

VILLAGE OF DOLTON  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
February 3, 2014

CALL TO ORDER In the absence of Mayor Riley H. Rogers, the Village Clerk 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 Attorney John B. Murphey, Legislative Counsel James M. Vasselli, and Village Engineer Ronald Smith.

A quorum was present.

The Clerk asked for a motion to appoint a mayor pro tem to chair the evening's meeting.

MOTION TO APPOINT TRUSTEE SABRINA SMITH MAYOR PRO TEM to chair the meeting.  
Motion by Trustee Brown. Second by Trustee Henyard.

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

PLEDGE OF ALLEGIANCE  
PRAYER Led by Trustee Bendell.  
Led by Pastor William H. Fleshman of Abundant Life Christian Center.

VILLAGE CLERK REPORT A. Approval of the Minutes  
Special Board Meeting of December 27, 2013

The Clerk asked for a motion to approve.

MOTION TO APPROVE the Minutes of the Special Board Meeting of December 27, 2013. 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

At the call of the Mayor, the Mayor and Board of Trustees will hold a Special Board Meeting at 6 p.m. on Thursday, February 6, 2014, in the Village Board Room. The purpose of the meeting is to hear presentations by prospective brokers regarding health insurance.

The next Regular Meeting of the Board of Trustees will be held on Tuesday, February 18, 2014, instead of Monday, the 17th. The Village Hall will be closed on February 17<sup>th</sup> in honor of Presidents' Day.

## STAFF REPORTS

Village Engineer Ronald Smith submitted his written report, noting the availability of a firefighter equipment grant, and the FM Global Fire Prevention Grant Program. The CDBG grant application has not yet been posted on the county's website. The maximum grant amount in 2013 was \$400,000. His investigation of Needles Park shows that the park is titled to the Dolton Economic Authority, Dolton Park District.

## COMMITTEE REPORTS

### Police and Fire—Trustee Pierson:

Police Chief Franklin reports that the Dolton Police Department received and responded to 643 complaints and requests for service during the period of January 21<sup>st</sup> through February 3<sup>rd</sup>. Police officers have been directed to do well-being checks during the cold weather. Fire Chief Franklin reports that the Dolton Fire Department received and responded to 168 calls for service from January 10<sup>th</sup> through February 10<sup>th</sup>.

### Public Works—Trustee Bendell:

Acting Superintendent Stacey reports that Public Works received and responded to 131 requests for service. He reminds residents to remove their garbage cans from the curbs as soon as possible so that the snow plows can get close to the curbs. He asked residents to report street lights that are out and water main breaks to Public Works. Trustee Bendell reminded residents that they may be ticketed for blowing snow into the streets.

### Housing—Trustee Henryard:

Acting Director Denise Fields reports 315 total transactions in the Housing Department for the month of January.

Trustee Henryard announced that the village will be holding an auction of select village-owned properties in April. The date, time, and particulars will be announced later. Interested purchasers should be sure they have the funds necessary for repairs, as some of the properties require major work. Residents may call Trustee Henryard at 708-297-6859 or email her at [thenyard@vodolton.org](mailto:thenyard@vodolton.org) for further information.

Trustee Henryard invites residents to the Housing Committee Meeting beginning at 10 a.m. Saturday, February 8<sup>th</sup>, at the Village Hall, which will be an informational session on foreclosures, featuring a foreclosure defense attorney, loan officer, real estate agent, insurance agent, and government relief workers. Trustee Henryard reported that she would like to put in place an ordinance to hold banks responsible for their vacant properties.

She further reminded everyone that February is Black History Month and challenged children to learn more about historical figures they may not know, as she had challenged herself to learn more about Madam C.J. Walker, the first black female self-made millionaire in America.

Trustee Henryard announced that she would be meeting with the Fire Chief and Village Administrator to come up with a plan to fix fire hydrants, and asked Chief Hughes to comment. Trustee Henryard also distributed to members of the board copies of an activity sheet used by Calumet City police officers, who regularly visit businesses to inquire about what may be going on. She recommended a similar program for Dolton.

Trustee Henryard stated that she has requested numerous times that the Mayor make keys to the media center available at Village Hall so that trustees could access the media center.

### Dorchester and Melanie Fitness Center—Trustee Smith:

The Dorchester reports senior deposits of \$39,105.10 and business deposits of \$6,250.00, for total deposits of \$45,355.10 in January. The Melanie Fitness Center reports January deposits of \$22,290.81. The committee meetings previously scheduled were canceled due to the weather, but Trustee Smith will be meeting with the Village Administrator and management of the Dorchester and Melanie. Trustee Smith acknowledged that while the village owes many debts, she is opposed to selling the properties, as she believes they can be turned around.

#### Youth—Trustee Brown

Trustee Brown announced the following upcoming programs at Dolton Park: Circles for Healing Campus Support Group will meet Thursdays, March 6<sup>th</sup>, 13<sup>th</sup>, and 20<sup>th</sup> from 2-4 p.m; Program for Children and Teens ages 7-15, will meet Fridays, March 7<sup>th</sup>, 14<sup>th</sup>, and 21<sup>st</sup>, from 3:30-5:30 p.m.; Expressive Arts in the Park/Creativity and Stress Relief for Adults and Seniors, will meet Tuesdays, March 4<sup>th</sup>, 11<sup>th</sup>, and 18<sup>th</sup> from 6-8 p.m. Trustee Brown further announced that information on these programs as well as on the Juvenile Expungement Help Desk at the Cook County Juvenile Center, is available on the table in the village board room. Cook County Clerk David Orr announces that any 17-year old who will be 18 by the November election is eligible to register and vote in the March primary.

Trustee Brown thanked Pastor Fleshman and Abundant Life Christian Center, which will be giving away coats to boys and girls every Saturday in February until all coats are given out, from 12-2 p.m. at its location at 14540 Lincoln Avenue.

#### Finance Committee—Trustee Hunt:

Trustee Hunt announced that the village has resumes from approximately twenty qualified applicants for the open position of finance director, and expects an appointment shortly. He further criticized payment of \$8-10,000 to some employees in overtime payments over a two-week period, due to unreasonable union contracts. This practice has been ongoing for years.

#### VILLAGE ADMINISTRATOR'S REPORT

##### Village Administrator Stan Urban:

He will be implementing at some time in the future a process by which department response statistics are compared to last year's statistics.

The ordinance proposed by Trustee Henyard holding banks responsible for their vacant properties will be on the next Committee of the Whole Agenda.

The village needs to pass a budget by April 30<sup>th</sup>. Staff will be given directions to prepare a zero-based budget.

Mr. Urban clarified that the revenues received by the Dorchester brings the state current through December 31<sup>st</sup>.

##### From the Mayor:

The Mayor and Village Administrator attended a press conference to announce the Pullman National Park, one of only two historical landmarks in Illinois.

Residents are reminded to make sure their vehicle stickers are current. Stickers for 2014 are past due.

There will be a "Coffee with the Mayor" this Saturday, February 8<sup>th</sup>, from 8:30-10:30 a.m. at the Dorchester.

On behalf of the Mayor and everyone at the village, Mr. Urban wished Chief Hughes a Happy Birthday.

#### CORPORATE BILLS

The Village Administrator asked for a motion to approve Corporate Bills Warrant Register 996 in the amount of \$322,639.79 and Gross Payroll of \$364,640.14, totaling \$687,279.93. In response to Trustee Hunt's comments on overtime, Mr. Urban said that he may be asking the Board in the future to refuse to authorize overtime, excepting public safety needs.

MOTION TO APPROVE THE CORPORATE BILLS in the amount of \$687,279.93.

Motion by Trustee Bendell. Second by Trustee Pierson. Discussion followed.

Trustee Henyard asked about payment of \$500 to Michal Muhammad for event videography. Mr. Urban acknowledged that this item had been pulled from the last bills' list, but he placed it on this register after hearing no objections to his subsequent email. Further discussion followed.

Original MOTION TO APPROVE with consensus to delete payment of \$500.

Roll Call

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

The Village Administrator asked for a motion to approve the Dorchester Senior Center Warrant Register 535 in the amount of \$7,624.94, Gross Payroll as of 1/24/14 in the amount of \$46,373.80, Melanie Fitness Center Register 995 in the amount of \$344.95 with Gross Payroll dated 1/24/14 in the amount of \$8,020.60, for a total of \$62,364.19.

MOTION TO APPROVE THE DORCHESTER BILLS in the amount of \$62,364.19.

Motion by Trustee Bendell. Second by Trustee Pierson. Discussion followed.

Trustee Brown asked if a trustee would be assigned to oversee bills for the Media Center, and volunteered to do so. Trustee Smith inquired about reconstruction of trustees' responsibilities. Further discussion was deferred to New Business.

Roll Call

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

#### MAYOR'S REPORT

The Village Administrator reported on behalf of the Mayor as part of the Village Administrator's report.

#### OLD BUSINESS

- A. MOTION TO APPROVE ORDINANCE 14-001 "An Ordinance Amending Section 8-7 of the Village of Dolton Village Code."

Motion by Trustee Henyard. Second by Trustee Brown. Discussion followed:

Trustee Henyard explained that the purpose of the proposed motion is to reduce the amount the village requires purchasers of "as is" properties to place in escrow for repairs. This is to be an incentive to place more properties back on the tax rolls. Trustee Pierson expressed his concern that the reduction was too low and recommended an escrow of \$1,000 for owner-occupied dwellings and \$3,000 for investors or lenders, instead of the proposed \$500/\$1,000.

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

- B. MOTION TO APPROVE RESOLUTION 14 R-0001  
"A Resolution Supporting a Proposed Class 8 Classification for Certain Property Within the Village of Dolton (655 E. Sibley Blvd.)"/Domino's Pizza

Motion by Trustee Henyard. Second by Trustee Smith. Discussion followed

Village Attorney Murphey explained the county's Class 8 certification process to reduce property taxes for a ten-year period to 16%. This request is for a second ten-year extension permitted by the county. In response to questions, he further explained that the loss to the village of 1-2 cents per dollar in property taxes may be counter-balanced by the business staying, and the sales taxes the business generates to the village. Further discussion followed on whether the village had the option to limit the amount of tax reduction and/or reduction of tax percentage.

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

- C. MOTION TO APPROVE AMENDMENT TO COLLECTIONS SERVICES AGREEMENT with Municipal Collections of America, Inc.

Motion by Trustees Henyard. Second by Trustee Pierson.

The Village Administrator explained that this amendment, pursuant to state law, transfers the cost of collection currently billed to the village to the offenders.

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

- D. MOTION TO RETAIN CANNON COCHRAN MANAGEMENT SERVICES, INC. (CCMSI) as Third Party Administrator of liability and workers compensation insurance policies.

Motion by Trustee Bendell. Second by Trustee Henyard. Discussion followed.

The Village Administrator recommended retention of CCMSI. Trustee Brown concurred and thanked the village's current broker of record, Cevaal Insurance Agency, Inc., for its assistance.

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

- E. MOTION TO AUTHORIZE THE VILLAGE ADMINISTRATOR TO DISPOSE OF ALL SURPLUS REAL ESTATE owned by the Village of Dolton, subject to Village Board approval of any final sale or other disposition.

Motion by Trustee Henyard. Second by Trustee Brown.

Discussion followed regarding a plan by Trustee Henyard to auction surplus properties.

Roll Call

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

- F. MOTION TO AUTHORIZE REPLACEMENT of Engine Thermostat and of Jacket Water Heater by Patten Power Systems not to exceed \$2,060.00.

Motion by Trustee Bendell. Second by Trustee Pierson. Discussion followed.

Roll Call

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

#### NEW BUSINESS

- A. ADVICE AND CONSENT OF BOARD OF TRUSTEES TO TERMINATE the Village Treasurer. Deferred to Executive Session by consensus.
- B. ADVICE AND CONSENT OF BOARD OF TRUSTEES TO TERMINATE the Personnel Director. Deferred to Executive Session by consensus.
- C. MOTION TO AMEND ENGAGEMENT LETTER with John Kasperek & Co. to proceed on a month to month basis.

Motion by Trustee Pierson. Second by Trustee Bendell.

The Village Administrator reminded the board that this matter was discussed in executive session January 10, 2014. Discussion followed.

Roll Call

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

- D. DISCUSSION OF POSSIBILITY OF TAX ANTICIPATION WARRANT.

The Village Administrator explained issuance of a tax anticipation warrant against real estate taxes. He further explained that he was not asking the Board to issue a warrant at this time but would be asking for authorization if needed in the future. Attorney Murphey explained that a special meeting would be needed to issue the warrant. There was a consensus among Trustees

Bendell, Brown, Henyard, Pierson and Smith that a tax anticipation warrant may be appropriate. Trustee Hunt did not comment.

E. DISCUSSION OF OVERSIGHT OF MEDIA CENTER (added to New Business by consensus)

Trustee Brown volunteered to oversee initial approval of media center bills. Trustees Henyard, Hunt, and Smith agreed. Trustees Bendell and Pierson disagreed. There was no further discussion.

CITIZENS ADDRESS

Pastor Fleshman complimented the Board on a progressive meeting. He asked about the auction process for the proposed sale of village-owned properties. He announced that Abundant Life Christian Center will shortly open a food pantry at its location at 14540 Lincoln Avenue. He further complimented the Police Chief on doing an excellent job, and commended Public Works for working three to four hours to fix a broken water main on the block.

Resident of 23-years complained of receiving a water bill for \$351.00; it is usually \$171.00. He further complained of the service he received from the water department. The Village Administrator gave resident his card to set up a meeting.

Garret Ghezzi, resident, said that Public Works did a fantastic job this winter. He further commented that because the Class 8 status applicant was asking for an extension of the ten years' status previously given, five years would be more appropriate. The village should not give away its tax base.

Herman Moore, resident, and member of the village's Planning Commission, offered his assistance in bringing economic development to the village.

Linda Milroe, 20-year resident, said that she received a water bill for \$176.00; it is usually \$90.00 in the winter. She said that she contacted her neighbors, and one received a bill for \$500.00. She said that many residents are complaining but are not coming forward. Finally, she complained about the snow plows moving snow back into her driveway after she had paid to have the snow removed.

Mrs. Crayton, resident for over 30 years, said she agreed with the comment about not giving away the tax base. She said that Food for Less gets 70 cents on its dollar while residents get only 30 cents. She further cautioned against giving away the Dorchester Senior Center and Melanie Fitness Center as they serve to keep the community vital.

EXECUTIVE (CLOSED)  
SESSION

MOTION TO ENTER EXECUTIVE SESSION for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, the purchase or lease of real property or the setting of a price for sale or lease of property; or probable or imminent litigation with Homewood Disposal.

Motion by Trustee Henyard. Second by Trustee Pierson.

Roll Call

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

The Board recessed the regular meeting at 9:24 p.m.

MOTION TO RETURN TO REGULAR BUSINESS.

Motion by Trustee Bendell. Second by Trustee Smith.

Roll Call

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

The Board of Trustees returned to regular business at 10:56 p.m. All trustees answered the roll call.

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 Pierson, Mayor Pro Tem Smith asked for a roll call to adjourn.

Roll Call

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

NAYS: 0


ABSTAIN: 0

ABSENT: 0

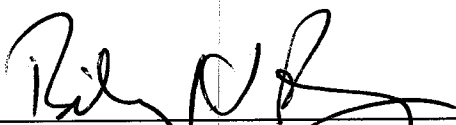
Motion passed.

The meeting was adjourned at 10:56 p.m.

Respectfully submitted,

  
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MARY KAY DUGGAN, Clerk

APPROVED by the Board of Trustees this 7th day of April, 2014.

  
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RILEY H. ROGERS, Mayor