

**VILLAGE OF BELLWOOD  
COMMITTEE OF THE WHOLE MEETING MINUTES  
January 10, 2022**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, January 10, 2022, 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 3:30 p.m. on Monday, January 10, 2022.

**Roll Call**

Those in attendance were Mayor Harvey, Clerk Janel Moreland, Trustees Ciavattone, Boston, Holman, Robinson, Delgado, 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, removed from 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 10, 2022, COW meeting. Trustee Boston made a motion and Trustee Ciavattone seconded to accept the agenda of the last regular COW meeting.

The result of the roll call vote is as follows:

Ayes: 6      Nays: 0      Abstain: 0      Absent: 0

Mayor Harvey requested a motion to approve the minutes of the December 13, 2021, regular COW meeting. Trustee Holman made a motion and Trustee Robinson seconded to accept the minutes of the last regular COW meeting.

The result of the roll call vote is as follows:

Ayes: 6      Nays: 0      Abstain: 0      Absent: 0

### **Committee Reports**

Trustee Ciavattone: regular report

Trustee Boston: regular report

Trustee Holman: regular report

Trustee Robinson: regular report

Trustee Delgado: regular report

Trustee Nightengale: regular report

Ad Hoc: no report

### **Department Head Reports**

#### **Economic Development**

Peter Tsolis reported the following:

- i. Quik Trip, Duke and the Restaurant on 25<sup>th</sup> Avenue will be there sometime in the spring hopefully.
- ii. Construction will begin on Quik Trip as soon as ComEd disconnects the utility line. It's right across the street from Thornton's Gas Station and it will replace the five building that were there.
- iii. Moving forward on 25<sup>th</sup> Avenue the seniors' building project is moving along. Sometime in spring the construction will begin. That building will replace the former Walgreens Building.
- iv. The Duke Realty are nearing the completion of the buildout. The tenant is moving in and operating out of the whole building sometime early this winter/February.
- v. We've had some preliminary conversations with people about redeveloping St. Charles Road. We will bring that to the board once it becomes more tangible.

#### **Finance Director/Comptroller**

Willie Norfleet reported the following:

- i. Utility bill is pretty much the same. We're on target and this is a very busy season. November billing is \$128,000 more than the same period time before. December billing should be out within two days.
- ii. The bill paying, the debt being paid is \$2.4 million dollars expenditures. Our spending is inline, and our cash flow is more than adequate to handle our particular situation.
- iii. As far as the overall investments are concerned, we're doing very well with the significant amount of money in our money market compared to last year, we're doing very well and holding steady.

#### **Police Department**

Chief Allen reported the following:

- i. We currently have two new officers in the Chicago Police Academy, two officers started Field Training Officer program on the street and one officer that started a couple of weeks ago in the Cook County Sherrif Academy.
- ii. Doing about five background checks. Looking to hire more officers this year to bring us up to staff that is forty-two.
- iii. Also, trying to keep everyone healthy and encouraging them to wear their PPE. I believe 2022 will be better than 2021.

#### **Fire Department**

Chief Dombek reported the following:

- i. Fire Department in 2021 responded to the most request of services in history, with over four thousand emergencies handled. There were no fire fatalities.
- ii. Unfortunately, since Christmas we have responded both in our community and neighboring communities to a number of fires and the most frequent cause for those are improper use of supplemental heating devices.

### **Director of Public Works**

Marty Walker reported the following:

- i. Water Department - Leak Detection done two weeks ago they checked forty-seven miles of water main. They found 10 leaks which equals 94 gallons of water per minute. We've already repaired four of those main breaks; one is a valve, one is a residential service line, and two of them are hydrants. The hydrants we will take care of in the spring. The main breaks we'll be able to care of soon.
- ii. Street Department – We are still picking up real Christmas trees. We ask that they remove the string lights because the get caught in our machine.

### **Village Engineer**

Chuck Hodges reported the following:

- i. Item on the agenda for an intergovernmental agreement between Cook County and the Village of Bellwood governing terms related for improvements on St. Charles Road that is part of the 2021 Invest in Cook Program.
- ii. There are also Cook County applications that will be coming up soon for Community Development Block Grant Program.

### **Building Commissioner**

Jim Stock reported the following:

- i. 2707 St. Charles has been demolished and cleared; we will do a final inspection to make sure everything is in order. That is a property that the village required a court action for demolishing and now it's available for community development.
- ii. Variety of projects that are still in progress as the end of last year. Duke is getting close to being done at 1010 25<sup>th</sup>.
- iii. Peter indicated that we're close on the Quick Trip project we have the applications in for four of the five buildings demolishing.

### **Director of Human Resources**

Tonita LeShore reported the following:

- i. 2022 calendar is in production. Residents should get their calendar in the mail sometime next week. This year is a record-breaking number of ads that we've ever had.
- ii. Currently working on grant applications.

### **BOEM**

Mike Sabel reported the following:

**Village Clerk** - The Village Clerk Report has been removed from the COW Agenda and the Clerk was not asked to report.

### **Mayor**

Mayor Harvey reported the following:

- i. Surge in Covid going on and we have been doing test for about a couple months now. You can come on Tuesdays to get free covid testing and vaccinations. If you need vaccinations, it doesn't matter what kind, you can call my office and get scheduled for a vaccination.
- ii. We are putting together another day on Wednesday to get as many people vaccinated and tested, it's for anyone.
- iii. Congratulations to the staff and board for having a nice 2021. We look forward to 2022. Please let your staff know.

### **New Business**

Attorney Castaldo reported the following:

I have several items to report on for our board meeting. Several of them are already in Drop Box, some of them are not and I will get them to you at some point this week. They may not be in the same order as they appear on this agenda as they are in Dropbox.

Item A - Discussion lease agreement 2301 Maywood Drive, – Renewal of long-term lease agreement with landowners of Ferrara Candy Company. Previously, we got into a lease agreement is about parking spaces on Maywood Drive and this renews that.

Item B - Discussion scooter program – Bike Rides is a scooter program being presented to you for your review. Allows for the scooters to be located on certain right-a-ways. Something similar to the scooters in Chicago program.

Item C - Discussion intergovernmental agreement Invest in Cook County – Has already been reported on by the engineer.

Item D - Discussion amendment village code presale inspections – I've been in communication with an individual regarding presale inspections. Currently, the way the system works in Bellwood is that there is a presale inspection. The seller comes in and apply for that pre-sale inspection and the seller can refuse that presale inspection at the time the village would have the ability to seek an administrative search warrant. As an alternative to the process, is to utilize a third-party inspection as an alternative to the village inspection, if it utilized and it meets the requirements of the code then there will be no village inspection and that fee would be waived. This alternative will be incorporated into our code. At some point in the near future talk to Mr. Stock about fee structure because that has also been raised, currently it's at \$175 and we maybe coming back to you to talk about that. We may be recommending a reduction in that fee structure.

Item E - Discussion call handling agreement – To renew the call handling agreement that's in place with Norcomm about putting some fire assets if they're called upon

Item F - Discussion PACE agreement – Renewal of the PACE agreement. Bus service that currently exists in the village to transport those that request a ride. This renews the service for another year.

Item G - Discussion minority inclusion policy – I've been working with Tonita and the Village about an inclusion policy. In the process of putting this together. It may appear on the next month's agenda.

Item H – Discussion Class 6b 2700 Van Buren – We received a request for a 6b real estate incentive it's a reduction in real estate taxes for fifteen years. We're looking to see how we can capture some of that funding

Item I - Discussion garbage rates – The director of finance was in review of the village code. Various rates are not up to date as in the village code. It will reflect the current rates that were previously approved.

Item J - Discussion TIF reports – Annually reviewed by the review board and is being prepared by Kane McKenna Consultants. We get drafts of the TIF reports and at the board level we do adopt those TIF reports.

Item K - Discussion water rates – Increased over time to reflect the Chicago water rates

Item L - Discussion memorandum of understanding police radios – This will be deferred to February.

- An item that is not on here is a settlement agreement and mutual release between the village and someone that hit one of our vehicles. We should receive a sum of \$11,000. That may appear for this board meeting.

#### **Unfinished Business**

None.

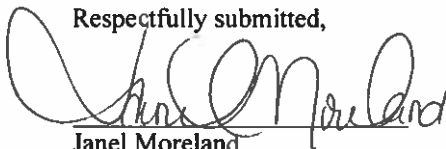
#### **Public Comment**

**Madeline MaGee** – The billing and garbage rates. What we're seeing on our bill now, are those the current rates? **Atty Castaldo** – Those are the current rates. **Madeline MaGee** – I know we were told that we were going to get new meters and our rate wasn't going to change. **Atty Castaldo** – the rates won't change. The rate that's on your water bill is what we're changing them to, just doing some housecleaning to our codes.

#### **Adjournment**

Mayor Harvey requested a motion to adjourn the Committee of The Whole. Motion made by Trustee Ciavattone seconded by Trustee Delgado to adjourn the meeting. Upon a voice vote, the motion carried unanimously. Mayor Harvey declared the meeting adjourned, with no further business to come before this Board, this meeting stands adjourned at 3:53p.m.

Respectfully submitted,



Janel Moreland  
Village Clerk