

Hearing no Public Comment; there was no public. Mayor Harvey asked for a motion to close the floor for Public Comment.

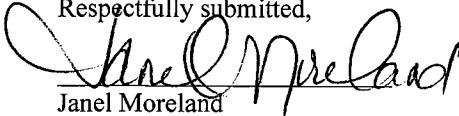
Trustee Holman made a motion and Trustee Boston seconded to close the floor for public comment.

All Trustees were in favor of closing the floor. Upon a voice vote, the motion was carried unanimously. Mayor Harvey declared the floor for public comment closed.

Adjournment

Mayor Harvey requested a motion to adjourn the Committee of The Whole. Motion made by Trustee Boston seconded by Trustee Ciavattone to adjourn the meeting. Upon a voice vote, the motion was carried unanimously. Mayor Harvey declared the meeting adjourned, with no further business to come before this Board, this meeting stands adjourned at 4:02p.m.

Respectfully submitted,


Janel Moreland
Village Clerk