

Village of Dolton Board of Trustees  
Meeting of the Committee of the Whole  
*Virtual Meeting Via Zoom – Livestream on YouTube*  
Tuesday, January 19, 2021

CALL TO ORDER Mayor Riley H. Rogers called the Meeting of the Board of Trustees to order at 6:38 p.m.

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

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

A quorum was present.

PLEDGE OF  
ALLEGIANCE/  
PRAYER

Prayer was led by Trustee Brown.

#### GENERAL ANNOUNCEMENTS

Trustee Henyard reminded residents of safe practices to avoid contracting the covid-19 virus. Trustee Henyard also announced that she gave away gas this past weekend. Residents may register for the next giveaway by calling 708-963-2137. Trustee Henyard also announced that there will be free covid testing at Abundant Living Church from 1-3 p.m. on Saturday, January 31<sup>st</sup>.

Trustee Holmes announced that there would be a police and fire committee meeting on Saturday, January 22<sup>nd</sup>, at 10 a.m.

## VILLAGE ADMINISTRATOR'S REPORT

Village Administrator Elizabeth Scott introduced Edward Rudd of Robinson Engineering, who demonstrated a new village economic development web application. The app lists and describes available commercial properties in Dolton. The cost is approximately \$6,000 for set up and maintenance is nominal costs.

Administrator Scott introduced Jen Maddux of the Chicago Metropolitan Agency for Planning (CMAP), who is working with the South Suburban Mayors and Managers Assn. (SSMMA) to get local transportation projects started. Both are asking for a Memorandum of Understanding to participate in CMAP's program at no cost to the village but for staff time.

CITIZENS ADDRESS (Limited to discussion of agenda items)

ORDER OF BUSINESS (*Discussion Only*)

### 1. VistaNational Renewal of Blue Cross/Blue Shield (BCBS) Insurance

Administrator Scott introduced Mr. Kahlil Hogan of VistaNational, who screen-shared his presentation on this year's health insurance renewal rates. BCBS had originally quoted a 77 percent increase, which was negotiated down to a 0 increase and a \$50,000 wellness credit. Mr. Hogan further explained the differences between the offer by Lincoln, the current dental insurer and by Guardian, which was competitive. BCBS presented a rate pass and 2-year rate guarantee for Group LiFe/AD&D. The EyeMed rate is currently guaranteed until 2023.

2. (Re)Join South Suburban Land Bank & Development Authority (SSLBDA)

Trustee Tammie Brown reminded the board that SSLBDA had presented at a recent meeting. Trustee Brown recommended bringing back the land bank and possibly other programs. Mayor Roger said that it would be in addition to the program the village is preparing to sponsor. Trustee Henyard noted that she had proposed her own “Block by Block” program.

3. Update on West Sibley Tax Increment Financing District (TIF)

Village Attorney John Murphey advised that the preliminary ordinance to establish the TIF has been drafted. A public hearing after public notice is required, after joint review hearings with other taxing bodies, before the ordinance may be approved. In response to Trustee Holmes’ question, Attorney Murphey said that residents in the immediate vicinity of the TIF district will receive actual notice and all residents may comment at the public hearing.

4. BP Capital Lawsuit Proposed Settlement

Attorney Murphey reminded the board that BP Capital is suing the village following the board’s termination of its agreement with BP in 2019. The agreement authorized BP to file legal action on behalf of the village to obtain the properties, which it then negotiated to sell to developers. BP was to receive 100% of the proceeds. Some developers had invested significant dollars in rehabbing these properties prior to sale and prior to termination of the agreement with BP. Under the proposed settlement, the village is to receive \$20,000 for transfer of title of these properties to the developers.

Trustee Henyard objected to transferring the properties at \$20,000 each without further investigation into their value.

Mayor Rogers and Trustee Steave each pointed out that the previous board had voted to give away the properties for 0 proceeds. Trustee Steave noted that Trustee House was the only trustee to vote no. Mayor Rogers said that the \$20,000 for each property factors in the cost of future litigation.

NEW BUSINESS      None

## MAYOR'S REPORT

Mayor Rogers announced that the village would offer covid testing every Saturday and Tuesday at the village hall from 10 a.m. to 2 p.m.

## CITIZENS ADDRESS

*Giavonni Nickson, Communications Director, reported the following posts:*

Is there any place in Dolton where covid vaccines are administered?

*Mayor Rogers said no.*

Is there an active zoning board in place?

*Mayor Rogers said no, but he would consider one.*

When is the next housing committee meeting?

*Trustee Brown answered that the committee will be meeting quarterly and the meeting will be in March.*

When is Amazon coming to Dolton?

Disappointed that mayor posted political events on village pages when he said he wouldn't.

*Mayor Rogers responded that he had given coats away before.*

When is the next police committee meeting?

*Trustee Holmes answered this Friday.*

What is the water billing cycle? How often should they read meters?

*Ms. Scott said that meters are to be read between the 5<sup>th</sup>-25<sup>th</sup>.*

Does the village have any buyers for Melanie Fitness Center?

*Trustee Steave responded not yet.*

Trustee Holmes was on the news on village fire hydrants. Why was he never had a committee meeting to discuss in two years?

*Trustee Holmes replied that he had wanted to combine the meetings.*

Wouldn't it be better for residents if Trustee Holmes was working for residents instead of responding to public complaints?

Resident asked for a speed bump at 142-143 and Maryland.

*Mayor Rogers said that speed bump installations would not resume until spring.*

What is being done, if any, re the excessive speeding between Sibley and Greenwood, and the status of the public works truck repairs?

*Public Works Supt. Matt Stacey responded that a truck for street light repair/replacement is in for repair.*

Why were some residents called re the gas giveaway and others not?

*Trustee Henyard replied that anyone can call her at 708-963-2137.*

What is being done to decrease crime?

Can residents get a debate between candidates for mayor?

*Mayor Rogers and Trustee Henyard said they would participate in a debate.*

Why didn't the board have input into negotiations re BP Capital?

*Mayor Rogers responded that the village attorney conducts lawsuit negotiations which the board of trustees is free to accept or reject.*

Does the village have a plan in place re the safety of residents tomorrow (January 20)?

*Mayor Rogers said that village first responders are on alert.*

Was Trustee Henyard's block by block program ever active?

*Trustee Henyard replied that it has been two years since the board did anything with housing.*

Does the village still owe the City of Chicago?

*Mayor Rogers answered yes.*

Is the Cook County Sheriff still demolishing houses?

*Mayor Rogers answered that with so many other villages requesting demolitions, no.*

When will the burned down lounge on Chicago Road be demolished?

*Mayor Rogers said that he is in negotiations with the owner, otherwise he will take steps to demolish.*

Is Sonye London still over the water department?

Why was the coat giveaway publicized on the website and not Trustee Henyard's event?

Does Trustee Holmes know the difference between a committee meeting and a community meeting?

*Trustee Holmes answered yes.*

How long does it take from an application to install speed bumps?

*Mayor Rogers responded that the Dolton Police Department makes the assessment.*

Did Trustee Henyard vote to allow BP Capital?

Follow-up request for mayoral debate.

Why is there a lack of communication across the board returning citizens' calls and emails in a timely fashion?

Can you or someone hold an election debate?

Who owns the burned-down property on Chicago Road?

Who is on the Police and Fire Committee?

*Trustee Holmes said that he does not know, but he will ask Trustee Denton.*

What is the process of installing guard rails in the village?

Does the communication department have authorization to post without mayoral approval?

Request for mayoral debate next Monday, January 26<sup>th</sup>.

*Mayor Rogers said that he has another commitment that date. Trustee Henyard suggested a debate in February via Zoom. Mayor Rogers noted that some residents do not have access.*

Why doesn't Trustee Holmes know that committee assignments for trustees are pre-assigned?

Who runs the communications department?

## ADJOURNMENT

There being no further business before the Board of Trustees, on a motion by Trustee Henyard, second by Trustee Denton to adjourn the Meeting of the Committee of the Whole, Mayor Rogers asked for a roll call to adjourn.

## ROLL CALL

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

The meeting was adjourned at 8:34 p.m.

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MARY KAY DUGGAN, Village Clerk

APPROVED by the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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RILEY H. ROGERS, Mayor