

Village of Dolton
Regular Meeting Board of Trustees
Monday, March 2, 2020

CALL TO ORDER Mayor Riley H. Rogers called the Regular Meeting of the Board of Trustees to order in the New Village Hall at 6:36 p.m.

PLEDGE OF ALLEGIANCE/
PRAYER

At the request of Mayor Rogers, prayer was led by Fire Chief Brandon Dyer.

ROLL CALL

The following trustees were present: Tammie Brown, Tiffany Henyard, Andrew Holmes, Jason House, and Edward Steave. Trustee Deborah Denton was absent.

Also present: Village Clerk Mary Kay Duggan, Village Attorney John B. Murphey, Village Engineer Ron Smith, Village Administrator Elizabeth Scott and department heads.

A quorum was present.

Mayor Rogers acknowledged Police Chief Mobley who reported that there was a robbery at Family Dollar. The suspect in custody was identified on a "show-up." Chief Mobley commended Commander Lewis Lacey and Officer Stephen Curry for their quick actions, and thanked residents for their positive comments regarding police officers.

Mayor Rogers introduced Ms. Giavanni Nickson as the village's new communications director. Mayor Rogers said that Ms. Nickson's top priority will be the relaunch "The Sentinel" village newspaper, and that she will revive the "Take Another Look" cable program and maintain the village's profile on social platforms and print media.

GENERAL ANNOUNCEMENTS

Trustee Henyard announced the success of her town hall meeting regarding water billing on February 29th, despite there being no information regarding her meeting on the village's website. Trustee Henyard said she is moving forward with her youth mentorship program. She may be reached at 708-297-6859.

Trustee Steave announced that cable channels 4 and 99 are back up following the installation of a new server.

CITIZENS ADDRESS *Limited to Discussion of Agenda Items*

Sandra Wells, resident, said that board members should provide explanations of why they are voting the way they are.

Mayor Rogers responded that most agenda items are discussed at the previous Meeting of the Committee of the Whole.

VILLAGE CLERK REPORT

A. Approval of the Minutes: February 3, 2020 Regular Board Meeting

The village clerk asked for a motion to approve.

MOTION TO APPROVE THE MINUTES of the February 3, 2020 Regular Board Meeting.

Motion by Trustee House. Second by Trustee Brown. There being no discussion:

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed.

B. Communications

Village Clerk Mary Kay Duggan reminded residents of the upcoming primary election on March 17th. Early voting begins today. Residents who wish to obtain more information on candidates state and county judges may find the local bar associations' recommendations at www.voteformjudges.org.

Mayor Rogers urged residents age 60 and over to patronize the Community Café open week days for lunch at New Community Church at Lincoln and Avalon. A \$3 donation is accepted.

ENGINEER'S REPORT

Village Engineer Ron Smith summarized his written report updating status of the 2020 Cook County Development Block Grant (CDBG) application process for streets resurfacing funds; and also the grant process for flood mitigation assistance from the Federal Emergency Management Agency (FEMA).

COMMITTEE REPORTS

Finance

Trustee House announced that at the committee meeting last week, the auditors gave the village an unqualified (positive) report for the fiscal year 2018-2019.

Housing

Trustee Tammie Brown reported that the Housing Department conducted 460 transactions with \$99,539 in revenue for January.

Police and Fire

Trustee Holmes read the Dolton Fire Department report of 751 total incidents for January and February. Trustee Holmes noted that the suspects of the September 10th homicide from last year have been apprehended.

Fire Chief Brandon Dyer recommended cautionary measures for residents to protect themselves from the Covid-19 virus.

Public Works

Trustee Steave read aloud the Public Works report. Homewood Disposal will resume yard bag pick-ups in April.

The Public Works Committee will meet tomorrow at 5:30 p.m.

Trustee Steave said that the Melanie Fitness Center had a great month in January, the best in 3-4 years. Trustee Steave invited residents to come out and see what Melanie Fitness Center has to offer.

CORPORATE BILLS

MOTION TO APPROVE CORPORATE BILLS REGISTER #157, 158, and 159.

Motion by Trustee House. Second by Trustee Steave.

Trustee House explained that Register #157 is for total electronic corporate payments in the amount of \$310,947.52; Register #158 is for water payments in the amount of \$369,734.53.

Register #159 is for general corporate payments as follows:

Corporate Payments in the amount of \$742,733.66; Gross Payroll 01/31/20 \$405,844.97, Gross Payroll 02/14/20 \$396,986.42, Gross Payroll 02/29/20 \$381,100.67; Melanie Fitness Center Payments \$24,321.56, Gross Payroll 01/31/20 \$8,784.82, Gross Payroll 02/14/20 \$7,983.88, Gross Payroll 02/29/20 \$7,943.61, for Total Corporate Payments of \$1,975,699.59.

Trustee Steave explained the funding of the Melanie Fitness Center's "\$1,000 Weight-Loss Challenge." Two challenges were offered. The challenges brought in \$985 in registration fees, thereby funding the first challenge minus \$15, and the second challenge was covered by registration and new member fees. Trustee Steave acknowledged "a miscommunication on my part" for not making the funding process more transparent. He cited the experience as one reason he is asking the mayor to appoint a Melanie Fitness Center trustee committee. Trustee Henyard said that Trustee Steave should reimburse the village.

In response to Trustee Henyard's questions, Trustee House explained payments for training, the state treasurer, Menards, Expressway Car Wash, COR Consulting, Prime Equity Management, and Attorney Vincent Cainkar. Village Attorney John Murphey explained that the payment to JAMS, a mediation service, will be reimbursed by insurance.

There being no further discussion:

ROLL CALL

AYES: 4 Trustees Brown, Holmes, House, Steave

NAYS: 0

ABSTAIN: 1 Trustee Henyard

ABSENT: 1 Trustee Denton

Motion passed.

OLD BUSINESS

- A. Ordinance No. 20-002
Authorizing and Providing for the Issue of \$1,400,000 General Obligation Bonds, Series 2020
(Homewood Disposal)

Attorney Vincent Cainkar distributed an updated ordinance, explaining that it is the same as previously distributed except because of the recent drop in interest rates, the village will pay two percent (2%) interest instead of three percent (3%) interest over the bond's five-year lifetime. Trustee Henyard asked why it was necessary to issue a bond to pay for garbage pick-up when the residents are already paying the village for pick-up. Mr. Cainkar responded that it is a matter of cash flow, and pointed out that Homewood Disposal charges the village for other services such as the public works containers and dumpsters.

Trustee House noted that the funds to pay the bond come from the general fund, and that his goal is to pay the back and current bills to Homewood Disposal to reduce the amount of the bond going forward. Mr. Cainkar responded that the village would not be able to reduce the bond amount in a year. Trustee Steave added that the village board had issued a bond to pay Homewood Disposal going back five years.

Trustee Henyard said that she objected to the bond now that the general fund is showing a surplus.

MOTION TO APPROVE ORDINANCE NO. 20-002.

Motion by Trustee House. Second by Trustee Steave. There being no further discussion:

ROLL CALL

AYES: 4 Trustees Brown, Holmes, House, Steave

NAYS: 1 Trustee Henyard

ABSTAIN: 0

ABSENT: 1 Trustee Denton

Motion passed.

- B. Ordinance No. 20-003
Amending Chapter 14 of Article 10 of the Dolton Village Code with the Regulation of Cannabis Business Establishments

Attorney Murphey explained that the board passed an ordinance in December of last year that dealt with cannabis dispensaries, and this ordinance completes the process. In response to Trustee Henyard's question where the dispensaries would be located, Mr. Murphey pointed out that the prior ordinance had set the locations on the Sibley Blvd. commercial district. Trustee Henyard further asked if the board could cap the number of licenses issued. Attorney Murphey responded no, that the state issues a limited number of licenses. None are operating in the village as of now.

MOTION TO APPROVE ORDINANCE NO. 20-003.

Motion by Trustee Steave. Second by Trustee Tammie Brown.

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton

Motion passed.

- C. Ordinance No. 20-004
Amending Section 3-4A-1-7 of the Dolton Village Code Relating to Video Gambling Terminals

Trustee Holmes asked if this ordinance was in response to the recent change in state law allowing for an increase in the number of video gambling terminals per licensed business. Trustee Henyard asked if the village had to increase the number of terminals.

Mayor Rogers confirmed that the purpose of the ordinance is to adopt the state law change increasing the maximum number of terminals per business from five to six terminals. The village is not required to adopt the change but it would increase village revenues as well as allow for an additional \$1,000 village license fee per terminal.

In response to Trustee Henyard's question, Mayor Rogers explained that the revenues are deposited in the general fund. Trustee Henyard asked why couldn't the village set up a separate account for revenue and fees for the sixth terminal. Cris Miroballi of Kasperek Co. explained that incoming revenues and fees are not identified by separate terminals.

Attorney Murphey noted that the village is looking for revenue.

MOTION TO APPROVE ORDINANCE NO. 20-004.

Motion by Trustee Steave. Second by Trustee Tammie Brown

There being no further discussion:

ROLL CALL

AYES: 4 Trustees Brown, Holmes, House, Steave

NAYS: 0

ABSTAIN: 1 Trustee Henyard

ABSENT: 1 Trustee Denton

Motion passed.

- D. Ordinance No. 20-005
Amending Section 4-9-3 of the Dolton Village Code Relating to Waste Storage Regulations
(curb pick-up hours)

This ordinance changes the hours during which residents may place their garbage containers at the curb from pick-up to 3 p.m. the day before the scheduled pick-up day and by 7 p.m. on the pick-up day.

MOTION TO APPROVE ORDINANCE NO. 20-005.

Motion by Trustee Henyard. Second by Trustee House. There being no discussion:

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed.

- E. Ordinance No. 20-006
Amending Section 1-6-7(B) of the Dolton Village Code Relating to Committees of the Board
(adding Melanie Fitness Center Committee)

Trustee Steave said that he recommended that the mayor add this committee for the reasons stated in his earlier report. Trustee Henyard said that the mayor should appoint her and Trustee Denton to the committee as they are the only trustees not on any committees. Trustee Steave responded that he is requesting that the mayor appoint Trustee House because he has assisted with finances behind the scenes, and Trustee Tammie Brown because she is a Melanie Fitness Center member. He added that he does not want any grandstanding. Mayor Rogers said that he had no comment. In response to a comment from the audience, Trustee Brown said that she and Trustee Steave do not always agree with each other but they can work together. Trustee House said that the committee should start by looking at what point may it be costing the village too much to retain the fitness center.

MOTION TO APPROVE ORDINANCE NO. 20-006.

Motion by Trustee Steave. Second by Trustee Brown. There being no further discussion:

ROLL CALL

AYES: 4 Trustees Brown, Holmes, House, Steave

NAYS: 1 Trustee Henyard.

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed.

F. Resolution No. 20 R-001

Acquisition and Transfer of Certain Property to the Dolton Park District (13826-13844 Lincoln Ave.)

Mayor Rogers noted that this item had been discussed by the board at its Committee of the Whole. The village would acquire the old bowling alley property for transfer to the park district to expand the current baseball field. The park district would be responsible for the process and all costs.

MOTION TO APPROVE RESOLUTION No 20 R-001.

Motion by Trustee House. Second by Trustee Tammie Brown.

There being no discussion:

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed.

NEW BUSINESS

A. Resolution No. 20 R-002

Authorizing Village of Dolton Participation in the 2020 Program Year Cook County Block Development Grant (CDBG) Program

Mayor Rogers followed-up on Engineer Ron's Smith earlier report, noting that the village is asking for \$400,000 for street resurfacing.

MOTION TO APPROVE RESOLUTION NO. 20 R-001.

Motion by Trustee House. Second by Trustee Steave. There being no discussion:

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed.

B. Approval of Fiscal Year 2019 Audit

Mayor Rogers noted that the audit report shows that the consistency of the board in the past year has been helpful and that the village is heading in the right direction.

MOTION TO APPROVE FISCAL YEAR 2019 AUDIT

Motion by Trustee House. Second by Trustee Tammie Brown. There being no discussion:

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed.

MAYOR'S REPORT

Mayor Rogers noted that March was *Women's History Month*, and that he expected that the next Coffee with the Mayor would address the rate of heart attacks among women and men.

Mayor Rogers announced the coming of O'Reilly Auto Parts next to Taco Bell and an upcoming Mexican restaurant on Sibley Blvd.

JenCare has committed to open at the former CVS property.

Mayor Rogers is in discussion to open a Starbucks/Chase Bank drive through next to Food for Less. Another entity has expressed interest in opening a \$3 car wash by Food for Less.

CITIZENS ADDRESS *General Comments*

Siddiqu, trainer at the Melanie Fitness Center, spoke about the center's "\$1,000 weight loss challenge" and noted that Melanie also offers fitness classes and aqua aerobics.

AJ Burse, resident, asked about the status of the village's application to the county to promote the census, noting that Illinois stands to lose \$1,400 per person who does not complete the census and likely a congressional seat.

Village Administrator Elizabeth Scott said that the village elected to join with the Metropolitan Mayors Conference and the South Suburban Mayors and Managers Association and outlined plans for outreach to village members.

Valeria Stubbs, resident, asked how much money did the Village of Dolton receive for the land from O'Reilly's, and whether Dolton Park District ever settled the debt to the village for Needles Park.

Mayor Rogers said he believed the sale amount was approximately \$100,000, split between the village and the South Suburban Land Bank. Attorney John Murphey responded that the village and the park district decided that it was not in the community's interest to pursue litigation.

Elizabeth Dukes, resident, said that seniors have difficulty in complying with the time restrictions for setting garbage containers at the curb.

Jacaline Smith, former tenant at 14802 Dearborn, thanked Mayor Rogers for putting her family up at the motel when it was determined that the mold at the property made it unsafe. She asked if Trustee

Henyard had paid the money back to the village, and whether there were rules for landlords to pay water bills. She further asked how the village can have a trustee on the board who says that she is for the residents when she is not. Ms. Smith further asked Trustee Henyard when she can get her deposit back, and asked the board if it is going to recover the money it spent from Trustee Henyard.

Attorney Murphey responded that absent criminal activity, the board has no authority to remove an elected board member.

Resident, Melanie Fitness Center member, said that she was the winner of the second weight loss challenge.

Mayor Rogers commended Trustee Steave for his efforts to make Melanie sustainable.

Anthony McCall, Melanie Fitness Center member, said that he joined because he had high blood pressure and has since lost 87 pounds.

Mrs. Crayton, member, asked if the village knows how much it collects for water and trash, and inquired about the lack of brightness of some of the new street lights installed, and asked Trustee House whether hard copies of the Finance Committee materials could be made available to residents.

Mayor Rogers responded that ComEd was installing new LED lights with less brightness, but that it has installed brighter lights in some locations when the village has asked. Trustee House responded that it would not be feasible for the village to make copies for everyone who may attend.

Mark Lloyd, Melanie Fitness Center manager, spoke about upcoming programming including programs for children.

Mayor Rogers invited residents to come out and enjoy the new equipment at Melanie, which should be viewed not just as a business, but a health and wellness center for residents.

Trina Downs, resident, said that she got out of bed this evening to come to the meeting because "I don't like scripted shows" and accused board members of claiming to like kids when they denied her and her kids water for 30 days.

Sandra Wells, resident, followed-up on Mayor Rogers' earlier response to her comment, saying that not all items are discussed by all trustees at the Committee of the Whole or committee meetings. She further commented that she does not believe residents should have to pay for Melanie, that Trustee House is the only board member who calls regular committee meetings, congratulated Trustee Henyard on her town hall meeting, asked if CEDA was charged for its recent use of village hall space, whether there was an inventory of BP Capital properties owned by the village, and the status of the "welcome packet."

Trustee Tammie Brown said again that the village remains in litigation over the properties and that she would defer to Attorney Murphey. Trustee Brown said again that the packet has been ready but for the vote to change the allowable hours for curbside placement of containers.

Louise DuBerry Houston, with Steven Houston, said she and her husband bought their property on Minerva in June of last year and rehabilitated the property. Public works turned on water in January, 2020, and turned it off two weeks later. Ms. DuBerry said that she had gone through all the channels to restore water and wanted an appointment with Mayor Rogers. She said that she had met with Village Administrator Scott and staff but the meeting became hostile.

Village Administrator Scott asked to be recognized to refute the resident's comments.

Mayor Rogers questioned how the property could be improved, specifically drywall installation, without water, and explained at length the process for issuing a ticket for unauthorized use of water, and said that he would read the timeline the resident presented him and meet with resident tomorrow.

Melanie Fitness Center employee noted that Melanie has certified trainers who serve a lot of disabled residents and residents recovering from injuries, and invited residents to come in and see firsthand.

Resident, Melanie Fitness Center member, reported that after having knee replacement surgery he had physical therapy twice a day but also took Melanie's aquacize class three times a week.

Earl Banks, resident, said that residents should have received prior notice of the recent increase in water rates.

Mayor Rogers said that the notice of the upcoming increase was on the water bills.

Diane Lofton, resident, asked whether the previous resident was speaking about the increase in consumption. Resident said she did not receive a notice of rate increase either.

MOTION TO ENTER INTO EXECUTIVE (CLOSED) SESSION for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees.

Motion by Trustee House. Second by Trustee Steave. There being no discussion:

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed at 8:55 p.m. The board of trustees returned at 9:30 p.m.

ADJOURNMENT

There being no further business before the Board of Trustees, Mayor Rogers asked for a roll call to adjourn. On a motion by Trustee Henyard, second by Trustee House to adjourn the Regular Board Meeting of the Board of Trustees, there being no discussion:

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Denton.

Motion passed.

The meeting was adjourned at 9:30 p.m.



MARY KAY DUGGAN, Village Clerk

APPROVED by the Board of Trustees this 4th day of May, 2020.



RILEY H. ROGERS, Mayor