

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
FOR THE HOUSING AUTHORITY OF THE CITY OF PEKIN

The Board of Commissioners for the Housing Authority of the City of Pekin met on Tuesday, September 13, 2016 in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 5:34 P.M. by the Chairman Karl Jordan with roll call taken and those present as follows:

PRESENT: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

ABSENT: Commissioner Robert Small

ALSO PRESENT: Executive Director, Dennis Green

Chairman Karl Jordan requested the approval of the minutes of the August 9, 2016 regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Shirley Moore, to approve the minutes of the August 9, 2016 regular Meeting. Roll call vote as follows:

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$75,947.28, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz, to approve the bills for payment for the public housing program in the amount of \$75,947.28, as amended.

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Supportive Housing Program in the amount of \$28.00.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve the bills for payment for the Supportive Housing Program in the amount of \$28.00.

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

A motion was then requested to approve the Green Valley Apartments bills for payment in the amount of \$5,300.38, as amended.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve

Green Valley Apartments bills for payment in the amount of \$5,300.38, as amended.

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$6,266.38, as amended. It was noted by Commissioner Shirley Moore that the agenda amount was incorrect by \$100.00. It should have read \$6,085.99, before the amendment.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve the bills for payment for the Meadow View Apartments in the amount of \$6,266.38.

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,602.46.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Shirley Moore, to approve Mackinaw Apartments bills for payment in the amount of \$2,602.46, as amended.

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

No one was present from the public to address the board.

**Commissioners Training:** Dennis Green gave a synopsis of the Commissioners Training held at the Pekin Public Library on August 25, 2016.

**Old Business:**

1. Discussion on the time of future board meetings. It was discussed and decided the time of the Regular Board Meetings will be changed from 5:30 p.m. to 4:00 p.m. on the second Tuesday of every month, beginning with the October 2016 meeting.

MOTION: by: Commissioner Dave Volz, second by Commissioner Ann Trumpy, to move the time of the Regular Board Meeting to 4:00 p.m. in place of the current 5:30 p.m. meeting time.

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan, Commissioner Jordan-voted aye on the condition that the Board consider changing the meeting time in the event that the time didn't prove to be acceptable to a potential future replacement for his position.

NAYS: None

ABSENT: Commissioner Robert Small

**New Business:**

- A. A motion was requested to approve Resolutions No. 2187-Request for Payment No. 1, Final, For Johnstone Supply, In The Amount Of \$5,000 For The Purchase Of Window Air Conditioners For The Broadway Apartments Under CFP Grant II06P044 501-16, Account No. 1465.1 Dwelling Equipment Non-Expendable

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, for payment to Johnstone Supply, in the Amount Of \$5,000 For The Purchase Of Window Air Conditioners For The Broadway Apartments Under CFP Grant II06P044 501-16, Account No. 1465.1 Dwelling Equipment Non-Expendable

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

- B. A motion was requested to approve Resolution No. 2188-Review and Approval of Annual Plan for 2017

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, for approval of the 2017 Annual Plan

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

- C. A motion was requested to approve Resolution No. 2189-Approval of Public Housing Flat Rents for 2017

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, for approval of the 2017 Annual Plan

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan

NAYS: None

ABSENT: Commissioner Robert Small

Motion passed

- D. A motion was requested to approve Resolution No. 2190-Review and Approval of Public Housing Operating Budget for 2017

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz, for approval of the 2017 Public Housing Operating Budget

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
NAYS: None  
ABSENT: Commissioner Robert Small  
Motion passed

- E. A motion was requested to approve Resolution No. 2191- Review and Approval of Green Valley Operating Budget for 2017

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Shirley Moore, for Approval of Green Valley Operating Budget for 2017

AYES: Commissioner Shirley Moore, Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
NAYS: None  
ABSENT: Commissioner Robert Small  
Motion passed

- F. A motion was requested to approve Resolution No. 2192- Review and Approval of Meadow View Operating Budget for 2017

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz, for Approval of the Meadow View Operating Budget for 2017

AYES: Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
NAYS: None  
ABSENT: Commissioner Robert Small, Commissioner Shirley Moore left the meeting at 6:43 pm.  
Motion passed

- G. A motion was requested to approve Resolution No. 2193- Review and Approval of the Mackinaw Operating Budget for 2017

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz, for Approval of the Mackinaw Operating Budget for 2017

AYES: Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
NAYS: None  
ABSENT: Commissioner Robert Small, Commissioner Shirley Moore  
Motion passed

- H. A motion was requested to approve Resolution No. 2194-Request for Payment No.1 Final, For Countryside Barns, in the amount of \$98,118.00, for the replacement of the exterior sheds at the Broadway Apartments under CFP Grant IL06p044 501-15, account No. 1470 Non-Dwelling Structures.

- I. MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy for Approval of Payment No.1 Final, For Countryside Barns, in the amount of \$98,118.00, for the replacement of the exterior sheds at the Broadway Apartments under CFP Grant IL06p044 501-15, account No. 1470 Non-Dwelling Structures.

AYES: Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
NAYS: None  
ABSENT: Commissioner Robert Small, Commissioner Shirley Moore  
Motion passed

- J. A motion was requested to approve Resolution No.2195-Request For Payment No. 1, Final, For Brian Waldon Construction, In The Amount Of \$24,000.00 For Shed Demolition And Preparatory Site Work At The Broadway Apartments Under CFP Grant I106p044 501-15and CFP Grant I106p044 501-16, Account No. 1470 Non- Dwelling Structures

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy for Approval of Payment No.1 Final, For For Brian Waldon Construction, In The Amount Of \$24,000.00 For Shed Demolition And Preparatory Site Work At The Broadway Apartments Under CFP Grant I106p044 501-15and CFP Grant I106p044 501-16, Account No. 1470 Non- Dwelling Structures

AYES: Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
NAYS: None  
ABSENT: Commissioner Robert Small, Commissioner Shirley Moore  
Motion passed

- K. Review of damage to the Green Valley Apartment roofs.  
No action necessary  
L. Review of damage to the Mackinaw Apartment due to fire.  
No action necessary  
M. A motion was requested to review and submit the PHA 2015 Annual Audit.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz  
AYES: Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
NAYS: None  
ABSENT: Commissioner Robert Small, Commissioner Shirley Moore  
Motion passed

Chairman Karl Jordan then addressed the Consent Agenda asking if there were any items to be pulled for discussion. No items were pulled for discussion

The Chairman requested a motion to approve Item Nos. 1-7 of the consent agenda.

1. Resolution No. 2196 – Request for Payment to Assisted Housing Risk Management Association in the amount of \$17,705.24 for Property, Liability, Auto, and Workmen’s Compensation Coverage for Public Housing for July through September 2016
2. Resolution No. 2197 – Request for Payment to Assisted Housing Risk Management Association in the amount of \$722.27 for Property, Liability, and Workmen’s Compensation Coverage for the Green Valley Apartments for July through September 2016
3. Resolution No. 2198 – Request for Payment to Assisted Housing Risk Management Association in the amount of \$716.23 for Property, Liability, and Workmen’s Compensation Coverage for the Meadow View Apartments for July through September 2016

4. Resolution No. 2199 – Request for Payment to Assisted Housing Risk Management Association in the amount of \$483.26 for Property, Liability, and Workmen’s Compensation Coverage for the Mackinaw Apartments for July through September 2016
5. Resolution No. 2200-Review and Approval of Utility Allowances for Mackinaw Apartments effective January 1, 2017
6. Revision to Resolution No. 2181- to more accurately reflect the pricing for the bid that was accepted from Orkin Pest Control.
7. Receive and file the vacancy report as of August 31, 2016 for Public Housing, Green Valley, Meadow View, and Mackinaw.

MOTION: By Commissioner Dave Volz, second by Commissioner Ann Trumpy  
 AYES: Commissioner Ann Trumpy, Commissioner Dave Volz and Chairman Karl Jordan  
 NAYS: None  
 ABSENT: Commissioner Robert Small, Commissioner Shirley Moore 0

Motion passed

The Executive Director reviewed his September report for the Board.

A motion was made by Commissioner Dave Volz, seconded by Commissioner Ann Trumpy, to receive and file the Executive Director’s report. Roll call vote was taken. Motion carried unanimously.

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Ann Trumpy, seconded by Commissioner Dave Volz, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 7:08 P.M.

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Dennis D. Green, Secretary/Treasurer

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Karl Jordan, Chairman