

**VILLAGE OF BELLWOOD  
COMMITTEE OF THE WHOLE MEETING MINUTES  
September 19, 2022**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, September 19, 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, September 19, 2022.

**Roll Call**

Those in attendance were Mayor Harvey, Village Clerk Janel Moreland, Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale, Willie Norfleet (Finance), Peter Tsiolis (Economic Development), 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 September 19, 2022, COW meeting. Trustee Boston made a motion and Trustee Ciavattone 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 August 8, 2022, COW meeting. Trustee Holman made a motion and Trustee Nightengale 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. Bellwood is continuing to improve economically. Been in talks with Aldi for a couple of months now and we will be presenting an agreement with Aldi for complete renovation for Aldi in Bellwood, which is huge because has left communities within the last couple of months creating a food desert in some towns. Aldi has entered into an agreement with us to stay here and remodel the store.
- ii. The Burger King location is reopening shortly. There was an issue with the management company and owners. It has been resolved. The owners came to the village and met with us.
- iii. Surebuilt Bldg. on Madison & 25<sup>th</sup> has sold. The construction they're doing is part of the presale construction. That building will be completely demolished, and a brand-new state of the art building will take its place. Duke realty wanted to buy that property, but there was another company that brought it and they're going to redevelop the entire site. It will be about a 20-acre development when done, which will bring in additional higher paying jobs and state of the art building. Continuation of the 25<sup>th</sup> corridor rejuvenation.
- iv. Quik Trip is going up and the senior building is moving along fast pace.
- v. The detention pond is pretty much all completed with the exception of the boulders will be going in January.
- vi. We have some more exciting news we'll be bringing to you in January. Some developments on St. Charles Road. We have some other developments on 25<sup>th</sup> Avenue.
- vii. The Cosmopolitan Room will start construction on the inside now, restaurant across the street from Burger King on Mannheim.
- viii. The Diner at 2501 Madison is in final phases where plans will be submitted to village for approval. Construction of diner will be a breakfast, lunch, and dinner diner. It will have a 60s vibe with real food. Should be coming up shortly.
- ix. Trustee Ciavattone asked the question – Between Washington & Madison, are the going to clean the creek up like they have on the north side of Washington, remove the foliage? Marty Walker answered – Yes, they will. Madison to Harrison but that section is not covered but they will clean up the debris.

#### **Finance Director/Comptroller**

Willie Norfleet reported the following:

- i. My report isn't very lengthy. Utility billing is a little high compared to one year ago July. Not overly significant but it is increased.
- ii. Collections are stable. Doing fairly well. Hoping to bring in revenue to cover our expenditures, so we're doing pretty good.
- iii. Bill paying, bills are paid. This disbursement is a little higher compared to a year ago year to date because we have massive amount of capital improvement that's been taken place and we're paying the bills for it. The good thing is we have receipts/revenues to pay our bills.

- iv. Revenues – Are coming in a little bit higher in certain areas. We're stable. We have brought in more revenue for the month of August than we did expenditures. We're still in pretty good shape and that's one of the reasons why we're not asking the county for a loan because we have adequate cash flow to get us to the end of the year as well as to pay our bills from month to month.
- v. Our audit draft should be in shortly. Once that comes in then we'll have an idea of how we did last fiscal year.

#### **Police Department**

Chief Allen reported the following:

- i. Currently have two that just graduated from the Cook County Sheriff's Academy. They're on the street training, Mr. Ryan Smith and Chris Schmidt. We have three more in the Chicago's Police Academy, and they're scheduled to graduate on October 14<sup>th</sup>.
- ii. We had a power test, unfortunately the officers that took the test couldn't pass it, so we'll have to save some seats for the next academy which will be next year.
- iii. We currently have our license plates reader cameras out there and working. We have six cameras, two on St. Charles Road and Mannheim, two at 25<sup>th</sup> and Harrison, one at 25<sup>th</sup> & Madison and one on Bellwood Avenue and Harrison. We get about five hundred thousand reads on that.
- iv. Currently doing three background checks on full time police position. Hopefully, will be able to get them started in the academy.

#### **Fire Department**

Chief Dombek reported the following:

- i. Next month in October we are holding examinations to establish an eligibility list for the fire department. Applications are now available and due back October 5<sup>th</sup>. Test and orientation are October 22<sup>nd</sup>. I can provide the website for the application if anyone is interested.

#### **Director of Public Works**

Mary Walker reported the following:

- i. Water Main Line Project – Is at its end. All residents are back on regular water. Still need to do the restoration work, taking place as we speak, putting the dirt back in. We also have a plan to resurface the street as well.
- ii. Phase III of the street resurfacing program. Looking to do third phase which will be St. Charles Road to 29<sup>th</sup> Avenue 100 block of Bohland, 200 block of Frederick, 300 block of 31<sup>st</sup>, Oak Street from Eastern to 31<sup>st</sup> Avenue and possible 1000-1100 block of 32<sup>nd</sup>.
- iii. Clean up week starts on Monday. We pick up all garbage except for construction material. Will be picking up tires and appliances.

#### **Village Engineer**

Chuck Hodges reported the following:

- i. One item that we're requesting to appear on the board agenda for this month. Award of contract to JA Johnson Paving for constructing improvements on the Village of Bellwood's St. Charles Road Roadway Improvements Program. The dollar amount came in at \$1,149,140.00. The limits of that will be from the ISB Railroad to the village's east limits 22<sup>nd</sup> street. We've prepped the contractor be prepared to start ASAP. Preconstruction meeting is scheduled for Thursday, October 22<sup>nd</sup> at 1:15pm.

#### **Building Commissioner**

Jim Stock reported the following:

- i. Thank you, Peter, for summarizing my report for me.
- ii. Building Dept. hired two new inspectors Darchell King and Kim Washington are in training, now on the street. I will be going out with them this week to do additional training.

#### **Director of Human Resources**

Tonita LeShore had nothing to report.

#### **Homeland Security**

Mike Sabel reported the following:

- i. Helped with traffic control for Joe's car show.
- ii. Assisted Melrose Park with their Taste of Melrose and Hispano Fest.
- iii. Mayor stated – Get with Tonita LeShore about getting some help for your department.

**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. Burger King was supposed to have a grand opening today, but it will be held tomorrow. The owner is from another country (Dubai). The people that were managing tried to take him for a ride. They didn't have a clue about somethings that were going on. I met the young man myself. I know Peter and Mr. Stock helped them tremendously get back on the right track.
- ii. Thank you after seven years, finally get our signs put on Mannheim Road. We finally have some approvals through IDOT. People don't understand the red tape dealing with IDOT. This project started seven years ago.
- iii. Thanked Police Department. We helped and assisted Maywood Fest. We sent one or two officers to help with crowd control and they were appreciative.
- iv. Mayor asked Tonita LeShore – Is clean up week in the calendar? Tonita LeShore – Yes, and in the comment section of the newsletter.
- v. One last comment about Aldi's – We've been working with Aldi for quite some time behind the scenes to ensure our Aldi's get remodeled. Thanks, Peter, for the team that stayed consistent on the phone calls. They are one of the grocery stores that's thriving because they're saving consumer money by not raising prices by doing their own packaging.

**New Business**

Attorney Castaldo reported the following:

The agenda for this coming Wednesday, the items to appear on the consent agenda.

- i. The collective bargaining agreement for the part time police officers and records clerks.
- ii. The Village Engineer already reported on St. Charles Road Street project.
- iii. Peter has already reported on the Aldi redevelopment agreement.
- iv. Those are the three items that will appear on the consent agenda. The other items that we're working on are the insurance renewal. Part of which we would have to adopt Cyber Protection Policies prior to the renewal, or we would not be eligible for renewal. Meeting tomorrow with the IT Department to discuss those. Hope to have before you for the October board meeting.

**Presentation**

**Unfinished Business**

None.

**Public Comment**

**Madeline McGhee** – I have a question. Will Aldi be in the same location they're renovating? Mayor, I don't have all the particulars about the renovation. Madeline McGhee – Downtown St. Charles Road, where is it? Mayor – That's a very interesting question. The project will hopefully be done in phases. We're going to start with around 27<sup>th</sup>, 28<sup>th</sup> and 29<sup>th</sup> but all people that think about this. We actually want our downtown to reach to 22<sup>nd</sup> street. We're gonna have developers do commercial on bottom and apartments or condos on top. If that works, then we may have other developments do something on 24<sup>th</sup> and 22<sup>nd</sup> street. We already have developers that want to do something similar with commercial on bottom and apartments on top. Madeline – So, from 22<sup>nd</sup> to Eastern. Mayor - Yes.

**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 3:53p.m.

Respectfully submitted,

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Janel Moreland  
Village Clerk