

**VILLAGE OF BELLWOOD
COMMITTEE OF THE WHOLE MEETING MINUTES
June 10, 2024**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, June 10, 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, June 10, 2024.

Roll Call

Those in attendance were Mayor Harvey, Clerk Janel Moreland, Trustees Ciavattone, Boston, Holman, Robinson (absent), 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 (absent)
 - 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 June 10, 2024, 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 June 10, 2024, COW Meeting Agenda.

Mayor Harvey requested a motion to approve the minutes of the May 13, 2024, COW meeting. Trustee Ciavattone made a motion and Trustee Holman seconded to accept the minutes of the last regular COW

meeting. Upon a voice vote, the motion was carried unanimously to approve the May 13, 2024, COW meeting minutes.

Committee Reports

Trustee Ciavattone: regular report

Trustee Boston: regular report

Trustee Holman: regular report

Trustee Robinson: absent

Trustee Delgado: regular report

Trustee Nightengale: regular report

Ad Hoc: no report

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. Item A, B, K, I, N – All related to the project on St. Charles Road Bellwood Gateway Project. It is scheduled to kick-off on July 3rd. The official groundbreaking ceremony is July 9th. This is a two-building development, 71 units residential and two-building commercial. The buildings will be owned by the Bellwood Not for Profit Corporation as part of the Bellwood development. The village received a \$12 million grant from the state of Illinois and sold \$25 million worth of TIF Bonds. These are not general obligation bonds. When we sold the \$25 million bonds last week, we sold them to the 7 largest bond and financing houses in the world, Goldman Sachs, Vanguard. There was competition to buy them. Bellwood has come so far since 2017 that people were eager to buy them. The last part of the financing will come from the General Revenue Bonds, the apartment rents and the commercial rent will pay those bonds off. This is kick starting the downtown Bellwood project. These buildings are incredible, and the designs are wonderful. We sold the TIF bonds at 5% interest. This is going to be the biggest project the village has ever had.

Finance Director/Comptroller

Willie Norfleet reported the following:

- i. Utility billing for April 2024 was billed \$675,472 which is year to date total 33% of the projected budget revenue.
- ii. Utility billing collection for April 2024 was \$699,127. As of May 31, 2024, year to date total we had 102 turn-on fees for water and 64 new owner's fees were collected as a composite from the first of the year.
- iii. April 2024 Cash receipts were \$2.3 million, and our year-to-date collection overall cash receipts were \$18.4 million. In May we processed \$3.8 million dollars in invoices,
- iv. Interest for April the general fund has received \$87,802. Interest year to date total \$328,000. In May or collection for interest was \$89,000 with a few more thousand to come in.

Police Department

Chief Allen was absent. Deputy Chief Goodrum reported the following:

- i. The torch run will be on June 22nd starting in Forest Park and ending in Hillside.
- ii. Fundraiser "Cop on Top" was a success. 8 police officers volunteered their time.
- iii. We have one new officer in the academy. He graduates in a couple of months. Officer Barnett retired from the Police Department on June 7th.
- iv. Interviewed for the FTO position. We have 8 candidates.
- v. We have a wounded warriors ride at the Zoo on June 13th.
- vi. Our new Master Sargeant Calloway is doing very well.

Fire Department

Fire Chief Reitz reported the following:

- i. The fire department kicked off its smoke alarm installation program. The firefighters will install up to 2 smoke alarms per resident. We ran the program in 2019 and installed 297 smoke alarms to the residents in Bellwood.
- ii. Just completed a leak detection classification evaluation in May. Evaluates the fire suppression capabilities as well includes the water capabilities, manpower and apparatus. This dictates the insurance for businesses in town.
- iii. The elevator is taking a little longer than expected.
- iv. Had a fire at 917 24th unfortunately we lost one of our Bellwood residents.

BOEM/Homeland Security –

Mike Sabel reported the following:

- i. Thank Peter, Aric and Hancock engineering for helping our department update the hazard mitigation materials program.
- ii. We assisted with the “Cop on Top” at Dunkin Donuts.

Director of Public Works

Superintendent Marty Walker reported the following:

- i. Washington Blvd street improvement project, we did an RFP and had 4 vendors to submit proposals. Next month we’ll be ready for RFP for construction for the street light poles for Washington Blvd.
- ii. Looking to replace our sewer cleaner machine through Sourcewell also. This was approved last year 2023. Also, looking to replace a couple of service trucks in the water and street department.
- iii. The Village Hall Municipal building remodel, we did an RFP for this. Received 3 vendors to submit proposals. Will be recommending that contract to the lowest responsible bidder which is Iron Horse. Once the contract is signed, work will be completed within 8 months.
- iv. RFP for our sound system for the board room. 3 vendors made proposals. We will be recommending a contract with the lowest responsible bidder. That will take place with the remodeling of the board room.
- v. 2024 Street Resurfacing project, we’re working on it now.
- vi. Still removing trees and doing stumps and restoration. Thanks to ComEd who donated 100 trees. We will receive those on June 27th. We will start with the residents on the waiting list first. Catherine Harvey reached out to water reclamation for more trees. We will receive 100 trees from them.
- vii. Hydrant flushing is completed. Leak detection will be in town to do leak detection on our water system.

Building Commissioner

Jim Stock reported the following:

- i. Demo of the southside of St. Charles Road from on 27th & 28th is progressing only one building left. Started excavation to remove the foundation. The plans have been received for the two buildings and sent out for review.
- ii. We have 1 item on the agenda for approval that is 3902 Madison Zoning lot coverage. They want to build a new garage and extend their driveway. That will go over the 3 yards coverage.

Director of Human Resources

Tonita LeShore reported the following:

- i. June 13, 2024, Urban Efficiency will do a session on EV Charging stations at 6pm.
- ii. June 22nd Community Clean and Green Day starts at 8:30am.

Village Engineer

Chuck Hodges from Hancock Engineering reported the following:

On the agenda are the following:

- i. Approval of an engineering agreement for design engineering services to implement traffic signal upgrades.
- ii. Approval of an engineering agreement for construction engineering services to perform various duties on the Village’s CDBG alley reconstruction project.
- iii. Approval of an engineering agreement for construction engineering services on the village’s 2024 sidewalk replacement project.
- iv. Approval of a Resolution for Maintenance under the Illinois Highway Code. To expend Motor Fuel Tax Dollars as part of the Village’s general maintenance program.

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. The Tour de Proviso bike route will not go through DuPage County. We will keep it in Cook County.
- ii. New legislation passed through Springfield about 4 years ago and we began working on it House Bill 1377. It's now been signed and is on the Governor's desk. If you buy a newly built home from the Village of Bellwood, you will get a 50% tax reduction for 8 years and 33% reduction for the remaining 2 years. We have 6B for industrial and 7C for commercial tax breaks, so we have something for residents.
- iii. Neighborhood Watch Meeting, Cook County will present about property after death and a lady will speak on customer service.

New Businesses

Attorney Castaldo reported the following:
Everything has been reported on.

Unfinished Business

None.

Public Comment

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

Barbara Farmer – Thanks to the paramedics for transporting her husband to Elmhurst hospital and when he returned home, they helped him back into the house. The house next to her put up security lights and they shine into her window. Why couldn't they get a permit for lights pointing down to the ground instead of in my window. Jim Stock will look into it.

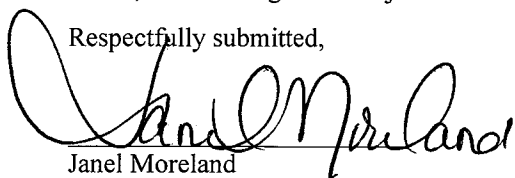
Mayor Harvey requested a motion to close the floor for Public Comment. Trustee Delgado made a motion and Trustee Boston seconded to close the floor for public comment.

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 Ciavattone 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 4:03p.m.

Respectfully submitted,



Janel Moreland
Village Clerk