

**VILLAGE OF DOLTON BOARD OF TRUSTEES  
SPECIAL BOARD MEETING  
Thursday, June 26, 2014**

**CALL TO ORDER** Mayor Riley H. Rogers called the Special Meeting of the Board of Trustees to order in the Harper Municipal Building Board Room at 8:04 p.m.

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

Also present: Village Administrator Stan Urban and Police Chief John Franklin.

A quorum was present.

**PLEDGE OF ALLEGIANCE**

**PRAYER** Led by Pastor Fleshman of Abundant Living Christian Center.

At Trustee Hunt's request, Mayor Rogers recognized the village clerk for the purpose of announcing that the budget for the fiscal year is available in the clerk's office and also the office of the Village Administrator beginning Friday, June 27, 2014. There will be a hearing on the budget at 8 p.m. on Monday, July 28, 2014, with a special meeting tentatively scheduled immediately following to approve the budget.

Mayor Rogers recognized Trustee Brown to announce that he will be obtaining more information on a summer hiring program for ex-offenders ages 16-22, and asked anyone interested to contact him.

Trustee Henyard entered the meeting at 8:10 p.m.

**ORDER OF BUSINESS:**

**1. DORCHESTER MANAGEMENT AGREEMENT**

Village Administrator Urban explained that the current contract with LL Care, LLC will expire at the end of June. There have been numerous meetings in anticipation of hiring new management. Before the board is a management agreement with Awakened Alternatives, Inc., and at Trustee Henyard's request, the proposed contract previously presented to the board by GEG Services, LLC. Mr. Urban asked for approval of an agreement this evening.

Trustee Smith requested that each prospective company have a brief opportunity to speak again to the board.

Mayor Rogers recognized Ms. Genevieve Thomas, Awakened Alternatives, Inc.

Ms. Thomas noted that Awakened Alternatives had presented a proposal for an interim agreement at the last meeting. It is a community health care management company which specializes in skilled nursing and non-skilled services in the home and in the community, and manages care in nursing homes using physicians and nurse practitioners. The company had originally been contacted to manage health care services at the Dorchester and is now looking at managing the whole facility. Ms. Thomas is a nurse and has been in the health care field for 40 years. The company is Medicare/Medicaid certified, licensed by the state, and accredited by the Joint Commission on Accreditation of Health Care Organizations, which is the highest level of quality accreditation. Awakened Alternatives has spoken with current management and employees, who have filled out applications. The next step is to meet with residents and re-do

leases. The overall plan is to operate within the budget and revenues generated by the Dorchester versus allowing the village to constantly feed into the Dorchester. The focus of the interim contract is to ensure that the license and the interests of the village and its residents are protected as well as begin a very heavy marketing plan.

Ms. Thomas introduced Mr. Ed Campbell, who would direct marketing. Mr. Campbell said that initiatives have been taken to reactivate the website domain, reprint brochures to market the facility to senior networks in the area, as well as contact similar facilities in other areas for assistance in reaching full capacity.

Mayor Rogers recognized Ms. Karen Gause, GEG Services LLC. Ms. Gause, a Dolton resident, noted that she has been working for the last three months to obtain a contract to manage the Dorchester, beginning with establishing a management company, reaching out to previous Dorchester staff members who have had success in filling vacancies and obtaining state certification. The team includes a nurse with 30 years of experience and prior Dorchester experience, and Ms. Gause, who has property management experience. She has provided a business plan. The plan does not ask for a management fee. It recommends certain cuts, such as maintenance. The team's nurse brought in 25 residents in one year's time when she was at the Dorchester. The team has been doing some outreach in the community, and projects 15 additional residents in one year, five residents right away. The team projects that the Dorchester would be in the black within six months. Ms. Gause pointed out that her ten years of property management experience includes bringing back troubled properties. Her company has made the necessary contacts to comply with state requirements. Her team has the passion to bring the Dorchester back, and as set forth in the business plan, it knows what it has to do.

MOTION TO APPROVE AGREEMENT with GEG Services, Inc.  
Motion by Trustee Henyard. Motion failed for lack of a second.

MOTION TO APPROVE AGREEMENT with AWAKENED ALTERNATIVES, INC.

Motion by Trustee Smith. Second by Trustee Pierson.

At Trustee Henyard's request, Mr. Urban confirmed that the contract proposed is an interim contract for 6 months.

Roll Call

AYES: 5 Trustees Bendell, Brown, Hunt, Pierson, Smith

NAYS: 1 Trustee Henyard

ABSTAIN: 0

ABSENT: 0

Motion passed.

Mr. Urban added that he will notify the Dorchester residents of the new management team. The board has yet to deal with the management of the Melanie Fitness Center.

2. PUBLIC WORKS HIRE: PART-TIME

Administrator Urban explained that staff recommends the hiring of one part-time laborer with a 90-day probationary period at \$10/hr. The candidate's application was before the board. Discussion preceded the motion.

Motion by Trustee Bendell. Second by Trustee Pierson.

Discussion followed on the duties to be assigned.

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

CITIZENS ADDRESS None.

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

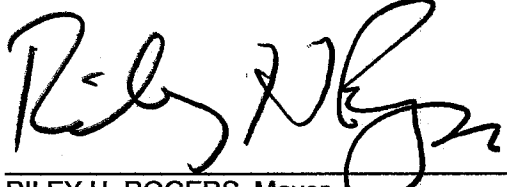
Roll Call  
AYES: 6 Trustees Bendell, Brown, Henyard, Hunt, Pierson, Smith  
NAYS: 0  
ABSTAIN: 0  
ABSENT: 0  
Motion passed.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted,

  
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MARY KAY DUGGAN, Clerk

APPROVED by the Board of Trustees this 4th day of August, 2014.

  
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RILEY H. ROGERS, Mayor