

**VILLAGE OF BELLWOOD
COMMITTEE OF THE WHOLE MEETING MINUTES
June 12, 2023**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, June 12, 2023, 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, June 12, 2023.

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 June 12, 2023, COW meeting. Trustee Robinson made a motion and Trustee Delgado seconded to accept the agenda of the regular COW meeting.

All were in favor of the agenda for the June 12, 2023, meeting:

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

Mayor Harvey requested a motion to approve the minutes of the May 8, 2023, regular COW meeting. Trustee Holman made a motion and Trustee Boston seconded to accept the minutes of the last regular COW meeting.

All were in favor for acceptance of the April 10, 2023, regular COW meeting minutes:

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 Tsohis reported the following:

- i. For next Wednesday's board meeting we are recommending the board to pass a class 6b resolution for property known as 3000 Madison Street. The property was Kustom Seating. The building is completely vacant since they purchased by a German Company, Aquilor International and they are on St. Charles Road. The new owner of the building will be moving his operation from Chicago and Oak Park into that building. It will be a retail furniture store like Frank Lloyd Wright and its manufacturing. The vacancy credit that's currently on the building reduces taxes drastically by giving it a 6b will actually gain more taxes than the village is making, so it's a win - win and they will bring jobs with them. The building will have three different functions to it.
- ii. Mayor and myself had a conversation with our team on how to move forward with downtown St. Charles Road project is moving. We'll have more on that as time goes on.
- i. The single-family housing initiative has gotten a boost from Springfield. The mayor mentioned this in the past. It has been passed by the state house and signed by the governor into law. If continues our single family houses the village builds on vacant property, the owners will get a reduction on their taxes 50% for the first eight years and years nine and ten a 30% reduction because new construction is not comparable to existing construction. The houses being built have extremely high property taxes and with the last two homes selling for over \$400,000 the property taxes are about \$25,000 a year. This will bring them back down to a normal number. **Trustee Boston** – Peter, does that include the new homes previously built? **Peter** – any of the homes built subsequently to 2020. The Randolph and 23rd home, the two on St. Charles Road will qualify. **Mayor** – Can you double check and see if the 23rd & Randolph home qualifies? **Peter** – I think so because it was built in 2020 but I'll double check that.

Finance Director/Comptroller

Willie Norfleet reported the following:

- i. Utility billing is consistent. There's a slight increase for the current bills. Delinquency is not as high as before but there is higher consumption. Payments are coming in fairly steady. Cash flow is real strong in the utility billing area.
- ii. We're able to meet our billing list. Our cashflow is strong. Projection from budget on expenditures and revenues are coming in right as planned. No issues with paying our bills. The increase on the billing list is because a debt payment was made a little bit more than a million six. We're doing very well with having money to take care of those major bills.
- iii. Getting a decent increase on interest money. This past month we got more than \$40,000 a month is more than what we've had in the past.

Police Department

Chief Allen was absent. Commander Goodrum reported the following:

- i. The three new recruits in the academy are doing well. One recruit will graduate on June 16, 2023. That will bring our number up to forty-one full time police officers.
- ii. Our in-squad police computers have been program and in our possession. We're going to start mounting those in our squad cars.
- iii. June 3rd, we participated in the Special Olympic 5-mile run.
- iv. Next Community Policing meeting will be this Thursday, June 15th. The topic will be mental health.
- v. May 29th, we had a homicide in our town. Our investigators did a great job in solving it and the individuals were arrested.

Fire Department

Chief Dombek has retired. Newly appointed Chief Ritz reported the following:

- i. Fire Chief John Ritz introduced himself. He was with the fire department for twenty-four years. Chief Dombek and Nancy Anderson retired.
- ii. We have a new secretary, and he will be working with her to process the FOIA request more efficiently and quickly.
- iii. Instituted a new iPad for fire inspections which allows us to update the information in real time with the homeowners and business. This gives them the opportunity to receive the reports electronically and it streamlines the type of inspections we do.
- iv. We are getting ready to man the corn tent this year at the fest.
- v. We are waiting for our new person and hopefully we will be able to put them to work right away in the spot we currently have.

Director of Public Works

Superintendent Marty Walker reported the following:

- i. The water meter project is 75% complete. The target date is the end of August for completion. After that time, they will come back and take care of all the computer stuff that we're having issues with.
- ii. We are recommending the purchase of new administrative vehicles for public works, finance, and the building department. These vehicles will place out of service vehicles and those that are passed their life cycles.
- iii. For the 2023 Addison creek water main replacement, went out for proposal. We had one person that submitted a proposal and that was Calumet City Plumbing. We're going to be recommending that the contract be awarded to contractor Calumet City Plumbing in the amount of \$89,850.00.

Village Engineer

Chuck Hodges from Hancock Engineering reported the following:

- i. The first item we have on the agenda is, we did have the 2023 sidewalk replacement project. The village requested bids for that project. There was one bidder, and their amount was \$267,750. The engineer's estimate was \$210,845. They are over the estimated amount. My understanding is that the village would like to reject that bid and go out and secure bids again. It was requested that the bid be placed in the local paper. We're going to have a bid opening on the 26th of this month. We designed that project with completion dates of August and November 10th, starting two phases but if you would like to move expeditiously with the new bids that come in, we may need to have another before the end of this month.
- ii. The second item is the village's 24th Avenue Street resurfacing project. The village received bids. The highest bidder was Lindahl Brothers \$528,439.20 the lowest bidder was Chicagoland Paving Co. \$470,000. The engineer's estimate was \$400,000 and the grant amount is \$385,000. We went into negotiations with the lowest bidder, and he dropped his amount down to \$381,125. That's the amount we're recommending be awarded to the contractor.

Building Commissioner

Jim Stock reported the following:

- i. The senior building continues under construction. They should start on the exterior work with some gutters either this week or next week. The superintendent expects to turn the building over on August 31st to Evergreen at 11:59am, that's his scheduled time.
- ii. We approved the footings for the Dunkin Donuts building.
- iii. Addison Creek went to bids, and they will be choosing contractors shortly. MWRD says they're going north and work their way south and should be done late this summer or early next spring.

Director of Human Resources

Tonita LeShore was absent and there was no report:

BOEM –

Mike Sabel reported the following:

- i. We assisted with the fire on the 1100 block of Bellwood Avenue. We provided traffic controls and provided water for the fire crews.
- ii. We also participated in the Special Olympic Torch Run. We provided the cooling bus and did traffic in our own town.

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:

- ii. The library had their grand opening this past weekend.
- iii. On June 24th we will have our clean and green event. We will have volunteers come out and help clean up sections of the community. Coming to help out, we have Northern Illinois Gas, Commonwealth Edison, District 88, Borg Warner and some other entities coming to help us clean our community.
- iv. The Taste of Bellwood August 11,12,13. We are finalizing our agenda, music, and vendors.

New Businesses

Attorney Castaldo reported the following:

Approving two items at the Special Meeting today immediately following this meeting.

- i. Item B - The Director of public works already reported on from the Committee of Whole Agenda the purchase of the vehicles.
- ii. Item A - We will also be approving the collective bargaining agreement for Teamster 705. The negotiations went pretty well. It was basically some increase in pay.
- iii. For the Regular Board Meeting which will be on the 21st, all the remaining items will appear including all of which have been reported on. We will also be looking to approve the collection of 2% for the fire insurance fee by the IML (Illinois Municipal League) new legislation which allows all that to take place. There will be a 5% charge for them to collect that fee. Either the planning or zoning board will regarding some property and zoning relief. **Jim Stock** – Not that I'm aware of.
- iv. We'll be coming back in the next month for approval of some purchases of properties.

Trustee Robinson – What percentage increase did we give for the collective bargaining agreement? Mayor– 3% plus we gave them a little .50 cost of living allowance. With those together is a pretty good increase.

Unfinished Business

None.

Public Comment

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

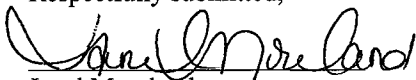
All Trustees were in favor of opening the floor for public comment. Upon a voice vote, the motion was carried unanimously. Mayor Harvey declared the floor for public comment open.

Hearing no Public Comment – Mayor Harvey asked for a motion to close the floor for Public Comment. Trustee Ciavattone made a motion and Trustee Delgado 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 Holman seconded by Trustee Boston 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 3:51p.m.

Respectfully submitted,



Janel Moreland
Village Clerk