

VILLAGE OF DOLTON  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
August 1, 2016

CALL TO ORDER Mayor Riley H. Rogers called the Regular Meeting of the Board of Trustees to order in the New Village Hall at 6:42 p.m.

ROLL CALL The following trustees were present: Stanley H. Brown, Tiffany Henyard, Duane Muhammad, Robert E. Hunt, Jr., Robert E. Pierson, Jr. and Valeria Stubbs.

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

A quorum was present.

PLEDGE OF ALLEGIANCE/  
PRAYER

Prayer was led by Mr. Crayton.

PROCLAMATION

Mayor Rogers read aloud the Proclamation Declaring August 2, 2016 "National Night Out."

VILLAGE CLERK

A. APPROVAL OF THE MINUTES

The Village Clerk asked for approval of the following meeting minutes:

July 3, 2016 Emergency Board Meeting  
July 11, 2016 Regular Board Meeting.

MOTION TO APPROVE MINUTES above

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

ROLL CALL

AYES: 6 Trustees Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

B. COMMUNICATIONS None.

Mr. Jonathan Williams of Cook County Clerk David Orr's office spoke of opportunities to serve as election judges and election equipment managers for the upcoming November election. Judges are paid \$175 for the day and equipment managers are paid \$375 for the day. Training is required. Those interested may apply at [www.cookcountyclerk.com/work](http://www.cookcountyclerk.com/work) or at the village clerk's office.

## ENGINEER'S REPORT

Village Engineer Ron Smith summarized his written report updating the status of PACE bus shelters being constructed throughout the village. Street resurfacing pursuant to the Cook County Community Development Block Grant (CDBG) is expected to start next week.

## COMMITTEE REPORTS

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

Chief Pete McCain reports that the Dolton Fire Department with the assistance of the Cook County Department of Homeland Security and Bud's Ambulance set up a cooling center at the Melanie Fitness Center July 22<sup>nd</sup> through July 25<sup>th</sup>. Two residents utilized the center. Sixteen volunteers donated blood at the department's first annual blood drive on July 29<sup>th</sup> in conjunction with LifeSource. The department's first smoke detector giveaway in partnership with the American Red Cross is from 9 a.m. to 1 p.m. on Saturday, August 16<sup>th</sup> at fire station #1. The village's Emergency Telephone System Board (ETSB) will meet at 3:30 p.m. on August 3<sup>rd</sup> at the Dolton Police Department to discuss the status of the Dolton/Burnham/Bud's Dispatch Consolidation Extension.

Chief Rob Collins reminds everyone to come out to National Night Out tomorrow evening at the village fountain beginning at 6 p.m.

### **Public Works—Trustee Pierson**

Supt. Matt Stacey reports that Cook County Sheriff Work Alternative Program (SWAP) workers were in the village on July 1st picking up litter along Lincoln Ave., Chicago Rd., Greenwood Ave., and Sibley Blvd. SWAP workers also demolished two vacant homes on Hastings St. and Michigan Ave. Public Works has repaired four water main breaks in July and has begun repairing and sodding at locations of water main breaks. Trustee Pierson reminded residents that they may place items and branches tied in four-foot lengths out for pick-up with their regular garbage. Televisions will not be picked up but residents may bring them to the next electronic recycling event on Saturday, August 20<sup>th</sup>, at the old village hall from 9 a.m. to 1 p.m. He reported that there have been complaints about basketball playing in the streets, which is prohibited.

### **Housing—Trustee Stubbs**

Trustee Stubbs also reminded residents of the next electronics recycling event on August 20<sup>th</sup>. The last event in July filled eight cartons.

### **Melanie Fitness Center—Trustee Muhammad**

Trustee Muhammad asked to defer his report to New Business Item F.

### **Youth—Trustee Muhammad**

Trustee Muhammad asked to defer his report to New Business Item E.

### **Finance—Trustee Muhammad**

Trustee Muhammad noted that there will be a report on the FY15 audit later in the evening. The FY16 audit will begin next month and the goal is to complete it by the end of October.

TRUSTEE REPORTS

Trustee Henyard announced that the following employers were hiring: YMCA, Corner Bakery, Home Run Inn, Grub Hub, Potbelly Sandwiches, Denny's, Lawrence Fishery, I-HOP, Cheesecake Factory, Chicago; Panera Bread, Homewood; W&W Towing, Blue Island; and Good Burger, Calumet City.

Trustee Henyard reported that the Cancer Walk was a huge success and collected \$650-\$700. Proceeds are being set aside through Abundant Living Christian Center to assist with prescription and medical expenses of Dolton residents. Trustee Henyard is planning another Cancer Walk this year in October which is Cancer Awareness Month. Trustee Henyard may be contacted at 708-297-6859 and Trustee Brown may be contacted at 708-541-2778. Trustee Henyard is seeking vendors for the village's Gospel Fest on September 17<sup>th</sup>.

Trustee Brown announced that Cook County Commissioner Joan Murphy's sixth annual salute to the armed forces is scheduled for October 13<sup>th</sup> in Alsip. The Greater Chicago Food Depository offers free meals to children and teens as part of its "Lunch Bus" program June 13<sup>th</sup> through August 19<sup>th</sup> at locations throughout the south suburbs including Abundant Living Christian Center in Dolton. Residents may telephone 773-247-3663 x4083 for more information. Dolton Bears and Cheerleaders registration is open to children 6-14 years old. For more information, residents may telephone 773-851-5563. Dads and Sons 16 inch softball games continue every Sunday at Dolton Park. Games start at 5, 6, and 7 p.m.

VILLAGE ADMINISTRATOR'S REPORT

No report.

CORPORATE BILLS

MOTION TO APPROVE corporate payments in the amount of \$528,453.43, gross payroll of \$447,418.82, Melanie Fitness Center Bills of \$29,133.96 with gross payroll of \$4,328.75, for total corporate payments of \$1,009,334.96.

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

ROLL CALL

AYES: 6 Trustees Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

OLD BUSINESS

A. FY16 AUDIT

- 1. Presentation by Lauterbach & Amen, LLP

Mr. Matt Beren reviewed its FY14 financial report and management letter and answered questions by Mayor Rogers and the Board of Trustees.

2. Resolution No. 16 R-006  
Forgiving Various Interfund Advances Between the General Fund and Other Funds

Administrator Urban explained that no money was changing hands by this resolution. It is a corporate forgiveness of debt owed to the village's general fund by the Dorchester, Recreation and Water Fund.

MOTION TO APPROVE RESOLUTION NO. 16 R-006.

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

ROLL CALL

AYES: 6 Trustees Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed

- B. Ordinance No. 16-017  
Terminating the I-94/Sibley Blvd. Redevelopment Project Area.

Administrator Urban explained that this ordinance terminates the Tax Increment Fund (TIF) for the Menards' development (TIF) effective December 31, 2016. During the 24 years of the TIF, the property taxes for the area were frozen. The next tax season will increase taxes at the current assessed value.

MOTION TO APPROVE ORDINANCE NO. 16-017.

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

ROLL CALL

AYES: 6 Trustees Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed

- C. Approval of Insurance Renewal

Mr. Cliff Taylor of InsureSource, LLC reviewed the proposed renewal.

MOTION TO APPROVE AND AUTHORIZE RENEWAL OF INSURANCE.

Trustee Pierson commended Mr. Taylor for calling attention to under-insurance of the village's motor vehicles.

Motion by Trustee Pierson. Second by Trustee Stubbs.

ROLL CALL

AYES: 6 Trustees Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed

NEW BUSINESS

- A. Ordinance No. 16-018  
Authorizing a Not to Exceed \$1,300,000 Installment Agreement with Municipal Funding Solutions LLC for the Purchase of Equipment

Administrator Urban said staff will present a plan for the purchase of specific equipment and infrastructure. In response to Trustee Hunt's question, Mr. Urban said there were time constraints on obtaining the loan, but that the village does not take the money until it is prepared to spend it and no interest is payable until that time. Mayor Rogers said that he would like to use some of the funds for street resurfacing this year not covered by the CDBG grant. Trustee Henyard said that she wants to see board input on streets selected. Mayor Rogers said he would provide the village engineer's recommendation in September but he will take the advice of the village engineer. Trustee Henyard said a spending plan should be in place before the bond is approved. Trustee Hunt said he is in favor of the bond but would like to see a list of all proposed expenditures by September.

MOTION TO APPROVE ORDINANCE NO. 16-018.

Motion by Trustee Pierson. Second by Trustee Henyard.

ROLL CALL

AYES: 6 Trustees Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed

- B. Ordinance No. 16-019  
Amending Section 1-6-7 of the Dolton Village Code Relating to Board of Trustees Committees

Attorney Murphey explained that this ordinance provides that trustees select their own committee members. The mayor previously appointed committee members. Trustee Henyard asked what committee would be responsible for the senior citizen assistance funds allocated by the board. Mayor Rogers said that no funds would be allocated unless it came before the entire board for approval. In response to Trustee Henyard's question, Attorney Murphey said that the board may create an ad hoc committee to make recommendations to the entire board. In response to Trustee Muhammad's question, Attorney Murphey confirmed that current chairmanships may now change by vote of the board. In response to Trustee Pierson's question, Attorney Murphey explained that the board may create new permanent committees by ordinance.

MOTION TO APPROVE ORDINANCE NO. 16-019.

Motion by Trustee Hunt. Second by Trustee Henyard.

Attorney Murphey noted that the ordinance's provision for the number of committee members was blank and had to be inserted by the board. Upon consensus of the trustees, Trustee Hunt amended his motion to provide that committees would consist of three members. Trustee Muhammad said that before trustees make their choices, they should be made aware of the committee chairs' progress to date.

ROLL CALL

AYES: 6 Trustees Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion passed.

- C. Ordinance No. 16-020  
Amending Section 3-3-7(A) of Chapter 3, Title 3, "Liquor Control"

This item was pulled from the agenda at Mayor Rogers' direction.

- D. Renewal of Agreement with Praxair, Inc., to Operate, Maintain and Repair Pipeline

This item was pulled from the agenda at Mayor Rogers' direction.

- E. Freeze GL 01-61 Youth Commission FY17 Budget Line Item

MOTION TO FREEZE BUDGET LINE ITEM GL 01-61.

Motion by Trustee Henyard. Second by Trustee Brown.

Trustee Muhammad asked for an explanation as to why construction on the youth commission building would be halted when it was expected to be completed and fit for use by September. He suggested that instead of freezing the funds that the trustees meet with the contractor. Trustee Henyard responded that \$63,000 had already been expended and that the building is not close to completion. She said she had suggested to Trustee Muhammad that the committee meet to talk about the progress of the youth center going forward. Trustee Muhammad said that the project is 50 percent completed. He agreed that the matter could go to committee but that the contractor and the building inspector should both be present.

Mayor Rogers asked Building Inspector Johnson to speak to the contents of a letter he addressed to Trustee Henyard and copies to the mayor. Mr. Johnson said that in his opinion the renovations could not be completed for \$80,000. A sprinkler system must be installed, which will cost in excess of \$25,000. This and other needed safeguards were not included in the contractor's estimate. Mr. Johnson said that the building is not 50 percent completed.

Mayor Rogers also suggested re-evaluating the project to determine the projected cost.

Trustee Hunt said that the project was approved without having a plan in place. He proposed a freeze until there can be a full assessment of the project.

Mr. Johnson recommended that to move forward with the project the contractor should submit drawings and specifications required of all contractors. He said that he had not been informed of the project until construction had already begun, and subsequently met with Trustee Muhammad.

Trustee Pierson noted that everyone on the board voted to approve the project. He said that it makes the board look silly to try to correct if after the fact. He proposed referring the matter to committee.

Trustee Stubbs said that Trustee Muhammad had provided the trustees with a plan for the renovation for its approval. However, because children's safety is at issue it would be appropriate to freeze funds until the matter can be further investigated.

Trustee Muhammad suggested that if the board freezes the project that he be granted use of the board room at the old village hall. He said that he was taken aback that he had not received a copy of the letter by Mr. Johnson. Mr. Johnson clarified that he was directed to write the letter by the village administrator and gave the letter to the village administrator.

In response to Trustee Henyard's question, Mr. Urban confirmed that he had obtained a key to the property from Public Works at her request, but was later informed by Trustee Henyard that the key did not work. Trustee Henyard said that the building is not secured. She said that this discussion could have been avoided if Trustee Muhammad had held a committee meeting as is normally done. Trustee Muhammad said that he was also taken aback that Mr. Urban had not informed Trustee Henyard that the building has a security system and asked Mr. Urban to confirm that Dolton Police have been notified to patrol the property. He added that the any trustee could have telephoned him to go through the building and discuss concerns.

Mayor Rogers suggested that invoices be brought to the board directly instead of bringing them to Mr. Urban for payment.

On the Motion to Freeze Budget Line Item GL 01-61.

ROLL CALL

AYES: 4 Trustees Brown, Henyard, Hunt, Stubbs

NAYS: 2 Trustees Muhammad, Pierson

ABSTAIN: 0

ABSENT: 0

Motion passed

F. Termination of Employee – SSN xxx-xx-9900

Trustee Muhammad asked that the employee step forward to address the board, to be followed by those citizens present who also wish to speak to the matter. Mayor Rogers ruled that citizens address at this time was not in order. Trustee Muhammad said that the employee had a right to his day in court. Mayor Rogers disagreed.

The village attorney advised that a motion to open the floor to the employee would be required for the employee to address the board.

MOTION TO OPEN THE FLOOR TO EMPLOYEE.

Motion by Trustee Muhammad. Second by Trustee Pierson.

ROLL CALL

AYES: 2 Trustees Muhammad, Pierson  
NAYS: 4 Trustees Brown, Henyard, Hunt, Stubbs  
ABSTAIN: 0  
ABSENT: 0  
Motion failed.

MOTION TO TERMINATE EMPLOYEE xxx-xx-9900.

Motion by Trustee Stubbs. Second by Trustee Brown.

Trustee Muhammad pointed out that there is currently no manager at the Melanie Fitness Center. Trustee Stubbs said that Trustee Muhammad should have thought about that before having his parties. Trustee Muhammad said that there are members who are angry at that the manager is no longer there and at the deteriorating conditions. He added that the employee is being unjustly fired for trying to raise revenues for the center. He said he followed the counsel of the village administrator. He asked that those watching ask what is the real reason the employee is being terminated.

Mayor Rogers said that the trustees had communicated their reasons to terminate to Trustee Muhammad in executive session. There had been reports of other irregularities in addition to parties. Trustee Muhammad said that while he could not discuss executive session matters publicly, he had not been made aware of other irregularities. Mayor Rogers said he had given Trustee Muhammad "carte blanche" to improve the fitness center but the audit report shows that the center is costing the village \$300,000 a year. Trustee Pierson asked board members what were their intentions regarding the center's future. He said that it was poor management by the board to remove the employee without putting in a manager in his place.

At Trustee Henyard's request, Mr. Urban acknowledged that there is no full-time manager in place but that village staff is working with two desk workers at the center on a daily basis. He said he could not hire a manager until the current manager was terminated by the board. Trustee Muhammad said that there is more to running a gym than described by the village administrator. Mr. Urban elaborated further on the day-to-day management activities. He confirmed that there is an independent contractor at the Melanie seven days a week to do member orientations.

On the Motion to Terminate:

ROLL CALL

AYES: 4 Trustees Brown, Henyard, Hunt, Stubbs  
NAYS: 2 Trustees Muhammad, Pierson  
ABSTAIN: 0  
ABSENT: 0  
Motion passed.



## MAYOR'S REPORT

Executive Assistant to the Mayor Ashahed Triche provided an update on the 50/20 Summer Youth Employment Program and Coffee with the Mayor on July 9<sup>th</sup>. The next Coffee with the Mayor will be Saturday, August 13<sup>th</sup>, and will feature a presentation by Chief Collins on scams. Mayor Rogers served as a delegate to the Democratic National Convention in July. Mayor Rogers will be recognizing young academic achievers in the village beginning this September.

Mayor Rogers said that he was the only elected mayor to serve as a floor delegate at the Democratic Convention. He had the opportunity to speak with many elected officials, including Sen. Dick Durbin, who asked about the Ardagh hiring program. Senator Durbin plans to return to Dolton with his "green initiative." He added that the 50/20 Summer Youth Program ended with a resume writing workshop for all participants at Thornridge High School.

## CITIZENS ADDRESS

Resident noted that if the youth commission building is unusable, the child care center at the park is vacant. Resident asked if the board had gone out for bids on the youth commission building before approving it. She asked if the village attorney is being paid a flat-rate or by the hour and noted that there have already been lawsuits by Melanie Fitness Center employees and the village does not need any more. Resident said she had been over-billed \$2,400 on her water bill and residents need to pay attention to their bills. Resident said that the board should be glad they were able to hold a party in Dolton and nobody got hurt.

Karen Hicks said that the building inspector should have been involved in the youth commission project from the start. She urged residents to do their research because our communities are being drained for personal gain.

Arlecta, resident and Melanie Fitness Center member, said that Melanie has been on the cutting block for at least six years, and urged residents to become members so that the members may make Melanie strong.

Owner, day care center, said that she and her attorney have been going back and forth with the village since February regarding village codes. She asked for copies of the village code books. Mayor Rogers suggested that they meet to discuss further.

Dan Lee, resident, said that he was somewhat taken aback to see a major project started without being thoroughly checked out. The youth commission building has been vacant for years. He said that the entire board has to share some of the blame for the cost overruns. Resident said that he has seen great improvements at the Melanie Fitness Center over the past year and that the manager is being used as a scapegoat. He said he would like to know how much money the center was losing in prior years.

Resident asked all Melanie Fitness Center residents to stand. She said that the board has let residents down. The party at the center is not the reason for the manager's dismissal. Personal issues are the reason.

Resident thanked Mayor Rogers for bringing integrity to the village. With Trustee Muhammad and his son as manager, things had started to improve at the Melanie Center. Resident described the many ways the Melanie Center serves the residents.

Ted Norwood, resident, noted that it takes money to run the Melanie Center. He asked how the village can keep it open if there are no people. Trustee Hunt responded that the center has 300 members and it needs 2,000 to be self-sufficient.

Mary Avent, 17-year resident, said the manager's responsibility to know what is going on, but she is not sure termination is appropriate. She said that this is nothing new and that everyone back bites. She added that she disagreed with the village clerk's previous statement that she should not be held to a higher standard than her predecessor but that she heard the village clerk say she needed help and did not get it. She noted that for three years there have been raises and other staff added.

Mrs. Crayton, resident, said that she was appalled at freezing money for the youth center. She confirmed that Trustee Muhammad had originally proposed a \$155,000 budget and the trustees said it was too much. She questioned how the rental at the Melanie Center could be improper when there were no policies and procedures in place.

Demetrious Walker, Fathers and Blessings, said that the board and residents should focus more on jobs and helping those in the community who are suffering.

Jerry Jones, Thornton Township Trustee, noted that he has been a youth coordinator for 28 years in the community, and applauds the board for having to make tough decisions. He urged the board to govern well so that when it is their turn to govern, today's youth won't have a clean-up job.

Mr. Crayton, resident, acknowledged that the board has a difficult job. He recalled learning that "TEAM" stands for "together everyone achieves more." He said that there is a total lack of respect for each other and it shows.

Diane Lofton, resident, said that she saw the video on the party at the Melanie Center. She said that it was a mistake but believes firing the manager is harsh. She said she does not like the way the young people dance today, but that is true for every generation. She questioned who had leaked the video to the media and asked why drag Dolton down. She asked the board to give the manager a second chance.

#### EXECUTIVE SESSION

None.

#### ADJOURNMENT

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

ROLL CALL

AYES: 5 Trustees Brown, Henyard, Hunt, Muhammad

NAYS: 0

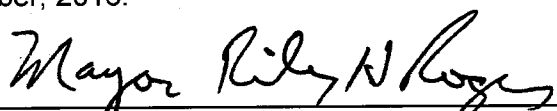
ABSTAIN: 0

ABSENT: 1 Trustee Stubbs

Motion passed. The meeting was adjourned at 10:22 p.m.

  
\_\_\_\_\_  
MARY KAY DUGGAN, Village Clerk

APPROVED by the Board of Trustees this 6<sup>th</sup> day of September, 2016.

  
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RILEY H. ROGERS, Mayor