

**VILLAGE OF BELLWOOD
COMMITTEE OF THE WHOLE MEETING MINUTES
April 11, 2022**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, April 11, 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, March 7, 2022.

Roll Call

Those in attendance were Mayor Harvey, Clerk Janel Moreland, Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale, Willie Norfleet (Finance) (Absent), 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 April 11, 2022, COW meeting. Trustee Robinson made a motion and Trustee Nightengale 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 March 7, 2022, Special COW meeting. Trustee Delgado made a motion and Trustee Boston 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 Tsois reported the following:

- i. There's a couple of items on the new business agenda for discussion mainly 130 & 132 49th. Those are the two new homes that the village is building. Those properties have created a bidding war. Those homes are selling for \$425,000., which is a record setting number in Bellwood within the last fifteen years. We anticipate those houses will be completed sometime in June.
- ii. Quik Trip properties most of the buildings are demoed except for one 602 Van Buren. Then starting construction phase for the Quik Trip Facility. That will take about five acres once it's completed
- iii. The senior Building is continuing. That property will transfer from the village to the developers sometime in early May. The grocery store that was there was for the Chicago Fire Episode that was filmed there. The producers want to commend everybody.
- iv. A lot of opportunities are coming down the pipe that is too early to discuss.
- v. On Mannheim, the restaurant/bar construction should begin shortly and will be open sometime this fall.
- vi. The Governor did pass the budget this past week and the money we had appropriated has been reappropriated for the village.
- vii. Trustee Boston asked would there be a ribbon cutting for the Duke Project? Peter – We think but we don't know when.
- viii. Trustee Robinson – Asked did you say they're offering \$425K for the houses or that's what they're selling for? Peter – That's what their contract is for \$425K a piece. Michael Castaldo – The first offer on 130 49th they approved was for \$380K and the buyer withdrew. On 132 49th multiple offers came in for \$425K so they switched the other person to 130 49th. Which when you all approved the surplus property, they were listed at \$369K.

Finance Director/Comptroller

Willie Norfleet was absent, and no report was given for the Finance Department.

- i. Utility billing, we are on target so far this week. Compared to last year January totals Bellwood is up significantly approximately \$175K from last year.
- ii. Collections are behind last year from January to January by approximately \$57K. It will pick up as the year goes on, it's just a month-by-month assessment. Utilities bills that are going out a notice is going out recognizing that the County is allowing those who need financial help with their water. The flyer will be put in there so they can call and get help with their utility bill. It has to be \$250 over the amount up to \$1500.
- iii. The investment part of our situation, we are doing pretty good as far as cash flow is concerned. We have good resources compared to last year January. We're significantly higher than a year ago. year-to-date collections compared to last year this same time went up about two hundred thirty thousand dollars. We're doing very well, holding steady. It's almost business as usual. We're doing very well.
- iv. The bill paying that we have for the month is \$1.4 million total.

Police Department

Chief Allen reported the following:

- i. The new cleaning crew is doing very well in the police department.
- ii. We have four new officers that will be taking the power test within the next couple of weeks. One is taking it tomorrow and two more on the 19th and one more on the 30th. If they pass, they will be starting the academy early May.
- iii. I am one of four chiefs that have been chosen from this region to attend the FBI course in Quantico Virginia in July. Five-day course all expenses paid, tuition, travel, and food.
- iv. Thanks for participating in the donation to Ukraine. For the local law enforcement by donating some of their old vest to help the officers protecting their country.
- v. The radio program that was approved by the board a couple of months ago. We have them and just waiting for the program to be installed.
- vi. Attended a job fair at Triton on April 5th with Homeland Security.
- vii. Looking to establish a new full time police eligibility list for the police department.
- viii. Softball game playing with Maywood and Broadview Police Department on June 25th.
- ix. The detective division caught a couple of burglars that burglarized Tops & Bottoms. I think they did an excellent job. I'm looking to give them some recognition.
- x. The Chicago Fire Detail went very well while filming.
- xi. Kopy Kat Printing got hit by a drunk driver I talked with him about the damage to his business. Dawood's father passed away.

Fire Department

Chief Dombek reported the following:

- i. Fire Department anticipates hiring one new full time fire fighter. Paramedics are fully staffed.
- ii. Last COW Meeting I brought out our new air packs that we received through a grant. They have been used in a few emergencies.
- iii. Last month we responded to three hundred and fifteen calls.

Director of Public Works

Arnie Brown Assistant Superintendent reported in Superintendent Marty Walker's absence and reported the following:

- i. April 4th – Yard waste and branch pick up will start. Residents will not have to use the stickers this year. We do require to still use the biodegradable paper bags and placed in the front of your house.
- ii. Starting May 2-May 6 – Clean up week. We will pick up all garbage with the exception of construction materials. We will also pick up tires and appliances on that week on your garbage day.

Village Engineer

No one attended and there was no report from the Village Engineer.

Building Commissioner

Jim Stock reported the following:

- i. Temporary occupancy has been given to Duke Realty to allow Pure Foods to store some of their products. Got a call from rack contractors and they're asking for an inspection on that this week.
- ii. Been talking to Quik Trip. Waiting for them to send us the final list of contractors and fees. We're done with our part.

Director of Human Resources

Tonita LeShore reported the following:

- i. We updated all the mandatory labor postings for both State of Illinois and the Federal. Each department received one each.
- ii. All staff completed the mandatory training on customer service and sexual harassment.
- iii. Lastly, monthly we have been trying to put frequently ask questions by our residents as it pertains to each department.
- iv. Friday, we gave out the applications for the youth summer work program which will start on June 20th. We have thirty students interested in summer employment.

BOEM

Mike Sabel reported the following:

- i. They passed their annual siren inspections.

- ii. Our department went to Triton College, and we picked up about five names. We interviewed two gentlemen. I think they're from Bellwood but not sure.

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. I would like to thank the police department for the donation of bullet proof vests to Ukraine. Me, myself and some other mayors along with Black Men United & Brothers and Sisters of Ukraine donated nine truckloads of supplies to Brothers and Sisters in Ukraine, which is going to help them.
- ii. We had a mayors' forum in the village of Broadview hosted by Delta Sigma Org. they had great people there from the organization. Me, Broadview, Maywood, and forest park mayor talked about what is going on in our communities. Our communities are working together. In the past they used to fight against each other for resources. Bellwood and Broadview are working together strongly to get resources that is going to help our communities.
- iii. Chicago Fire did a wonderful job. We enjoyed working with them.
- iv. We still under economic development a couple of restaurants. A bar and grill looking to open in the community. They are on board with the zoning requirements and dropping off plans of their business portfolio to see if Bellwood is a good fit for them.
- v. Cement Mason's Wellness Center will be opening soon. There will be a groundbreaking for that. It is almost complete. There are six or seven union organizations to open the wellness center in Bellwood.
- vi. Myself and other mayors sat down with PLCCA last week along with Amazon. We are working together to get a piece of the pie. We have an Amazon in Melrose Park and one in Broadview for our residents especially our young black men to have an opportunity working for Amazon.
- vii. We're gonna ensure that our young people in our work program have the opportunity and still do mentoring pieces in our program. We're gonna take field trips the Amazon plants to see how the robotics of Amazon actually works.

New Business

Attorney Castaldo reported the following:

- i. Several items listed under new business on today's agenda. Most of which will appear on the consent agenda for next week's meeting.
 - Items A & B** – Peter has already reported on the 130 & 132 49th new homes. Those contracts are in Dropbox for your review for \$425,000.
 - Item C** – Assignment of the lease agreement which appears in Dropbox as well. Lease agreement is for the billboards previously approved. The owner of that agreement is signing it over to another purchaser and this approves the assignment that we accept it.
 - Item D** – Tonita is working on the IHDA grant which we'll need approved. That will appear on the agenda for approval.
 - Items E & F** - There are two matters coming from the Planning commission. One is a plat of consolidation, and the other is a 2400 Madison approval of a dynamic sign for Cement Masons. Those are in Dropbox and will appear next week for your approval.
 - Item G** – Working through Illinois Municipal League suggestions to update the FOIA Policy. If you recall we approved the records retention policy, so this would be the next policy update from the municipal league.
 - Item H** – There are several items from the street department. The Street Resurfacing. There are proposals out looking at resurfacing several streets throughout the village. Hopefully we can get that on the agenda for next week as well. I think we're waiting for one or two proposals still.
 - Item I** – In Dropbox is Proposal for generator. There are no repairs that can be made to keep it running for more years. The lowest bidder was \$80,000. Two other bids were \$140,000 and \$150,00 I believe.
 - Item J** – The water main lining project is something that was initiated last year. Bids were received and review the lowest bidder was selected by the time EPA issued the permit it got too late in the year, too cold and too much snow, so that project is starting now. Pricing stayed the same and we will move forward with that project. That will appear before you next week as well.

Unfinished Business

None.

Public Comment

Madeline McGhee – The contractor that the union is building, is Concentra apart of that? No. The current Concentra is not going in there unless the union hall hires Concentra.

Adjournment

Mayor Harvey requested a motion to adjourn the Committee of The Whole. Motion made by Trustee Delgado seconded by Trustee Holman 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 3:56p.m.

Respectfully submitted,

Janel Moreland
Village Clerk