

Village of Dolton
Regular Meeting of the Board of Trustees
Monday, June 5, 2017
6:30 p.m.

CALL TO ORDER In the absence of Mayor Riley H. Rogers, Village Clerk Mary Kay Duggan called the Regular Meeting of the Board of Trustees to order in the New Village Hall at 6:43 p.m.

ROLL CALL The following Trustees were present: Deborah Denton, Tiffany Henyard, Jason House, Duane Muhammad, Robert E. Pierson, Jr., and Valeria Stubbs.

Also present: Village Attorney John B. Murphey, Village Engineer Ron Smith, Village Administrator Stan Urban, and department heads.

A quorum was present.

The Village Clerk asked for a motion to appoint a mayor pro tem to chair the meeting.

MOTION TO APPOINT TRUSTEE MUHAMMAD AS MAYOR PRO TEM.

Motion by Trustee Henyard. Second by Trustee Stubbs.

ROLL CALL

AYES: 6 Trustees Denton, Henyard, House, Muhammad, Pierson, and Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

Trustee Muhammad took his seat as mayor pro tem.

PLEDGE OF
ALLEGIANCE/
PRAYER

Prayer was led by Bishop Lance Davis.

VILLAGE CLERK REPORT

A. APPROVAL OF THE MINUTES - None

B. COMMUNICATIONS

The Village Clerk explained that she had received an application by Dolton Bears Football for tags on June 9-11 at Sibley Blvd. and Lincoln Ave. and Sibley Blvd. and Chicago Road.

MOTION TO APPROVE APPLICATION BY DOLTON BEARS FOOTBALL FOR TAG DAYS ON APRIL 8-9, 2017.

Motion by Trustee Stubbs. Second by Trustee Pierson. There being no discussion:

ROLL CALL

AYES: 6 Trustees Denton, Henyard, House, Muhammad, Pierson, and Stubbs
NAYS: 0
ABSTAIN: 0
ABSENT: 0
Motion passed.

ENGINEER'S REPORT

Village Engineer Ron Smith summarized his written report re the 2017 the Cook County Community Development Block Grant (CDBG) application process and the status of street resurfacing for 2016.

COMMITTEE REPORTS

Human Services - Trustee Muhammad

Trustee Muhammad announced upcoming free summer breakfasts and lunches for eligible Dolton children to be sponsored by Quality of Life Initiative at New Zion Christian Center, Abundant Living Christian Center, and Dolton Park District. Dates and times are to be determined.

Planning - Trustee Henyard

Trustee Henyard announced the village's annual building permit holiday for Dolton residents in effect through June 20th. Trustee Henyard also announced that there will be a Cancer Walk on June 24th.

Departmental Operations - Trustee Stubbs

Trustee Stubbs announced that this year's "Clean Sweep" was on May 27th. The Cook County Sheriff's Work Alternative Program (SWAP) workers were in the village today picking up litter on Greenwood Road. Supt. Matthew Stacey reports that SWAP workers were also cleaning up streets throughout Dolton on May 8th. Public Works has repaired or replaced the following: 14 B-Boxes, 1 water service, 9 sewer basins, 10 street signs, and 22 street lights. Public Works has also cut or trimmed 18 trees in the month of May, and cleaned out 24 vacant homes or lots. Residents are reminded to put out garbage the night before pick-up along with yard waste bags and branches cut into 4 foot sections and tied.

Police and Fire -Trustee Pierson

Chief Robert M. Collins, Jr. reports that the Dolton Police Department conducted a gun buy-back program on June 3rd and collected 29 guns. Chief Collins reports the following infractions for May: 184 traffic, 17 radar, 6 vehicle tags, 174 local ordinance violations, 5 felonies, 63 misdemeanors and 3 juvenile matters.

Chief Steven A. McCain reports that on May 25th the Dolton Fire Department conducted its first Fire Ops 101 class for residents. The full-time entry level firefighter exam is Saturday, June 10th, at the Dorchester.

Finance - Trustee Muhammad

Finance Manager Yvonne Redmond reports that the property tax collection rate for 2015 taxes payable in 2016 was 89%. This is a slight decrease from prior years. The total tax bills sent out was \$8,330,929.59 and taxes collected were \$7,432,990.70. Total collections in 2017 for 2016 taxes are \$4,117,362.85.

The village has begun budget meetings for fiscal year 18. To date, presentations have been made from the fire, water and housing departments. The village is faced with a \$5.1 million dollar general fund deficit. In addition to the general fund, deficits exist in the Melanie Fitness Center, water and bond funds. Department heads have been asked to brainstorm on ways to generate revenues. Administrator Urban and the finance department presented possible revenue sources in the first budget meeting. Some of those ideas will not generate positive cash flows right away so it is imperative that we look into bringing in revenues right now in order to stay afloat. The finance department has reached out to neighboring communities to get their fee structures and find out their sources of revenue in hopes that we may be able to mirror them and bring in funds. A common theme is adhering to and enforcing one's own ordinances.

Our auditors, Lauterbach & Amen, have come onsite to complete preliminary fieldwork. Actual fieldwork will begin in September.

Special Events - Trustee Henyard - No report

VILLAGE ADMINISTRATOR REPORT

Administrator Stan Urban reported that electronic recycling for village residents will be on June 17th with possible further dates to be scheduled. He announced that as of tomorrow, all village purchases require the village administrator's approval.

CORPORATE BILLS

MOTION TO APPROVE corporate payments in the amount of \$1,111,078.90, Gross Payroll in the amount of \$372,031.83; Fitness Center payments in the amount of \$7,354.22, and Gross Payroll in the amount of \$2,564.81; for total corporate payments of \$1,493,029.76.

Motion by Trustee Stubbs. Second by Trustee House.

Trustee Pierson requested removal of specific line items per his earlier email: Larrell's Lawn Care and Golden Groover Entertainment. Discussion followed on whether the village had sufficient funds to pay the warrant list.

There being no objection, on the Motion to Approve Corporate Bills excluding Larrell's Lawn Care and Golden Groover Entertainment:

ROLL CALL

AYES: 6 Trustees Denton, Henyard, House, Muhammad, Pierson, and Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

OLD BUSINESS

- A. Resolution No. 17 R-009
For Approval of Renewal of Class 8 Real Estate Tax Incentive for Land and Improvements of Dunkin Donuts

Attorney Shannon Sheehan addressed the board on behalf of the owner, and explained that the renewal would keep property taxes at \$34,000 per year as opposed to \$80,000 without renewal. Dunkin Donuts generates \$50,000 per year in sales taxes. It employs Dolton residents.

MOTION TO APPROVE RESOLUTION NO. 17 R-009.

Motion by Trustee Muhammad. Second by Trustee Henryard.

ROLL CALL

AYES: 0

NAYS: 6 Trustees Denton, Henryard, House, Muhammad, Pierson, and Stubbs

ABSTAIN: 0

ABSENT: 0

Motion failed.

- B. Resolution No. 17 R-010
In Support of the Renewal of the Class 8 Real Estate Incentive for the Property Commonly Referred to as 14948 S. Woodlawn Ave. (Global Self Storage)

Attorney James Sarnoff addressed the board on behalf of the owner, and explained that the renewal would keep property taxes at approximately \$90,000 per year as opposed to \$825,000 without renewal. He noted that Global has been able to offer competitive rates and thereby increase its occupancy, which it would not be able to do without renewal. Trustee House said that the purpose of the initial tax incentive is to build a business in its first ten years. The village's priority now is to increase revenues. Attorney Sarnoff conceded that the sales tax revenue generated by the village is not significant, said that facility contributes to other businesses' sales tax revenues by bringing out-of-towners into Dolton because of the facility's low rates.

MOTION TO APPROVE RESOLUTION NO. 17 R-010.

Motion by Trustee Muhammad. Second by Trustee Henryard.

ROLL CALL

AYES: 0

NAYS: 6 Trustees Denton, Henryard, House, Muhammad, Pierson, and Stubbs

ABSTAIN: 0

ABSENT: 0

Motion failed.

- C. Village Vehicles and Gasoline –

MOTION TO ELIMINATE USE OF VILLAGE VEHICLES TO COMMUTE TO AND FROM WORK BY: FIRE INSPECTOR, SUPERINTENDENT AND ASSISTANT SUPERINTENDENT OF PUBLIC WORKS.

Motion by Trustee Stubbs. Second by Trustee Muhammad.

Discussion followed on the need or lack of need for designated village employees to have the use of village vehicles coming to and from work. Trustee Stubbs said that no village employee should be permitted to use village gasoline for their personal vehicles. In response to Trustee Denton's question, Trustee Stubbs replied that police chief, assistant chief, fire chief and the detectives also have use of village vehicles.

ROLL CALL

AYES: 5 Trustees Denton, Henyard, Muhammad, Pierson, and Stubbs

NAYS: 1 Trustee House

ABSTAIN: 0

ABSENT: 0

Motion passed.

MOTION TO DISALLOW USE OF VILLAGE GASOLINE FOR EMPLOYEES' PERSONAL VEHICLES.

Motion by Trustee Stubbs. Second by Trustee Muhammad.

ROLL CALL

AYES: 6 Trustees Denton, Henyard, House, Muhammad, Pierson, and Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

D. Gasoline Management Equipment

Mr. Urban outlined his proposal for the expenditure of \$10,895,000 for the installation of a fuel management system to electronically record gas usage per village vehicle. Discussion followed. Trustee Pierson suggested the board consider the proposal at the next meeting after it has had time to review it.

MOTION TO TABLE. Motion by Trustee Muhammad. Second by Trustee Henyard.

ROLL CALL

AYES: 0

NAYS: 6 Trustees Denton, Henyard, House, Muhammad, Pierson, and Stubbs

ABSTAIN: 0

ABSENT: 0

Motion passed.

E. Lawn Care

Trustee Pierson proposed limiting lawn care services to three contractors, with payments not to exceed \$5,000 per month for any contractor. Mr. Urban asked that the board also include in its motion that all contractors are to be paid \$25 per property.

There was a consensus of all of the trustees to the above.

F. Termination of Lawn Care Service Provider

Trustee Henyard noted that the trustees had not approved contracting with Prestige Lawn Care.

MOTION TO TERMINATE SERVICES OF PRESTIGE LAWN CARE AND TO ALLOCATE PROPERTIES ASSIGNED TO PRESTIGE TO THE CURRENT AUTHORIZED LAWN CARE CONTRACTORS.

Motion by Trustee Henyard. Second by Trustee Pierson.

ROLL CALL

AYES: 6 Trustees Denton, Henyard, House, Muhammad, Pierson, and Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

G. Status of 50/20 Summer Youth Employment Program Funding

There was discussion regarding the amount of outside contributions raised to date to fund this year's 50/20 program. Chief of Staff said that some businesses had committed to funding youth workers to work for them. In response to Trustee Stubbs' inquiry, Chief of Staff Elizabeth Scott said that it would cost \$1,600 per week for each student for a total cost of \$54,400 for ten student workers at the village.

NEW BUSINESS

A. Resolution

Class 8 Real Estate Incentive for Bishop Lance Davis 14200 Chicago Rd.

Administrator Urban reported that this item has been pulled from the agenda to a date uncertain.

B. Ordinance No. 17-015

Amending Section 4-4-2(K) Relating to Hours When Basketball May be Played in Certain Zoning Districts

Trustee Pierson explained that this ordinance limits the hours for playing basketball in residential yards from 6 p.m. in the evening until 10 a.m. in the morning. The current ordinance limits hours from 8 p.m. to 6 p.m.

MOTION TO APPROVE ORDINANCE NO. 17-015.

Motion by Trustee Pierson. Second by Trustee Muhammad.

ROLL CALL

AYES: 5 Trustees Denton, Henyard, Muhammad, Pierson, and Stubbs

NAYS: 1 Trustee House

ABSTAIN: 0

ABSENT: 0

Motion passed.

C. Liquor License

There was discussion on the status of the liquor license issued to Club One/Mucho Gusto at 14112 Chicago Road following the May shooting incident at the club. The village attorney said that the liquor commission hearing is set for June 13th to consider suspension or revocation of the license. The club remains closed until then.

D. Redevelopment Agreement with BP Capital to Rehabilitate and Restore Vacant Property to the Tax Rolls

Attorney Anthony Bass and Mr. Don Meadows of BP Capital explained their proposal to acquire vacant and abandoned properties on the village's behalf and rehabilitate the houses for sale at affordable prices, thereby putting the properties back on the tax rolls. They have been active in Markham, Harvey, Country Club Hills, and Riverdale.

In response to Trustee Muhammad's question, Mr. Meadows said that once acquired, the property can be rehabilitated within thirty days, and said that the goal is to create homeownership.

Trustee House asked for more time to consider the proposal.

MOTION TO APPROVE REDEVELOPMENT AGREEMENT WITH BP CAPITAL.

Motion by Trustee Muhammad. Second by Trustee Stubbs.

ROLL CALL

AYES: 5 Trustees Denton, Henyard, Muhammad, Pierson, and Stubbs

NAYS: 1 Trustee House

ABSTAIN: 0

ABSENT: 0

Motion passed.

MAYOR'S REPORT - None

CITIZENS ADDRESS

Cheryl Hill, resident, urged the village not to give out business licenses to solicit without background checks.

Cliff Taylor, InsureSource, Inc., pledged \$1,600 to the 50/20 summer youth program.

Resident, 19 years-old, suggested contracting with youths to perform work for \$25, and identified multiple problems on her block.

Diane Lofton, resident, asked for an explanation of the difference of between the work of the South Suburban Land Bank and BP Capital. Resident also suggested employing youth to cut grass on the vacant properties, and asked about the status of the Youth Center.

(Trustee Muhammad and Trustee Stubbs responded that South Suburban Land Bank acquired few of the 600 properties available.)

Demetrious Walker, Fathers and Blessings, and colleagues, asked for the village's cooperation in rehabbing the property at 14446 Park by the South Suburban College building program.

Doris Jerrigan, resident, said that she is a senior on disability, asked when the village would be getting on track with the water bills and thanked Elizabeth Scott for her assistance.

Tracy Brown, resident, asked about the schedule for sending out water bills, and the meaning of the colors painted on a fire hydrant near her home. She also asked residents to pledge for the 50/20 program.

(Administrator Urban explained that water bills are delayed if the readers don't get readings for a district and the village has to rely on the yellow cards submitted by residents. Chief McCain explained the colors identify the pressure of the hydrant.)

Anjanette Vance, Fathers and Blessings volunteer, spoke about what the program offers.

Barbara Morris, resident, urged business participation in the "Clean Sweep" program and noted that the 50/20 program mentors to youth.

Ayande Cartman, Fathers and Blessings, spoke of the upcoming "Real Men Cook" event at Dolton Park on Father's Day.

Employee, Fathers and Blessings resale shop, reported drug dealing at the nearby Citgo station.

Resident thanked Elizabeth Scott for her help and also all who participated in the "Clean Sweep" event.

Sandra Wells, resident, said that committee meetings should be held so that residents may be included, especially the housing committee.

Resident noted that BP Capital is an investor and asked why the village could not be given such an option. Resident also criticized the ordinance prohibiting basketball playing after 6 p.m. and asked where the youth are supposed to go.

Ted Norwood, resident, complained of the condition of Woodlawn Street.

Mrs. Crayton, resident, said that last year's "Clean Sweep" event was the best one yet; urged residents to give BP Capital a chance; questioned the amount budget for lawn care based on recent expenditures, and urged volunteers for Adonis Quality of Life.

ADJOURNMENT

There being no further business before the Board of Trustees, on a motion by Trustee Muhammad, second by Trustee House, to adjourn the Regular Board Meeting of the Board of Trustees, Mayor Pro Tem Muhammad asked for a roll call to adjourn.

ROLL CALL

AYES: 6 Trustees Denton, Henyard, House, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

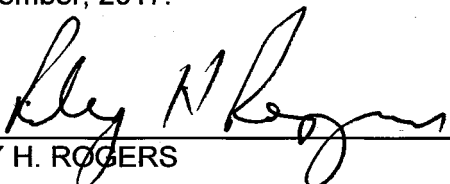
Motion passed.

The meeting was adjourned at 10:07 p.m.



MARY KAY DUGGAN, Village Clerk

APPROVED by the Board of Trustees this 20th day of November, 2017.



RILEY H. ROGERS