

Village of Dolton
Regular Meeting Board of Trustees
Virtual Meeting Via Zoom - Livestream on YouTube
Tuesday, September 8, 2020

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

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

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

A quorum was present.

**PLEDGE OF ALLEGIANCE/
PRAYER** Led by Fire Deputy Chief Rush.

GENERAL ANNOUNCEMENTS

Trustee Henyard reminded residents that the coronavirus is still around, and urged continued social distancing and handwashing. She noted that she has received complaints that no one was wearing masks at the laundromat.

CITIZENS ADDRESS *Limited to Discussion of Agenda Items*

Giavonni Nickson, Communications Director, reported no posts.

VILLAGE CLERK REPORT

- A. Approval of the Minutes:
August 3, 2020 Regular Board Meeting
August 27, 2020 Special Board Meeting

Village Clerk Mary Kay Duggan asked for a motion to approve the meeting minutes either separately or together.

MOTION TO APPROVE THE MINUTES of August 3, 2020 Regular Board Meeting and the August 27, 2020 Special Board Meeting.

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

ROLL CALL
AYES: 5 Trustees Brown, Denton, Henyard, Holmes, Steave
NAYS: 0
ABSTAIN: 0
ABSENT: 1 Trustee Holmes
Motion passed.

B. Communications: None.

ENGINEER'S REPORT

Village Engineer Ron Smith summarized his written report. The village submitted an application for grant funding under the Rebuild Illinois program for rehabilitation of the 3 million gallon potable water storage tank. Sealed bids for roadway resurfacing were accepted and opened in public on Friday, August 14th, at 10 a.m. by the village clerk.

COMMITTEE REPORTS

Finance

No report

Housing

Trustee Tammie Brown reported that the housing department processed 235 transactions in August for total revenue received of \$77,463.

Police and Fire

Trustee Holmes reported that the fire department has responded to 3,376 incidents, including 2,342 emergency medical services. Trustee Holmes added that two persons were shot in Dolton recently, with one fatality.

Public Works

Trustee Steave announced that the public works committee would be meeting sometime next week. At Trustee Steave's request, Water Department Director Sonye London reported as of last Friday, District 2 water bills were out and District 3 bills were sent to the printer. Commercial bills were sent out August 10-11. The department has only two meter readers with the recent layoffs. Trustee Henyard noted that the bills were late before layoffs. Ms. London responded that the water department had been shut down for a couple of weeks due to the coronavirus. Discussion followed on how late bills may be avoided going forward.

Melanie Fitness Center

Trustee Steave reported that refunds of membership fees are being processed. He noted that New Community Church has expressed interest in purchasing the fitness center. In response to Trustee Henyard's question, Trustee confirmed that the fitness center is advertised for sale on the village's website and cable channels.

CORPORATE BILLS

Cris Miroballi of John Kasperek Co. read aloud the summary of Corporate Payments Register #171 and #170:

Corporate Register #171: Corporate Payments \$1,424,739.10, Gross Payroll 08/14/20 \$322,250.44, Gross Payroll 08/28/20 \$323,041.61; Melanie Fitness Center \$1,492.98, Gross Payroll 08/14/20 \$855.11, Gross Payroll 08/28/20 \$855.11; for Total Corporate Payments \$2,073,234.35.

Corporate Register #170: Electronic Corporate Payments \$14,045.84, Water Fund \$418,106.66, Homewood Disposal Bonds \$685,833.34; for Total Corporate Payments of \$1,117,985.84.

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

Motion by Trustee Steave. Second by Trustee Brown.

Trustee House entered the meeting.

Mr. Mirolli answered questions by Trustee Henyard on bills for South Suburban Chamber of Commerce, D Construction, Dennis Gianopolous, and Location Finders, and questions by Trustee Holmes regarding bills for Ingalls Occupational Medicine, Traffic Control & Protection, and Meade Electric Repairs.

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

OLD BUSINESS

- A. Approval of Bid 2019 Community Development Block Grant (CDBG) Street Resurfacing Program

In response to Trustee Henyard's question, Village Engineer Smith explained that the streets selected must fall within the HUD map of Eligibility, that 51% or more of the population is classified as low income. Trustee Henyard said that the selection should come before the board, including the resurfacing of the mayor's block. Mayor Rogers responded that the streets were selected scientifically. Mr. Smith further explained that the streets selected were approved by the board when it approved the grant application. Trustee Holmes said that the village should get legislators to approve funding for resurfacing of all village streets.

MOTION TO APPROVE BID 2019 CDBG Street Resurfacing: K-Five Construction, \$279,474,25 (low bidder).

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

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

- B. Ordinance No. 20-012
Approving a Parking Variance – Sibley Crossing Shopping Center

In response to Trustee Henyard's question, Village Clerk Duggan explained that the village zoning code requires a certain number of parking spaces per square feet of the property. The proposed free-standing building proposed by the owner would reduce the number of available parking spaces, as shown on the drawing submitted to the board. A zoning variance is needed to allow the owner to move forward.

MOTION TO APPROVE ORDINANCE NO. 20-012.

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

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

- C. Ordinance No. 20-013
Authorizing the As-Is Sale of Certain Real Property (14051 Lincoln Ave.)

Village Clerk Duggan reminded the board that there was a consensus at the last meeting to move forward with the sale. In response to Trustee Steave's question, Village Administrator Elizabeth Scott explained that the buyer lives next door to the property and plans to rehabilitate the property. The buyer will be required to bring the property up to code. Trustee Henyard said that the village should post the availability of village-owned properties.

MOTION TO APPROVE ORDINANCE NO. 20-013.

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

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

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

Trustee Henyard said she thought that the mayor had kept all the employees on after the then board of trustees eliminated their positions. Attorney Joseph Panatera (for the village) confirmed that two employees were assigned to other positions and the remaining employees were terminated. All but one of the terminated employees were rehired.

MOTION TO APPROVE SETTLEMENT.

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

ROLL CALL

AYES: 4 Trustees Brown, Holmes, House, Steave

NAYS: 0

ABSTAIN: 2 Trustees Denton, Henyard

ABSENT: 0

Motion passed.

NEW BUSINESS

- A. Resolution No. 20 R-005
Forgiving Various Interfund Advances Between the General Fund and Other Village Funds

Trustee House and Cris Miroballi of John Kasperek Co. explained that the village's general fund regularly lends money to the debt service fund to make bond payments. This is necessary when the amount of taxes actually received to pay the bonds is less than what is owed. This advance is deemed uncollectable by the general fund. The resolution forgives the amount owed from the various bond funds to the general fund.

MOTION TO APPROVE RESOLUTION NO. 20 R-005.

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

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

B. Closure of Bank Accounts

Cris Miroballi explained that the following accounts have had little activity during the past two fiscal years: JAG, Grants, 911 and Dorchester. It is recommended that the balances of \$11,117.73, \$17,305.76, \$125.01 and \$4,051.38 be transferred into the general fund and the accounts be closed.

MOTION TO CLOSE JAG, GRANTS, 911 and DORCHESTER BANK ACCOUNTS.

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

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

C. Resolution No. 20 R-006

Supporting a Class 8 Classification Renewal for Certain Property Within the Village of Dolton 1011-1019 E. Sibley Blvd.

Mr. Adam Dodson of the Sandrick Law Firm addressed the board on behalf of the owner of the "Dress to Impress" strip mall, who is requesting a renewal of the property's class 8 classification. Trustee Denton said Class 8 classifications are supposed to be for business start-ups and this owner has already had ten years of property tax reductions. Mr. Dodson responded that the county allows for renewal in order for businesses in certain locations remaining competitive in the market, and without them, communities will start seeing vacancies. In response to Trustee Steave's question, Village Attorney John Murphey explained that renewals are nothing unusual in the south suburbs. In response to Trustee Brown's question, Attorney Murphey said that the county structures the classifications for 10 year periods.

MOTION TO APPROVE RESOLUTION NO. 20 R-006.

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

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

D. Resolution No. 20 R-007

Supporting a Proposed Class 8 Classification for Certain Property Within the Village of Dolton
1250 E. Sibley Blvd.

Mr. Dodson explained that this is the former Mobile Concepts location. J&J Electronics wants to purchase the property, contingent upon a class 8 classification. The owner has another location and anticipates \$500,000 in revenue the first year.

Trustee Steave suggested tabling the motion to obtain more information. Trustee Henyard noted that there were no questions about the sale for O'Reilly's Auto Parts, which was not even brought before the board. Attorney Murphey explained that that property had been transferred by the village to the South Suburban Land Bank, which brokered the sale. He added that the buyer is a national company which enters into long-term leases.

MOTION TO TABLE RESOLUTION NO. 20 R-007.

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

ROLL CALL

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

NAYS: 0

ABSTAIN: 1 Trustee Henyard

ABSENT: 0

Motion passed.

E. Resolution No. 20 R-008

Supporting a Class 8 Classification Renewal for Certain Property Within the Village of Dolton
14948 S. Woodlawn (Global Self-Storage)

Mr. Dodson requested that this item be deferred to allow for negotiation of further terms.

F. Approval of Paychex Proposal for Services (Time Clock)

Mr. Gojko Pamucar of Paychex addressed the cost saving measures set forth in Paychex' proposal for human resources services to the board. Discussion followed on how the proposed services would reduce the hours now spent by John Kasperek & Co. staff and formerly by the village's finance director.

MOTION TO APPROVE PAYCHEX PROPOSAL FOR SERVICES (\$2,083.88 per bi-weekly pay period).

Motion by Trustee House. Second by Trustee Holmes.

ROLL CALL

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

NAYS: 0

ABSTAIN: 1 Trustee Henyard

ABSENT: 0

Motion passed.

MAYOR'S REPORT

Mayor Rogers reminded residents to continue social distancing and wear masks. Residents may obtain masks by calling the village at 708-201-2995. The weekly food giveaway continues each Saturday morning beginning at 9 a.m. and while supplies last.

CITIZENS ADDRESS *General Comments*

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

What happened during the settlement of the employees' wrongful termination lawsuit? Illinois is an at-will employment state.

Attorney Panatera responded that the suit alleged violation of the employees' First Amendment rights of speech and assembly.

When will information be sent to residents on how to read meters?

Can Melanie Fitness Center be taken off Groupon since it is no longer open?

Trustee Steave said that there has been some difficulty working with Groupon to remove the fitness center but he is working on it.

Are there back taxes on the property located at 14051 Lincoln?

Mayor Rogers responded that the property is tax exempt.

Who manages property owned by the village? Is there a documented policy or procedure for listing properties?

Housing Manager Sharon Harris said that she can generate a list.

How is payroll the same as in previous months if employees have been laid off?

Cris Miroballi of John Kasperek Co. responded that the payroll this evening is for July. The lay-offs occurred several months ago. If the questioner is asking regarding the Melanie Fitness Center, only two employees are left there.

Shouldn't the village know what properties it owns?

Village Clerk Duggan responded that yes, it should. There has been no one set of record keeping over the years. She said that she is identifying properties from department lists, insurance coverage, and incoming tax bills.

Can you provide details on the settlement?

Attorney Panatera deferred to Village Attorney Murphey, noting that there is a partial confidentiality clause in the agreement.

Is the water department conducting shut-offs?

Mayor Rogers responded yes.

Can you provide clarity on whether the engineer or public works determines what streets are repaired?

Mayor Rogers said that the engineer and public works evaluate the streets and the determination is made based on the engineer's evaluation as to which streets are the worst.

Can you provide access to the board packet for residents?

Village Clerk Duggan responded that that would be for the board to decide. She added that there would be some confidentiality and staff time issues.

ADJOURNMENT

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

ROLL CALL

AYES: 6 Trustees Brown, Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

ABSENT: 0

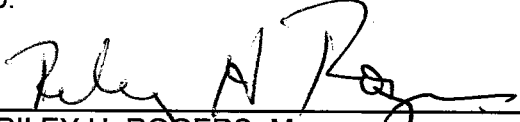
Motion passed.

The meeting was adjourned at 8:33 p.m.



MARY KAY DUGGAN, Village Clerk

APPROVED by the Board of Trustees this 5th day of October, 2020.



RILEY H. ROGERS, Mayor