

**VILLAGE OF BELLWOOD
COMMITTEE OF THE WHOLE MEETING MINUTES
December 12, 2022**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, December 12, 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, December 12, 2022.

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 December 12, 2022, COW meeting. Trustee Robinson made a motion and Trustee Delgado seconded to accept the agenda of the 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 November 14, 2022, regular COW meeting. Trustee Boston made a motion and Trustee Ciavattone 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 Tsolis reported the following:

- i. Bidding wars are ongoing with upcoming projects within in the village of Bellwood.
- ii. On the agenda for today, proposing an agreement to be entered into with Cozzi 6b. They're to remain in the village for the next ten years that's a part of the agreement.
- iii. Item appearing on the agenda related to the termination of the National Terminal TIF. The 23-year term is up and the village does not plan to extend that TIF and it will now terminate. That property will no longer be in the TIF District.

Finance Director/Comptroller

Willie Norfleet reported the following:

- i. Utility billing collection is on schedule. Collecting the same as pretty much, we do have about \$150,000 more collected then a year ago.
- ii. Bill payment significantly larger this month because out of the \$8 million dollar we're paying, \$6 million of that is paying the debt.
- iii. We still haven't received anything from our taxes for the last four months and we're still able to run the city with our cash flow.
- iv. Review of revenue, is pretty much on target. Not looking at any particular areas with difficulties. Cash flow is pretty solid. **Mayor** – I will touch on that \$6 million dollar when it's my turn to report.
- v. Items A – The tax levy is coming up for a public hearing next week on the 21st at 5:45pm. As far as the village there is no increase.
- vi. Item B – The abatement of the levy in terms of debt, we're getting more than half the money abated through our TIF to pay some of the debt, where we don't have to levy that to our people.

Police Department

Chief Allen reported the following:

- i. All of the officers are out of the academy and on the streets. We have forty-one full time officers and looking to hire one more, hopefully they'll be in the academy next year.
- ii. All of the cameras are up and working except of the flex camera which we can move from location to location.
- iii. Working on some of the projects for next year like getting new squad cars.
- iv. Promotions have been made; Commander Chilson, Sergeant Garza and Master Sergeant Michelli are doing very well. We'll get them to the board and get them sworn in one day and introduce them to the community.
- v. This last Saturday we took seventeen kids out.

Fire Department

Chief Dombek reported the following:

- i. We have one item to appear on the agenda for next and that is asking for the approval of the collective bargaining agreement for the firefighters.

Director of Public Works

Assistant Superintendent Arnie Brown reported in the absence of Marty Walker the following:

- i. December 9th, Yard Waste and branch pick up has ended. We are still tree trimming and taking down trees. We are filling potholes and on the westside doing surface repairs.

Village Engineer

Chuck Hodges from Hancock Engineering reported the following:

- i. Items for the upcoming board meeting. The approval of an agreement with Hancock Engineering for furnishing of professional preliminary and design engineering services for the 2022 invest in cook program. To include improvements targeted for the west limits of St. Charles Road from Mannheim Road to the Village's west corporate limits.
- ii. The other item is approval of the Subrecipient agreement between the Village of Bellwood and Cook County for the 2022 program year CDBG street improvement project. This agreement will govern program activity related to the resurfacing of 24th Avenue from Madison Street to Washington. The dollar amount of this project is \$385,000.
- iii. Completion of the Alley Project and St. Charles Road Street Improvement project, both are substantially complete but will be wrapped up completely in the spring.

Building Commissioner

Jim Stock reported the following:

- i. One item on the agenda for next week – Demolishing of 3403 Monroe. Demoed for future development on that street.
- ii. Our two new inspectors are still in training but on the streets covering their districts. Our new clerk is doing an excellent job.

Director of Human Resources

Tonita LeShore was absent.

BOEM –

Mike Sabel reported the following:

- i. We just processed running our new crew members.

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. On December 10th we gave out holiday bags to our seniors. We gave out almost 200 bags to our seniors. We gave out another 100 bags to our residents that are less fortunate in our community.
- ii. December 17th we will be participating in the Christmas in Proviso giveaway to the families that our less fortunate in our communities. The families are selected by the school. This event is sponsored by Speaker Chris Welch. Twelve to thirteen organizations will be there giving out toys.
- iii. December 17th is our annual breakfast with Santa that will start at 8:30am at the Sheet Metal Workers Union in Hillside. Over one hundred tickets have been sold. We will give gifts to the kids.
- iv. **Mayor** - Mr. Norfleet mentioned the \$8 million - \$6 million of that will be going to pay debt. The debt has been here since about 2010. **Peter** – No, since 2005-2009. **Mayor** – The village bought \$4 million worth of property. **Peter** – No, the Village bought \$22 million worth of property on the corners or lake and 25th in Melrose Park and later sold it for \$11.5 million, losing \$11 million on that deal. The village borrowed \$100 million between 2005-2009, factor in interest that would've been \$132 million total payments in four years for projects that never materialized. Mayor, you weren't the mayor then. **Mayor**, I just want to make it very clear that when people see this \$6 - million they know it's on debt repayment for money that was borrowed in 2005-2009 that the village is on the hook to pay and we have to pay it back. **Peter**, if wasn't for the refinancing of the bonds. We saved long term on interest payments. None of the debt of \$6 million was accumulated from 2010-2022 it was all beforehand. I apologize for jumping in but I have a lot on institutional knowledge. The TIF District were formed in 2005-2008 in anticipation they would be doing something great. They went out and borrowed a lot of money the shady professionals. They

terminated in 2014 because they weren't creating money, zero. Last year they created over \$7 million dollars to \$10 million. TIF Districts does not increase your property taxes at all. All it does is take your money from one pot and put it in another pot and you can utilize that money to do major improvements.

Ms. MaGee, I'll let you ask your question now because I know that was a lot.

Madeline MaGee – If you're paying \$6 million toward a loan that should bring the principal down, right? **Peter** – The village has saved a lot of money within the last four – five years. The bonds will be paid off in a timely fashion and the village will not have to increase your property taxes. The previous administration owes a lot to this department heads for banding together and not raising property taxes. Mayor – The village hasn't raised its portion of taxes. Madeline – on my tax bill, there is an increase for the village of Bellwood. **Discussion between Madeline and Peter took place regarding bond payments, reducing interest and principal, refinancing bonds.** Peter - the village being able to get a lower interest amount due to our A+ rating. Peter, explained the village not raising taxes for over ten years, how the department heads worked so hard to keep the budget down. Without the leadership of mayor Harvey as a police officer, director of public safety coming in eliminating over time, Marty walker stabilizing the street department and saving millions of dollars we would be sitting here today freaking out over how many people have left the village of Bellwood, that's a fact. In 2010 the public works department would outsource every main break. It cost the village about a million dollars a year. Marty Walker came in and did it. I can talk about this for hours and hours. The only reason we can pay down the debt today is because of what has happened in the years post 2010, otherwise bond payments today would've been \$11 million but it's only \$6 million. I think our budget on the General fund is about \$25 million, \$11 million would've went to bond payments. The levy is \$60 million. **Further conversation, questions and answers took place between Peter, Madeline and the Mayor regarding bond repayment and property tax increase.**

New Businesses

Attorney Castaldo reported the following:

All items on the Consent Agenda have been reported on. The only item that hasn't been reported on is:

Item C – the 2023 meeting dates and times. Annually we adopt it for the following year. Those dates are in your Dropbox.

Unfinished Business

None.

Public Comment

Mayor – now we're going to do something different for public comment. Starting today we're going to be adding a line asking in public comment for a trustee to open the floor for public comment. Mayor Harvey requested a motion to open the floor for Public Comment. Trustee Nightengale made a motion and Trustee Boston seconded to open the floor for public comment.

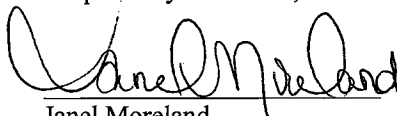
All Trustees were in favor to open the floor. Upon a voice vote, the motion carried unanimously. Mayor Harvey declared the floor for public comment open.

Hearing no Public Comment – Mayor Harvey asked for a motion to close the floor for Public Comment. Trustee Ciavattone made a motion and Trustee Holman seconded to close the floor for public comment. All Trustees were in favor to close the floor. Upon a voice vote, the motion 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 carried unanimously. Mayor Harvey declared the meeting adjourned, with no further business to come before this Board, this meeting stands adjourned at 4:06p.m.

Respectfully submitted,



Janel Moreland
Village Clerk