

Village of ~~Dan~~ ~~ton~~  
Regular Meeting Board of Trustees  
Virtual Meeting Via Zoom - ~~Live~~ ~~stream~~ on YouTube  
Monday, August ~~3~~, 2020

CALL TO ORDER Mayor Riley H. Rogers called the Regular Meeting of the Board of Trustees t  
6:38 p.m.

ROLL CALL The following trustees were present: ~~De~~ ~~borah~~ ~~Denton~~, Tiffany Henyard, Jason Hc  
Edward Steave. Trustees Tammie ~~Brown~~ and Andrew Holmes were absent.  
Also present: Village Clerk Mary Kay ~~Duggan~~, Village Attorney John B. Murphey  
Administrator Elizabeth Scott, Cris ~~Mir~~ ~~balli~~ of John Kasperek Co. and departmen  
Village Engineer Ron Smith was absent.  
A quorum was present.

PLEDGE OF ALLEGIANCE/  
PRAYER Led by Trustee Denton.

GENERAL ANNOUNCEMENTS

Trustee Henyard engaged Mayor Rogers regarding various resident complaints she had recei  
Trustee Henyard announced that she had purchased lawn mowers to cut grass on vacant propertie  
partnership with Mr. Omar Yamini's youth program. Trustee House clarified that the board was init  
tied on approval of \$10,000 for the purchase of lawn mowers, but when the proposal was amende  
\$25,000, Trustee Denton said she would take it under advisement. Trustee Denton confirmed that :  
would not approve \$25,000.

CITIZENS ADDRESS Limited to Discussion of Agenda Items

Giavonni Nickson, Communications Director, reported the following posts during the meeting:  
Who will pay for the work?

VILLAGE CLERK REPORT

- A. Approval of the Minutes:  
July 8, 2020 Special Board Meeting  
July 14, 2020 Committee of the Whole  
July 20, 2020 Regular Board Meeting

The village clerk asked for a motion to approve the meeting minutes either separately or  
together.

MOTION TO APPROVE THE MINUTES of the July 8, 2020 Special Board Meeting, the  
July 14, 2020 Meeting of the Committee of the Whole, and the July 20, 2020 Regular  
Board Meeting.

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

ROLL CALL

AYES: 4 Trustees Denton, Henyard, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Trustees Brown, Holmes

Motion passed.

- a. Communications: None.

ENGINEER'S REPORT None.

COMMITTEE REPORTS

Finance

Trustee House announced that the finance committee will continue to meet the last Wednesday of every month at 5:30 p.m.

Housing

No report.

Police and Fire

No report

Public Works

In response to Trustee Steave's request, Supt. Matt Stacey explained that due to layoffs, there have been fewer employees available for grass cutting and there are no outside contractors this year because of decrease in revenue related to the covid-19 crisis.

Water Department Director Sonye London reported that the printer was two weeks late sending out District 1 water bills. There will be no late penalties through August 14<sup>th</sup>. Trustee House stressed that steps should be taken to make sure bills are timely going forward. Ms. London responded that Ms. Johnson had confirmed a two to three-day turnaround with the company. In response to Trustee Denton's question, Ms. London said that she was tracking payment plans for compliance. Non-complying residents will have their water shut off. In response to Trustee Henyard's question, Trustee Steave confirmed that shut-offs were resumed as of July 7<sup>th</sup>.

Melanie Fitness Center

Trustee Steave reported that members who had paid in advance should call him at 708-793-0034 to arrangement for reimbursement. He may also be reached at [esteave@vodolton.org](mailto:esteave@vodolton.org).

CORPORATE BILLS

Trustee House read aloud the summary of Corporate Payments Register #169 and #168:

Corporate Register #169: \$492,330.21, Gross Payroll 07/02/20 \$356,068.24, Gross Payroll 07/17/20 \$297,380.16, Gross Payroll 07/31/20 \$320,402.91; Melanie Fitness Center \$997.98, Gross Payroll 07/02/20 855.11, Gross Payroll 07/17/20 \$855.11, Gross Payroll 07/31/20 \$855.11; for Total Corporate Payments \$1,469,744.83

Corporate Register #168: Corporate Payments \$23,159.88, Water Fund \$241,438.22, 2009A Bond \$151,800.00, 2009B Bond \$166,377.50, 2009C Bond \$144,250.00, Homewood Disposal Bonds \$21,000.00; for Total Corporate Payments of \$788,025.60.

MOTION TO APPROVE CORPORATE PAYMENTS REGISTER #169 and #168:

Motion by Trustee House. Second by Trustee Steave.

Discussion followed on the bills for Sibley Animal Hospital, South Suburban Mayors & Managers Assn., Odelson & Sterk. APV Multi-Media, John Kasperek Co., Cook County Bureau of Technology.

#### ROLL CALL

AYES: 4 Trustees Henyard, Denton, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Trustees Brown and Holmes

Motion passed.

#### OLD BUSINESS

##### A. Renewal of General Liability Insurance

MOTION TO APPROVE RENEWAL OF GENERAL LIABILITY INSURANCE AT \$780,032 ANNUAL PREMIUM.

Motion by Trustee Steave. Second by Trustee Denton.

Trustee Henyard announced that she and Trustee House had saved the village \$400,000 by delaying a vote.

There being no further discussion:

#### ROLL CALL

AYES: 4 Trustees Henyard, Denton, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Trustees Brown and Holmes

Motion passed.

##### B. Adjustment of Compensation of Certain Employees

The village clerk reminded the board that it had discussed adjustment of an employee's compensation in closed session at the last board meeting. It is her understanding that action was since taken informally to adjust the employee's compensation, and that this matter is on the agenda in case a formal vote was required. Trustee House confirmed that there was consensus of the trustees regarding the July 2nd payroll and furlough days for a water department employee and the adjustment was made. He is awaiting comment from two trustees regarding adjustment of holiday pay and prior paid time off.

No formal action was taken.

#### NEW BUSINESS

##### A. Approval of Parking Variance 1221 Sibley Blvd. (Sibley Crossing Shopping Center)

The village clerk explained that the owner of the shopping center at Sibley Blvd. and Woodlawn Ave. is looking to add a free-standing building in the parking lot for additional retail space. Plans are included in the board meeting packet.

The village's zoning code requires a minimum number of parking spaces per square footage. The proposed building would reduce the number of parking spaces to less than the required number. The owner is seeking a variance from the Board of Trustees in order to move forward. An ordinance would be required. There were no objections to the proposal.

*(Trustee Brown entered the meeting at 7:35 p.m.)*

B. Waiver of Potential Conflict of Interest Kane McKenna Associates.

Attorney Murphey explained that Kane McKenna is the village's Tax Increment Financing consultant for the development of 300 W. Sibley Blvd. The developer TIF (District) #2 has approached Kane McKenna to serve as its consultant. Attorney Murphey said he did not see the potential for any conflict of interest.

MOTION TO ISSUE WAIVER OF POTENTIAL CONFLICT OF INTEREST TO KANE MCKENNA ASSOCIATES.

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

ROLL CALL

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Holmes

Motion passed.

C. Approval of Sale of 14051 Lincoln Ave. (Youth Center Building)

Mayor Rogers reported that the village had received an offer to purchase the former Youth Center Building for \$25,000. Village Administrator Scott said that she is asking for direction to move forward. She reminded the board that extensive work is needed to bring the building up to code. Mayor Rogers added that the village's property management engineer said that the building had been broken into and was completely gutted. In response to Trustee Henyard's question, Mayor Rogers said that he did not know what the buyer intended to do with the property. The buyer owns the residence next door. Attorney Murphey recommended that the board agree to sell subject to a contract and order title.

MOTION TO SELL 14051 LINCOLN AVE. SUBJECT TO CONTRACT.

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

ROLL CALL

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Trustee Holmes

Motion passed.

D. Approval of Settlement *Blacher, et al. v. Village of Dolton*

This item was deferred for a motion to enter into Executive (Closed) Session following Citizens Address.

## MAYOR'S REPORT

Mayor Rogers announced that the food giveaway continues every Saturday beginning a 9 a.m. at the Melanie Fitness Center, 14900 Greenwood Rd.

## CITIZENS ADDRESS *General Comments*

Giavonni Nickson, Communications Director, reported the following posts during the meeting:

What period did the August 14 water bill penalty apply to? What district is being shut off?

*Ms. London responded that the penalty period applied to District 1; water is being shut off for all districts for water bills 6 months or more overdue.*

Payroll is high. Have all departments been laid off or furloughed?

*Ms. Scott responded that AFSCME employees and non-union employees have been laid off or furloughed.*

When will the building permit holiday be addressed?

*Mayor Rogers said that he is not sure because of the village's current financial situation. Trustee Henyard said that she would advocate for it at the next finance committee meeting. Mayor Rogers noted that the last permit holiday cost the village \$40-60,000 in lost revenue.*

Does the village have a zoning commission?

*Mayor Rogers answered no.*

Is there a list of village-owned properties on the market?

*Attorney Murphey responded that properties acquired through BP Capital remain in litigation.*

Will any trustees be able to see the property being sold to check for vandalism.

*Mayor Rogers said yes.*

Are any of the TIF monies used to pay salaries?

*Mr. Miroballi said no.*

Why are have liability premiums increased? It appears there is less coverage?

*Trustee Henyard said that originally the premiums were \$400,000 higher because originally the village was being charged per occurrence instead of per incident.*

## MOTION TO ENTER INTO EXECUTIVE (CLOSED SESSION) TO DISCUSS PENDING LITIGATION AND COMPENSATION OF PERSONNEL.

Motion by Trustee Henyard. Second by Trustee Steave. Discussion preceded the motion:

Trustee Denton said she would like to recuse herself. Attorney Murphey said that Trustee Denton could attend the closed session as a defendant to the litigation, but recuse herself from voting. Trustee Steave was a former plaintiff and Ms. Scott is a plaintiff so they should not attend the closed session on the litigation

Trustee Henyard said that she wanted to discuss "pay day loans" given by the mayor.

Attorney Murphey recommended that the trustees discuss the other matter first so that Trustee Steave could be present for that discussion.

ROLL CALL

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Trustees Brown and Holmes

Motion passed.

The Board of Trustees entered Executive Session at 8 p.m. and returned at 8:37 p.m. Trustees Henyard and Steave were no longer in the meeting. Attorney Murphey advised that there were not enough potential votes to take action on the pending litigation.

ADJOURNMENT

There being no further business before the Board of Trustees, on a motion by Trustee House, second by Trustee Denton to adjourn the Regular Board Meeting of the Board of Trustees, there being no discussion:

ROLL CALL

AYES: 3 Trustees Brown, Denton, House

NAYS: 0

ABSTAIN: 0

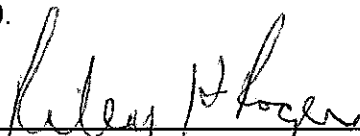
ABSENT: 3 Trustees Henyard, Holmes, Steave.

Motion passed.

The meeting was adjourned at 8:39 p.m.

  
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MARY KAY DUGGAN, Village Clerk

APPROVED by the Board of Trustees this 8th day of September, 2020.

  
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RILEY H. ROGERS, Mayor