

**VILLAGE OF BELLWOOD
COMMITTEE OF THE WHOLE MEETING MINUTES
December 9, 2024**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, December 9, 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, December 9, 2024.

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.
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 December 9, 2024, COW meeting. Trustee Delgado made a motion and Trustee Robinson seconded to accept the agenda of the regular COW meeting. Upon a voice vote, the motion was carried unanimously to approve the December 9, 2024, COW Meeting Agenda.

Mayor Harvey requested a motion to approve the minutes of the November 18, 2024, COW meeting. Trustee Holman made a motion and Trustee Boston seconded to accept the minutes of the last regular

COW meeting. Upon a voice vote, the motion was carried unanimously to approve the November 18, 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. Bellwood Gateway Project is moving and progressing. I won't go through the particulars, but everything is on schedule.
- ii. For your consideration we are requiring 17 or 18 properties from the landbank for the cost of their administrative fees only.
- iii. Mannheim Avenue is having some development coming forward. We acquired 3 parcels on Mannheim, and we've been talking to some developers and have some stuff coming soon. We cannot discuss it until everything is signed, sealed and delivered but we think this will be a great addition to Bellwood.
- iv. There are some developers interested on 25th Avenue for some industrial. We are capping off a great year.

Finance Director/Comptroller

Willie Norfleet reported the following:

- i. Utility billing for October 2024 was billed \$680,703 and collection for the same time was \$696,258. Year to date total for refuge billing, water sales, sewer revenue and utilities, \$6,078,134, which represents a little more than 83% of the budget category for revenue.
- ii. Receivable for refuge in October - \$377,167. The receivable for water & sewer is \$905,392.00, a little reduction from last month because we waived the water and sewer on the properties we purchased, which reduced our receivable. Receivable is the total amount that's owed for refuge, water and sewer. that includes delinquent and current. current.
- iii. As of October 31, 2024, there were 192 turn-on fees and 158 new owner fees.
- iv. In October 2024, the cash receipts were \$5,600. for a year-to-date total \$55,110,000.
- v. In November 2024, the village of Bellwood processed invoices of \$6,766,000. and we have the cash flow to pay it.
- vi. Year to date totals for November 2024 - revenue for the General fund we brought in \$29,950,000, which represents 87% of the budget and our expenditures are \$27,717,000, which is 82%, which means our revenue exceeds our expenditures by \$2,333,000.
- vii. The water and sewer fund total year to date revenue is \$6million and our expenditures are \$4.9 million for an overage of \$1,146,000. We're in pretty good shape going into the last month of December. Which means we'll have a very good year if our numbers hold up like they are now.
- viii. In October the General Fund received \$105,000 in interest for a year-to-date total of \$937,000 and in the month of November the general fund received \$108,000 in interest for a year-to-date total of \$1,047,653. for the year.
- ix. Next meeting will have the Public Hearing at 5:45pm and we're not anticipating any increase in our levy. As far as the library is concerned, they're asking for a 1% increase. No anticipation of increasing the real estate levy.

Police Department

Chief Allen reported the following:

- i. 4 new officers are doing well in the academy. They are scheduled to graduate on December 12th. We have 2 more going to the academy on January 6th. With those being hired and going to the academy, we will be up to our 42 officers.
- ii. Last Saturday, December 7th, we had our shop with a cop with Maywood and it was in Maywood. Posted pictures and videos on our Facebook page.
- iii. Garage doors are installed today, and they look good. Thank you for that. Mayor – why only 2 going to the academy, it was 4? Chief – 1 didn't pass the pre-power test and the other decided not to take the job.

Fire Department

Fire Chief Reitz was absent. LT. Golden reported the following in his absence:

- i. We had a few incidents that occurred in the month of November as well as this month and we're going to continue to follow the program set up.
- ii. November 20th, we had a garage fire 431 23rd no injuries reported.
- iii. The morning of Thanksgiving, we had a single driver hit a PACE Bus. The single driver was injured but the driver and occupants on the PACE Bus had no injuries reported.
- iv. We had a house fire at 332 Granville last week. No injuries were reported.
- v. Last night, was a house fire at 229 Eastern Avenue and no injuries were reported.
- vi. We are also continuing our smoke alarm program for our seniors. We give out two smoke detectors for each single-family home for our seniors 65 and older.

Director of Public Works

Superintendent Marty Walker reported the following:

- i. Yard waste/branch pick up was on the calendar that it ended December 6th. We always go to the 2nd week in December, and we're going to honor that and continue to pick up until Friday.
- ii. Street sweeping ended December 6th but we will continue to sweep the streets as long as the weather permits.
- iii. We are removing tree stumps now and restoring parkways right after.
- iv. I had the radar sign installed on Madison and 31st.

Village Engineer

Chuck Hodges from Hancock Engineering reported the following:

- i. Cook County Development Block Grant applications will be available and opening on January 15, 2025. We typically apply for infrastructure. It funded the two alleys constructed last year. We are going to meet with you, Marty and anyone else you want to be part of the meeting to see what project will be on the application. It's going to have a \$430K Cap and it's for qualifying areas, areas where there's 51% or greater low to moderate income residents.

Building Commissioner

Jim Stock reported the following:

- i. The 2 buildings in the Gateway Project are moving forward. The south building they're working on the 2nd floor structure. The concrete that's going to hold the rest of the building. Marty and them have been working on the storm and sewer water for the last couple of weeks to try and get that completed.
- ii. The 2 properties at 514 and 520 24th Avenue, the plans have been sent out for revisions for construction. We will get those projects going as soon as possible.

Director of Human Resources

Tonita LeShore reported the following:

- i. The calendar is at the printer, and they said everything is good.

BOEM/Homeland Security –

Mike Sabel reported the following:

- i. We assisted with the fire at 332 Granville the other day.
- ii. We also assisted with the Eastern Fire.
- iii. 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. Thanks to everyone that came out and assisted with the lights and Christmas parade. It was a fantastic time. Everyone enjoyed themselves. We had about 40 participants in the parade, which is outstanding for our 2nd year. Marty Walker and Street Dept. you guys do a remarkable job every year with the lights. People from different villages come to look at the light displays. People here from other communities praise the light display. A friend of mine in his 70s said he travels to different communities, Elmwood Park, Melrose Park, Cicero. Says he drives around and looks at the lights and wanted to say kudos on our light display. We do this for our seniors, young people and us because of what people go through every year around Christmas time. November and December are the worse times. There are more suicides. People are sad and this brings joy to people's lives. Senior Suites really enjoys it.
- ii. Breakfast with Santa event last Saturday. Thank you for those there. It was a full house. Those tickets sell out right away. People not only bring their children, but I have seniors marking their calendar because they enjoy it.
- iii. After the light festival we had a small business expo with the park district to showcase their business and we don't charge them. All the small businesses that come we hope they come and enhance Bellwood.
- iv. Food and turkey giveaway will be coming up December 13th & 14th. If you know anyone needy. We also have a food pantry here at the Village for anyone that is needy.

New Businesses

Attorney Castaldo reported the following:

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

- i. Adoption of the annual real estate tax levy. zero% increase in real estate taxes from the village. Moving forward to keep the levy the exact same as it has been for years \$16,160,000 has been that way for a while. Mayor – We gotta keep that at zero because the residents in Bellwood cannot afford another dime and I wish we could control the other levies but we're doing our part. No matter how much development and redevelopment were doing, we gotta keep ours a zero and enhancing Bellwood.
- ii. Because of the great financial condition of the village, we will be abating the bond payments again so the levy will not be extended to the residents.
- iii. We are adopting the 2025 meeting dates as well.
- iv. We entered into an agreement with Alliant for health insurance and confidentiality of that information.
- v. 2 residential homes going up 514 and 520 24th Avenue. We received bids for those and will be approving those at the meeting.
- vi. There are some change orders for the Gateway Project that we'll be looking to get approval for.
- vii. Settlement that we negotiated for a current pending litigation, which we are hopeful to have that settlement agreement here for consideration.
- viii. 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.

Resident Claudia M. Duncan – An amazing winter wonderland. It was so beautiful. It's so serene and peaceful. I've not seen any community and village out do this. Absolutely spectacular. It's so much peace. I drive 5 miles an hour. It makes whatever you're feeling go away. I wish you could just leave it up all the time, it's outstanding, I'm impressed. Every time I come here, I'm impressed, that's why I come here.

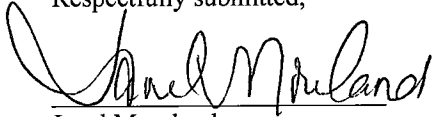
Mayor – once again we gotta give kudos to our public works department. Peter Tsiolis – Diane Salemi, the Trustee in Berkeley said the same thing. She said tell the mayor and the administration that she's never seen such a great light display and she thinks Berkeley should hire the public works department.

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 meeting at 3:56pm. Motion made by Trustee Ciavattone seconded by Trustee Delgado 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 3:56p.m.

Respectfully submitted,



Janel Moreland
Village Clerk