

**VILLAGE OF BELLWOOD  
COMMITTEE OF THE WHOLE MEETING MINUTES  
January 13, 2025**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, January 13, 2025, 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 13, 2025.

**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, the clerk will no longer give a report and Attorney Castaldo removed it from the agenda effective April 2021.
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 13, 2025, COW meeting. Trustee Delgado 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 13, 2025, COW Meeting Agenda.

Mayor Harvey requested a motion to approve the minutes of the December 9, 2024, COW meeting. Trustee Holman 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 9, 2024, COW meeting minutes.

### **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:

### **Department Head Reports**

#### **Economic Development**

Peter Tsiolis reported the following:

A few items under new business and presenting for approval at the board meeting:

- i. On the agenda is the sale of the new home 241 Bohland, which is the 26<sup>th</sup> home of the new home initiatives. The ask is \$409,000 and is supposed to close sometime this month. Home 27 and 28 will be on the 500 block of 24<sup>th</sup> Avenue. Two single family homes next to each other and they will be 2400 square feet. Schedule to start now. We will continue doing this. We have about 14-15 properties we acquired from the landbank, which will be a mixture of rehab, new construction and commercial.
- ii. Also on the agenda is Item H, which is a change order for the Bellwood Gateway Project as a result of Metropolitan Water Reclamation asking for certain things that we weren't anticipated.

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

Willie Norfleet reported the following:

- i. Utility billing for November 2024 was billed \$653,443 and collection for the same time was \$609,872. Year to date total for refuge billing, water sales, sewer revenue and utilities, \$7,412,222, which represents approximately 82% of the budget amount. We have one more billing to go and we will get 100%.
- ii. Receivable for refuge in December - \$418,595. The receivable for water & sewer is \$1,104,285. The receivables have actually increased because we didn't get any payments from last month. Apparently, the post office didn't send out our bills. People haven't paid but they will be paying. Receivable is high because one of the highest water users hadn't paid for a 2-month period due to legal matters, but they have paid since then. In January you will see that residual drop.
- iii. As of November 30, 2024, there were 192 turn-on fees and 169 new owner fees.
- iv. In November 2024, the cash receipts we collected were \$2,062,904. for a year-to-date total of \$51,569,916.
- v. In December 2024, the village of Bellwood processed invoices in the amount of \$13,130,612 because we paid off a portion of the \$12 million bridge loan for the Gateway Project. We paid down \$9 million that's coming from our cash flow to pay it. Paid on the interest. The remaining balance of the loan will be paid off in a few days or when we get the actual grant from the State.
- vi. Year to date totals for December 2024 - revenue for the General fund we brought in \$32,019,575, which represents 94% of our revenue and we spent in the General fund \$30,181,592, which is 90%. We have an overage of revenue right now of \$1.8 million.
- vii. The water and sewer fund total year to date is \$6,572,846, which is 77% of the revenue and we spent \$5,759,109, which is 69% of the expenditures. We had an overage of revenue of \$813,737. We still have bills to pay and things to approve by the end of the year but we're still in great shape.
- viii. In November the General Fund received \$108,562 in interest for a year-to-date total of \$1,047,653. For December the general fund received \$95,290 in interest for a year-to-date total of \$1,142,946. As far as interest is concerned, we broke the bank.

### **Police Department**

Chief Allen was absent. Commander Chilson reported the following in his absence:

- i. 2 new officers started the academy on the 6<sup>th</sup> of January, Rasheka Nolan and Michael Davis. 4 officers going through their probationary time. 3 are still with their Field Training Officers, Officers Monet, Gonzalez and Lucas. Officer Victor Golaski is by himself. 2 squads are now back in service 301 and 317. They were retired in memory of the late Detective Hatch and Officer Perez.
- ii. Tasers have arrived. We will start training in the month of February.
- iii. Officer Ronald Hopkins is retiring on February 11 of this year. He is currently gone using all of his vacation and will come in for his last call.
- iv. Chief is doing 9 background checks for full time police officers.

### **Fire Department**

Fire Chief Reitz reported the following:

- i. The village of Bellwood fire department assisted Maywood fire department on Friday, February 10<sup>th</sup> they had a house fire at 1922 S. 3<sup>rd</sup>.
- ii. On New Years Eve we had a small kitchen fire at 1020 Bohland Avenue. No injuries.
- iii. 2024 the fire department responded to 4,704 calls for assistance. That's more than 200 calls from the previous year.
- iv. We are also continuing our smoke alarm program for our seniors. We will install up to two smoke alarms in your private residence, not rental properties. If anyone is interested call the fire department at (708) 547-3525.

### **Director of Public Works**

Superintendent Marty Walker reported the following:

- i. Christmas tree recycling pick up is on the daily route until January 31<sup>st</sup>, afterwards we will still pick up, but it won't be on a daily route. You will have to call in for us to pick them up. We're asking residents to remove all lights and ornaments from the trees because they go through the chipper.
- ii. The 25<sup>th</sup> Avenue bridge has been transferred to the village for 2025 for plowing and sidewalks.
- iii. We are looking at proposals for St. Charles Road which are specialty poles. We have 3 knocked down from car accidents. We're going to replace those 3 and get 30 more because the time to manufacture those poles are between 3-6 months. Right now we have up 2 temporary poles and will put up another temporary poles until we receive our poles.

### **Village Engineer**

Chuck Hodges from Hancock Engineering reported the following:

- i. Engineering agreements for the installation of streetlights on Washington Blvd from Mannheim Road to the ISB Railroad. It covers design engineering and construction.
- ii. We submitted a preapplication to the district for the Green Infrastructure program to install more of the bioretention facilities in town from Frederick Avenue going west and there's a total of 12 to be installed.

### **Building Commissioner**

Jim Stock reported the following:

- i. The Bellwood Gateway Project is moving forward. This morning the contractor poured the set for the north building. Starting tomorrow will be the premanufacture of the wall on the south building.
- ii. There's a lengthy report about the stone walls we will need in Addison Creek. They're moving but moving slowly. 3 different regions they're working on; north of St. Charles Road, south of St. Charles Road and down on Harrison Street. Hoping to be done sometime this year.

### **Director of Human Resources**

Tonita LeShore reported the following:

- i. February 1<sup>st</sup> is the Villages Black History Program. It will be held at Roosevelt Middle School from 2-6pm. Vendors selling their merchandise, entertainment and food.

### **BOEM/Homeland Security –**

Mike Sabel reported the following:

- i. For the year 2024 we had 2816 hours of time and 167 calls.
- ii. December, we worked with Hillside for the basketball tournament for 4 days.
- iii. Friday, we had that overturned truck on Mannheim Road, so we had crews out there most of the day blocking traffic on Mannheim Road.

- iv. We also assisted with the Eastern Fire.
- v. We did the Christmas parade.

**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 given the opportunity to give a report.

**Mayor**

Mayor Harvey reported the following:

- i. On February 1<sup>st</sup> Black History Month we will be raising a black history flag. We did this last year. We won’t be having a ceremony because we want everybody to come to our black history event on that day.
- ii. The Village of Bellwood in conjunction with Memorial Park District and Surviving Warriors will be hosting a Steppers Set on January 25<sup>th</sup>. We have lessons here at the village hall for anyone who wants to participate.
- iii. Gearing up for our Valentines Gala event. The Date is the 15<sup>th</sup> at the Drake Hotel for our seniors and can purchase tickets in the mayor’s office. We’ve sold over 100 tickets, so if anyone wants to join us come on out.
- iv. Thank everyone for a wonderful 2024. We’re looking forward to a great 2025.

**New Businesses**

Attorney Castaldo reported the following:

Several items to report on will appear at the board meeting on Wednesday.

- i. Item A – DACRA agreement with the Police Department, which is software agreement.
- ii. Item C – Annual renewal of intergovernmental agreement with Cook County Public Health for inspections for the building department.
- iii. Item D – Is from the police department. Will be purchasing new printers for the police squad cars. Used to print out the citations.
- iv. Item E – Is a litigation settlement a little under \$5000.
- v. Item F – Peter already reported on it. Properties from the cook county landbank This is the first step in declaring those as surplus real estate. Look forward to the disposition of the properties in the future as development opportunities come available.
- vi. In the process of getting together the TIF report at some time next month or the month after we will be looking to adopt those.
- vii. All items will be in Dropbox

**Unfinished Business**

None.

**Public Comment**

Mayor Harvey requested a motion to open the floor for Public Comment. Trustee Ciavattone made a motion and Trustee Delgado 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.

**There was no public comment.**

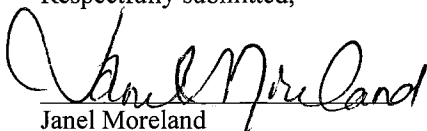
Mayor Harvey requested a motion to close the floor for Public Comment. Trustee Boston made a motion and Trustee Holman seconded to close the floor for public comment.

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 meeting at 3:52pm. Motion made by Trustee Delgado seconded by Trustee Holman 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 3:52p.m.

Respectfully submitted,

  
Janel Moreland  
Village Clerk