

VILLAGE OF DOLTON  
BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE  
October 20, 2014

CALL TO ORDER

Mayor Riley H. Rogers called the Committee of the Whole of the Board of Trustees to order in the Harper Municipal Building Board Room at 7:38 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, Village Administrator Stan Urban, and Department Heads.

Absent: Village Attorney John Murphey and Legislative Counsel James Vasselli.

A quorum was present.

Mayor Rogers invited residents and their families to the Fire Department Open House from 9 a.m. to 2:30 p.m. on Saturday, October 25<sup>th</sup>, at Fire Station No. 1 next to the Village Hall.

ORDER OF BUSINESS

A. AWAKENED ALTERNATIVES / DORCHESTER SENIOR CARE FACILITY

Ms. Genevieve Thomas of Awakened Alternatives, with Mr. Bakari Cowan, Dorchester manager, and Mr. Ed Campbell, Director of Marketing, presented the company's long-term proposal to the Board by the newly-formed Awakened Alternatives Management Services. Ms. Thomas outlined the company's efforts to become state compliant, and summarized the proposal, including the executive summary, financial, management, revenue generation and marketing plans. Ms. Thomas said that she believes that the Dorchester presents unique selling points, including the smiles on the faces of the residents due to its customer-friendly environment, great food and homey atmosphere. She noted that the Dorchester's image is shaky, and there is a need for damage-control.

In response to Trustee Henyard's questions, Ms. Thomas detailed recent efforts and meetings with the state to ensure that the Dorchester remains a state-certified facility. She noted that there are presently 40 residents, down from 43 when the company took over: 2 have passed, 1 required hospice; 1 was found unfit, and 1 was discharged. There have been 2 staff departures, and the addition of a nurse, an LPN, an administrative assistant, and 2 maintenance workers. No positions have been added. She noted that the company has implemented corporate's procedures for progressive disciplinary action. Trustee Henyard noted that she had received complaints from staff. Mr. Cowan and Ms. Thomas invited Trustee Henyard to contact them directly to discuss.

Trustee Hunt noted that it appears that the village has been losing approximately \$100,000 per month in contributions to the Dorchester since June. He asked if Awakened Alternatives would be interested in buying the Dorchester. Trustee Smith said that the losses are due to the completely inappropriate management inherited by Awakened Alternatives. Trustee Pierson said that a monthly report of revenue versus costs is needed. In response to Trustee Pierson's question, Mr. Campbell outlined projections to increase occupancy. Mr. Campbell noted that there is a lot of competition from other facilities in the area,

identified current marketing efforts, and estimated that occupancy may increase by 3 additional residents per quarter.

Discussion followed on projected losses and the need to update the financial plan for the Dorchester. Village Administrator Urban noted that the village has lost \$1 million a year for the past ten years. He questioned whether there was time to turn it around, noting that similar facilities on the south side and suburbs report 40 percent occupancy, and repeated Mr. Campbell's earlier comment that it is difficult for the Dorchester to compete with newer facilities.

Trustee Henyard asked for copies of the state report(s), and documentation of the number of hires and fires. There was consensus that the Mayor and the Board of Trustees are to receive monthly profit/loss statements, including overtime, and the number of residents each month.

**B. VILLAGE OF DOLTON REAL ESTATE**

Trustee Henyard invited Mr. Kendall to speak to the Board regarding his interest in purchasing 14732 Clark Street, one of the three village-owned properties that Trustee Henyard had proposed for auction. Mr. Kendall had not been aware that \$25,600 in back real estate taxes were owed on the property. Administrator Urban suggested some possible means to be able to convey the property with taxes cleared, including a cooperative effort with the South Suburban Land Bank. The other properties proposed were 1451 E. 156<sup>th</sup> Street, with approximately \$3,000 in taxes owed for each. Acting Housing Director Fields reported that while the average sales price of houses in Dolton is \$59,000, sale prices range from \$3,000 for a property to as high as \$175,000 for one property. Discussion continued on possible ways to clear the back taxes on the properties.

**C. HOUSING UPDATE**

Trustee Henyard explained the current procedure of the Housing Department in issuing a Certificate of Compliance to a landlord who passes the required yearly inspection. Ms. Fields explained how this step is duplicated by the inspection pass/fail report issued to the landlords. She is proposing that the Certificates of Compliance be eliminated. It may be necessary to modify the current ordinance.

Trustee Henyard proposed tying in police reports of tenant disturbances to the Housing Department so that the Housing Department could follow up. Police Chief Franklin addressed the Board regarding police enforcement, noting that even an arrest may not stop certain behavior. Discussion followed.

Trustee Henyard expressed her concerns over possible confusion over the duties of code enforcement officers and village inspectors, noting that code enforcement officers are not charged with entering a building to enforce building regulations

Trustee Henyard announced that she is holding a town hall meeting on Saturday, November 1<sup>st</sup>, for landlords at 10-12 p.m. and for tenants at 12-2 p.m.

**D. EXPENDITURES OF 2014A BOND**

Administrator Urban reviewed a list of his recommended expenditures for Public Works, Housing, Police Department, and repair or replacement of the Police and Fire Department roofs. Engineer Ron Smith confirmed that the funds could also be used for the demolition of the former Dusties on Sibley Blvd., and that he was in the process of obtaining estimates. Discussion followed. Trustee Hunt inquired about purchasing a new fire truck as requested by Chief Hughes. Administrator Urban recommended repair of

the current trucks for now. Trustee Hunt further inquired about the status of the proposed 911 reorganization. Discussion followed.

Trustee Hunt requested that Administrator Urban list all expenditure possibilities proposed by department heads for the Board to prioritize. Mr. Urban said he would email a full list.

E. HOME-BASED DAY CARE ORDINANCE NO. 14-026

There was discussion on further revisions to the proposed ordinance, which was previously discussed at the October 6<sup>th</sup> Regular Board Meeting. Trustee Henyard proposed requiring updates of the number of children cared for. Trustee Smith proposed language addressing Trustee Henyard's previous concerns regarding the provision for payment of village bills. There was consensus to amend the language to provide that all indebtedness must be paid before any license shall be issued.

CITIZENS ADDRESS

Dan Lee, resident, suggested that copies of the proposals coming before the Board be made available to the residents, and that information be distributed to new residents who may not be aware of village ordinances and requirements.

Cheryl Hill, resident, expressed her appreciation to the various village departments, and noted that there is a nuisance ordinance prohibiting disturbances.

Georgia Williams, resident, asked for assistance regarding her neighbor's placement of its garbage can directly opposite her front door, which is actually on the side of her house.

Valeria Stubbs, resident, inquired about the status of the property at 14746 Grant.

Citizens address having concluded, Mayor Rogers invited residents to the "Coffee with the Mayor" welcoming Governor Pat Quinn on Saturday, October 11<sup>th</sup>, from 8:30 to 10:30 a.m. at the Dorchester.

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

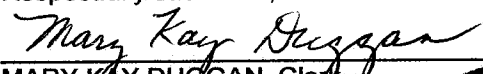
ABSTAIN: 0

ABSENT: 0

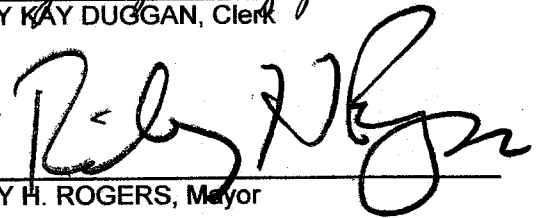
Motion passed.

The meeting was adjourned at 10:35 p.m.

Respectfully submitted,

  
MARY KAY DUGGAN, Clerk

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

  
RILEY H. ROGERS, Mayor

