

VILLAGE OF DOLTON  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
October 6, 2014

**CALL TO ORDER** Mayor Riley H. Rogers called the Regular Meeting of the Board of Trustees to order in the Harper Municipal Building Board Room at 7:34 p.m.

**ROLL CALL** The following Trustees were present: Cathern L. Bendell, Stanley Brown, Tiffany Henyard, Robert E. Hunt, Jr., Robert E. Pierson, Jr. and Sabrina G. Smith.

Also present: Village Engineer Ronald Smith and Village Attorney John B. Murphey. Village Administrator Stan Urban and all department heads were also present. Legislative Counsel James M. Vasselli entered at 8:50 p.m.

A quorum was present.

**PLEDGE OF ALLEGIANCE/  
PRAYER**

Led by Rev. Willie Lowe.

**VILLAGE CLERK REPORT**

**A. APPROVAL OF THE MINUTES**

The Village Clerk noted that at Trustee Hunt's request, the Minutes of the Regular Board Meeting of September 2, 2014, page 5, Consent Agenda Item #6, had been reworded as read by the Clerk. The Clerk asked for a motion to approve the several minutes as presented unless a trustee wished to make corrections or changes to the minutes separately.

**MOTION TO APPROVE** the Minutes of the Regular Board Meeting of August 18, 2014, the Minutes of the Meeting of the Committee of the Whole of August 18, 2014, and the Minutes of the Regular Board Meeting of September 2, 2014.

Motion by Trustee Bendell. Second by Trustee Pierson.

**Roll Call**

**AYES:** 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

**NAYS:** 0

**ABSTAIN:** 0

**ABSENT:** 0

Motion passed.

**B. COMMUNICATIONS**

All are invited to attend the 2<sup>nd</sup> Annual Parent & Community Induction Ceremony on Tuesday, October 28, 2014, at 6:45 P.M. at Thornridge High School.

**ENGINEER'S REPORT**

Village Engineer Ronald Smith summarized his written report presented to the Board, including the FY2015 Law Enforcement Equipment Grant offered by the Department of Defense.

## COMMITTEE REPORTS

### **Police and Fire—Trustee Pierson**

Fire Chief Terence Hughes reports that the Dolton Fire Department received and responded to 225 calls from September 15 to October 6<sup>th</sup>, up 482 from this time last year. The Fire Department will be hosting an Open House at Station 1 on Saturday, October 25<sup>th</sup>, from 9 a.m. until 2:30 p.m.

Police Chief John Franklin reports that the Dolton Police Department received and responded to 2,074 complaints and requests for service during the period of September 1st through October 6th.

### **Public Works—Trustee Bendell**

Acting Superintendent Matthew Stacey reports that the Department of Public Works received and responded to 325 requests for service in the month of September. Residents are asked to place their garbage and bulk items out no sooner than the evening before pick-up. Tree branches cut in 4 foot lengths and tied will be picked up also. Residents are asked to report street lights out and water main breaks to Public Works.

### **Housing—Trustee Henyard**

Acting Housing Director Denise Fields reports a total of 507 transactions and inspections in September with revenues of \$24,860. Trustee Henyard announced that she had attended a seminar for small business owners sponsored by Congresswoman Robin Kelly. Congresswoman Kelly will also be at a hiring event sponsored by South Suburban College on October 24<sup>th</sup> from 9 a.m. to 12 p.m. The village is currently hiring for a part-time junior accountant and 2 crossing guards. Trustee Henyard announced that she is postponing the planned housing auction for the properties located at 14732 Clark Street, 14446 Park Street, and 430 E. 144<sup>th</sup> Street, to address back taxes on the properties, and is pulling the item from the evening's agenda.

### **Dorchester Center/Melanie Fitness Center—Trustee Smith**

Trustee Smith announced that she will be meeting with the new Dorchester management regarding state inspection requirements. She also announced the start of Thornton Township's annual Christmas gift program. Residents who wish to donate gifts to families in need may visit Thornton Township on October 8-9 from 10 a.m. to 1 p.m. and 3 p.m. to 6 p.m. Trustee Smith also noted that South Suburban College's Business and Career Institute is offering continued education classes.

### **Youth—Trustee Brown**

Trustee Brown congratulated the Dolton Bears High School basketball team for its national championship win. The Illinois High School Association is hiring basketball and volleyball referees (see [www.ihsa.com](http://www.ihsa.com)). Trustee Brown further announced that Thornton Township is beginning a leaf pick-up program for seniors (60 years and older). Residents may sign up by calling Thornton Township at 708-596-6040, at extensions 4001, 4007, or 4016.

### **Finance —Trustee Hunt**

No report.

## VILLAGE ADMINISTRATOR'S REPORT

Mr. Urban announced that last week the village turned in over \$1 million in outstanding debt owed to the village to the Local Debt Recovery Program offered by the Illinois Comptroller. The Comptroller's office notified him that it recovered \$3,600 this past Thursday, and an additional \$19,000 on Friday from an unlucky lottery winner. There is presently \$4 million in outstanding debt to the village. Trustee Hunt asked if the village had received debt for outstanding water bills through the program. Mr. Urban said that it had not, and noted that all monies recovered by the Comptroller are held for 60 days to allow the opportunity for adjudication.

CORPORATE BILLS

Finance Director Miller asked for a motion to approve payment of the Corporate Bills in the amount of \$480,958.23 and Gross Payroll in the amount of \$303,711.62, Melanie Fitness Center Bills in the amount of \$1,217.42 and Gross Payroll of \$6,968.58, for total Corporate Payments of \$794,212.62.

MOTION TO APPROVE Corporate and Melanie Fitness Center Bills in the amount of \$794,212.62.

Motion by Trustee Smith. Second by Trustee Hunt.

Trustee Brown asked about the payment of \$1,600 in overtime to Chief Hughes. Ms. Miller said that this was made in error and would be recovered. Trustee Hunt asked how the Melanie Center bills were accounted for in the total. Administrator Urban and Ms. Miller confirmed that Melanie figures were broken out on page 1 of the corporate register but were included in the total.

Trustee Bendell asked why the village continues to pay Mr. Wright for videotaping the meetings when they are not being aired or on the website. She noted the line item for payment of \$1,250 to Mr. Wright. Discussion followed on possible means to air or post the videos. Mayor Rogers noted that he has been informed by Comcast that relocating the media center to the new village hall may be very expensive because the fiber optics needed are not in place.

Trustee Hunt expressed his unwillingness to approve the corporate bills with the erroneous overtime payment included.

MOTION TO AMEND PAYMENT OF TOTAL CORPORATE GROSS PAYROLL TO REDUCE BY \$1,622.60.

Motion by Trustee Hunt. Second by Trustee Henyard.

Roll Call  
AYES: 5 Trustees Bendell, Brown, Henyard, Hunt, Smith  
NAYS: 1 Trustee Pierson  
ABSTAIN: 0  
ABSENT: 0  
Motion passed.

MOTION TO APPROVE CORPORATE BILLS AS AMENDED.

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

Roll Call  
AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith  
NAYS: 0  
ABSTAIN: 0  
ABSENT: 0  
Motion passed.

Director Miller asked for a motion to approve payment of the Dorchester Bills in the amount of \$28,470.98 with Gross Payroll in the amount of \$48,238.46, for total Dorchester Payments of \$76,709.44.

MOTION TO APPROVE the Dorchester Senior Center/Melanie Fitness Center Bills in the amount of \$76,709.44.

Motion by Trustee Hunt. Second by Trustee Brown.

Roll Call  
AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith  
NAYS: 0  
ABSTAIN: 0  
ABSENT: 0  
Motion passed.

#### MAYOR'S REPORT

Mayor Rogers reported that the village continues to remove downed trees infected by the ash borer virus, repair sidewalks, and repair and install street lights. ComEd is installing 111 new poles in the village.

The village closed on the acquisition of the MB Bank Building for the new village hall two weeks ago Friday. He has met with AT&T and anticipates that the building will be ready for move-in by the end of the month.

The Fire Department is presently testing and replacing fire hydrants. The village is presently on the sheriff's list along with other towns for the next property demolition. The sheriff's demolition of the house on Shepard Drive saved the village \$40,000.

Sheriff Dart's SWAP workers will be out to cut grass on the Sibley ramps to the expressway, and will be out in the village one to two times a week for clean-up.

The next "Coffee with the Mayor" is Saturday, October 11<sup>th</sup>, from 8:30 a.m. to 10:30 a.m. at the Dorchester. Governor Pat Quinn, Congresswoman Robin Kelly, State Senator Napoleon Harris, State Representatives Thaddeus Jones and Will Davis, Cook County Commissioner Deborah Sims and Board of Review Commissioner Larry Rogers, Jr. will be present.

Trustee Smith asked about the overgrowth on 154<sup>th</sup> and Stoney Island Avenue near New Hope School, which presents a hazard. Mayor Rogers agreed, noting that the area is prone to fly-dumping.

#### OLD BUSINESS

- A. AUCTION OF VILLAGE-OWNED REAL ESTATE.  
Item pulled at request of Trustee Henyard.
- B. RESOLUTION NO. 14 R-0014  
Approving a Bond Record-Keeping and Compliance Policy
- C. ORDINANCE NO. 14-024  
Providing for a 2014 Tax Levy for the \$1,500,000 General Obligation Bonds, Series 2014A, of the Village of Dolton
- D. ORDINANCE NO. 14-025  
Authorizing a Not to Exceed \$1,400,000 Installment Agreement with Municipal Funding Solutions, LLC for the Purchase of Equipment.

Administrator Urban asked for a consent vote approving Items B, C, and D.

MOTION TO APPROVE RESOLUTION NO. 14 R-0014, ORDINANCE NO. 14-024, AND ORDINANCE NO. 14-025.

Motion by Trustee Hunt. Second by Trustee Henyard.

At Trustee Henyard's request, Mr. Urban confirmed that approval will not raise residents' real estate taxes. He noted that the equipment list before the trustees is a "wish list." Trustee Henyard proposed including the proposed printer/copier for the Police Department on the list.

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

E. EXTENSION OF CONTRACT WITH JOHN KASPEREK CO., INC.

Administrator Urban noted that there were two proposed engagement letters before the Board for approval. One is for internal controls and the other is to assist in preparation of the 2014 audit.

MOTION TO APPROVE ENGAGEMENT LETTERS (2) WITH JOHN KASPEREK CO., INC.

Motion by Trustee Hunt. Second by Trustee Smith. There being no discussion:

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

F. SETTING SALE PRICE FOR VILLAGE-OWNED PROPERTY: MEDIA CENTER

Administrator Urban explained that the village has received an unsolicited offer to purchase the Media Center building by Mr. Issa Zayyad in the amount of \$20,000. He reminded the Board that last year the village had an offer for \$30,000 but that purchase did not move forward.

MOTION TO ACCEPT OFFER TO PURCHASE MEDIA CENTER FOR \$20,000.

Motion by Trustee Bendell. Second by Trustee Pierson.

Trustee Henyard asked if the village had obtained any appraisals or comparables ("comps") on the property. Mr. Urban said no, and noted that the property would be sold "as is" without any environmental testing. Trustee Henyard suggested that with comps the village may be able to counter-offer for \$50,000, and recommended tabling the matter until comps could be obtained.

Trustee Bendell and Trustee Pierson withdrew their respective motion and second.

MOTION TO TABLE SETTING SALE PRICE.

Motion by Trustee Bendell. Second by Trustee Pierson.

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

G. ESTABLISH TITLE TO 716 ENGLE AND SET SALE PRICE.

Administrator Urban explained that the Board of Trustees under the prior administration had accepted the property but that the deed had never been recorded. The Board had passed a resolution to sell the property as surplus. Because the village has liens against the property for maintenance, it is able to accept the property by deed in lieu of foreclosure clear of back property taxes. The owner of the Bonanza building next door is interested in buying the property for \$5,000, which would at least put the property back on the tax rolls.

MOTION TO ACCEPT PROPERTY BY DEED IN LIEU OF FORECLOSURE.

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

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

H. ROOFING CONTRACT FOR POLICE AND FIRE DEPARTMENT

Administrator Urban noted that payment for the roof replacement may be made from the bonds approved by the Board earlier in the evening.

MOTION TO APPROVE BID BY FIVE STAR COMMERCIAL ROOFING, INC. IN THE AMOUNT OF \$57,193.00 FOR POLICE AND FIRE DEPARTMENT ROOFS IN AN AMOUNT NOT TO EXCEED \$65,000, PAYMENT TO BE MADE FROM EQUIPMENT BOND PROCEEDS.

Motion by Trustee Hunt. Second by Trustee Henyard.

Trustee Hunt noted that he had no problem with payment being made from the general fund with reimbursement by the bonds fund once the village receives the proceeds. The Village Clerk noted that the offers had been solicited by a Request for Proposal (RFP). Trustee Bendell questioned the disparity between the recommended bid and the other bidder, and suggested the village re-bid. Trustee Hunt agreed. Deputy Chief Martinez said that prior to the RFP, the departments had received estimates from 3 contractors. Trustees questioned the amount recommended for the fire department in the amount of \$32,112.00. Discussion followed.

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

I. PURCHASE/LEASE OF COPIER/PRINTER FOR POLICE DEPARTMENT

Administrator Urban explained that with the approval of the equipment bonds the village could purchase the printer/copier outright and save interest charges. In response to Mayor Rogers' questions, Mr. Urban noted that the cost is \$19,507, and that the police department typically makes 21,000 to 25,000 copies per year.

MOTION TO APPROVE PURCHASE OF PRINTER/COPIER IN THE AMOUNT OF \$19,507 NOT TO EXCEED \$20,000.

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

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

J. NEW HIRES

Administrator Urban listed the proposed hires: one part-time clerk in the Water Department, bringing the department up to full staff; one part-time code enforcement officer; one full-time laborer and one part-time clerk in Public Works (the latter position being vacant for several weeks); and two crossing guards.

MOTION TO HIRE PART-TIME CLERK IN WATER DEPARTMENT.

Motion by Trustee Henyard. Second by Trustee Hunt.

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

MOTION TO HIRE CODE ENFORCEMENT OFFICER PART-TIME—DOLTON RESIDENT.

Motion by Trustee Henyard. Second by Trustee Hunt.

Trustee Smith said that in looking over the resumes submitted, regrettably, the Dolton resident does not have the skills that the proposed candidate has. Trustee Henyard said she believes in training and the position is trainable. Mayor Rogers said that while the village wants to give preference to Dolton residents, in order to get the village back on track and give the residents the services they need, the village needs to look at qualifications. He noted that even an experienced person requires training coming in, and to bring someone up from a lower skill level requires more training and time. Training is expensive. Trustee Hunt noted that the Dolton resident has 20 years security experience and working with the general public, and that a college degree is not a qualification for the position. He said that the candidate appears qualified. Mayor Rogers suggested that the discussion continue under closed session another time, but soon, as the village needs the person on the street. Trustee Henyard said that a decision should be made this evening. Trustee Smith noted that the recommended candidate has code enforcement knowledge. Trustee Pierson said the Board should listen to Mr. Thigpen, who has had to deal with mistakes made by recent hires. Mayor Rogers said that he and Mr. Thigpen have discussed the complaints the village has been receiving because of ticket errors. Discussion continued.

MOTION TO TABLE by Trustee Smith. Motion failed for lack of a second.

ON THE MOTION TO HIRE:

Roll Call

AYES: 3 Trustees Brown, Henyard, Hunt

NAYS: 2 Trustees Bendell, Pierson

ABSTAIN: 1 Trustee Smith

ABSENT: 0

Motion passed.

In response to Mayor Rogers' inquiry, Mr. Urban confirmed that there is a 90-day employee probationary period. All prospective employees are sent for drug screening, and driver's licenses are verified for employees except for clerks.

Mayor Rogers asked Mr. Urban to clarify the number of positions in Public Works yet to be filled. In response to Trustee Bendell's inquiry, Acting Supt. Stacey confirmed that the proposed laborer does not have a commercial driver's license (CDL). He said that the union contract mandates that new employees are hired as laborers and are not required to obtain a CDL until the second year. Trustee Hunt commended Supt. Stacey for finding 2 qualified Dolton candidates.

**MOTION TO HIRE PUBLIC WORKS FULL-TIME LABORER AND PART-TIME CLERK, AND TWO PART-TIME CROSSING GUARDS.**

Motion by Trustee Hunt. Second by Trustee Henyard.

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

**NEW BUSINESS**

**A. ORDINANCE NO. 14-026  
HOME BASED DAY CARE BUSINESSES**

Administrator Urban explained that currently there are 80 known home based day care businesses in Dolton, which were licensed once by the State of Illinois, but have not been licensed or inspected by the village. At Trustee Pierson's request, Mr. Urban researched ordinances of surrounding communities. The ordinance presented is an adaptation of South Holland's ordinance. Trustee Pierson has also submitted further proposed changes.

**MOTION TO APPROVE ORDINANCE NO. 14-026.**

Motion by Trustee Pierson. Second by Trustee Henyard.

Discussion followed on the modifications proposed by Trustee Pierson. Trustee Smith suggested that a distinction should be made between home based day cares and those watching children under the state's assistance program. Trustee Pierson disagreed. Mayor Rogers said that regulations should be put in place for inspections following state licensing. In response to Trustee Hunt's question, Mr. Urban confirmed that the Village Attorney and Legislative Counsel received the proposed ordinance at the same time as members of the Board. Village Attorney Murphey recommended that the Board wait until a cleaned-up version is prepared and presented.

Trustee Pierson and Trustee Henyard withdrew their respective motion and second. No action was taken.

**B. RENTAL OF REAL ESTATE SPACE: MELANIE FITNESS CENTER**

**MOTION TO TABLE.** Motion by Trustee Smith. Motion failed for lack of a second.

**MOTION TO APPROVE RENTAL OF MELANIE FITNESS CENTER FOOD SERVICE AREA TO FONSECA NUTRITION CORP.**

Motion by Trustee Hunt. Second by Trustee Bendell.



Trustee Henyard proposed a counter-offer increasing the proposed monthly rent from \$650 per month to \$800 per month.

Trustee Hunt and Trustee Bendell withdrew their respective motion and second.

**MOTION TO APPROVE RENTAL OF MELANIE FITNESS CENTER FOOD SERVICE AREA TO FONSECA NUTRITION CORP. FOR ONE YEAR AT \$800/MONTH.**

Motion by Trustee Hunt. Second by Trustee Brown.

Roll Call

AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

**CITIZENS ADDRESS:** Mayor Rogers requested citizens to limit their address to 3 minutes.

Maria Rabella, 146<sup>th</sup> and Kimbark, addressed the Board regarding the police response to recent break-ins to her home and those of nearby residents. In response to her question, Chief Franklin advised that there is a minimum of 3 patrol officers and 1 supervisor on staff at all times. Resident further asked about obtaining her pet records from the Dolton Animal Hospital, which is currently closed, and about hiring additional personnel.

Barbara Parker, resident, asked about the grant mentioned at the May, 2014, Board Meeting, and how often the village makes a financial report of income and expenses. Administrator Urban replied that the most recent completed audit is for 2011, and provided resident with a copy of the audit. Resident further noted that she had submitted a Freedom of Information Act (FOIA) request in May of 2014 regarding the Dusties property, and had yet to receive anything. The Village Clerk noted that she had spoken with the resident on this matter, and that some of the requested records had been located. In response to resident's question, the Clerk advised that those not receiving a response to a FOIA request may contact the Illinois Attorney General's Public Access Counselor.

Valerie Cambridge, 158<sup>th</sup> and Chicago Road, asked what steps the village could take to stop George's Towing from illegally towing tenants' cars from her property. She noted that the fines issued by the ICC do not deter the illegal towing.

Valeria Stubbs, resident, noted that it was after 10 p.m., and the length of the evening's meeting was unnecessary and disrespectful to the residents who work or have to get up early in the morning. The Board could have resolved items before the meeting. Resident complimented Public Works on an excellent job in removing snow last winter, and said that a full-time clerk directing Public Works calls was needed. She noted that IDOT used to offer free training on operating snow plows, and that South Suburban College offers code enforcement classes. Resident said that the village needs more full-time employees who know the job, noting that there are houses on Chicago Road which appear to be abandoned but likely are not.

Arlecta, manager, Dorchester Townhomes, expressed her thanks to Housing Director Fields in getting the grass cut across the street from the townhomes, as it is difficult to attract desirable tenants when the adjacent property is not kept up. She noted that the street light at 155<sup>th</sup> and Dorchester has been out since the recent storm.

Renee Drake, 155<sup>th</sup> and Dobson, addressed the Board regarding the home-based day-care licensing proposal. She plans to reopen her home based day care service and noted that she is making sure she is complying with all state and local regulations, but urged the Board to make sure the village inspectors are qualified and know what to look for.

Felita Crayton, resident, reminded residents of the upcoming Parent & Teacher Induction Ceremony at Thornridge High School on October 28<sup>th</sup>, and urged the community to come out and pledge support. Resident further inquired if Mr. Wright, the videographer, was hired to record meetings or whether he was also hired to format and edit. Mr. Wright responded that he was hired to record. Resident noted that the current media center equipment is very antiquated and asked that the Board find the money for new equipment at the new village hall.

Willie Lowe, 15103 Diekman Court, noted that a light pole has been down for some time across the street from his home. He further noted that the way to stop break-ins is to form Block Clubs, and by enforcing the loitering ordinance. He asked that tickets be issued on placing garbage cans out early and also allowing garbage to pile up.

Mayor Rogers noted that the village has recently taken measures to crack-down on loitering, which has ceased at locations where enforcement had been stepped up.

Mayor Rogers concluded by noting the recent passing of former Deputy Chief of Police James M. Creighton, and asked that residents keep him and his family in their prayers.

Finally, Mayor Rogers reminded residents to come out for the next "Coffee with the Mayor."

**ADJOURNMENT**      There being no further business before the Board of Trustees, on a motion by Trustee Bendell to adjourn the Regular Meeting of the Board of Trustees, second by Trustee Smith, Mayor Rogers asked for a roll call to adjourn.

Roll Call

AYES: 6      Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

The meeting was adjourned at 10:38 p.m.

Respectfully submitted,

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MARY KAY DUGGAN, Clerk

APPROVED by the Board of Trustees this 3rd day of November, 2014.

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RILEY H. ROGERS, Mayor