

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 March 10, 2020, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 4:30 P.M. by Chairman Karl Jordan with roll call taken and those present as follows:

PRESENT: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

ABSENT: NONE

ALSO PRESENT: Executive Director, Dennis Green PHA Attorney Scott Kriegsman
Chairman Karl Jordan requested the approval of the minutes of the February 11, 2020 regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz, to approve the minutes, of the February 11, 2020 regular Meeting.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Chairman Karl Jordan requested the approval of the minutes of the February 11, 2020 Closed Session Minutes.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church, to approve the minutes, of the February 11, 2020 Closed Session.

Roll call vote as follows:

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$79,805.64, as amended.

MOTION: By: Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$79,805.64, as amended.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$5,095.47.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$5,095.47.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$3,616.97.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Meadowview Apartments in the amount of

\$3,616.97.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$1,811.21.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the Mackinaw Apartments in the amount of \$1,811.21.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$4,167.49, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to approve the bills for payment for the Delavan Apartments in the amount of \$4,167.49, as amended

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Chairman Karl Jordan then requested a motion to review and file the January Financial Statements for the Delavan Apartments.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to review and file the January Financial Statements for the Delavan Apartments.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Public Presentation:

Holly Stoner, Leadership

--

Commissioners Training:

New Proposed Illinois Laws

--

--

--

Old Business:

Resolution No 2484- Request to Amend the Contract with Countryside Barns in the amount of \$654.00, for the updated screen option on the gazebo installed at the Golden Arms Apartments, under CFP Grant IL06P044 501-19, account no. 1480-non dwelling structures.

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to amend the contract with Countryside Barns in the amount of \$654.00, for the updated screen option on

the gazebo installed at the Golden Arms Apartments, under CFP Grant IL06P044-501-19, account no. 1480-non-dwelling structures.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

New Business:

Resolution No. 2485-Approval of Contract Modification No.1 for Roadwy Exteriors, LLC in the amount of \$8,136.00 for the Exterior Remodeling Rebid Contract under CFP Grant IL06P044 501-18, account No. 1480 Dwelling Structures.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the Contract Modification No.1 for Roady Exteriors, LLC in the amount of \$8,136.00 for the Exterior Remodeling Rebid Contract under CFP Grant IL06P044 501-18, account No. 1480 Dwelling Structures.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2486-Request for payment No. 4, to Alliance Architecture in the amount of \$1,119.50 for the payment of Professional Services for the Exterior Remodel of the Park Ridge Estates Apartments under CFP Grant IL06P044 501-19, account No. 1480 Fees and Costs.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve payment No. 4, to Alliance Architecture in the amount of \$1,119.50 for the payment of Professional Services for the Exterior Remodel of the Park Ridge Estates Apartments under CFP Grant IL06P044 501-19, account No. 1480 Fees and Costs.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2487- Request for payment no. 1, to Otto Baum Co., Inc. in the amount of \$2,226.60 and payment no. 2 in the amount of \$6,679.80 for the masonry work completed at the Park Ridge Estates Apartments under CFP Grant IL06P044 501-18, account no. 1480 Dwelling Structures.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve payment no. 1, to Otto Baum Co., Inc. in the amount of \$2,226.60 and payment no. 2 in the amount of \$6,679.80 for the masonry work completed at the Park Ridge Estates Apartments under CFP Grant IL06P044 501-18, account no. 1480 Dwelling Structures.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2488- Request for Payment No. 1 (Final), to Brian Waldon Construction in the amount of \$1,900.00for the construction of the ADA ramp installed at the Golden Arms Apartments under CFP Grant IL06P044 501-19, account No. 1480 Dwelling Structures.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve payment No. 1(Final), to Brian Waldon Construction in the amount of \$1,900.00for the construction of the ADA ramp installed at the Golden Arms Apartments under CFP Grant

IL06P044 501-19, account No. 1480 Dwelling Structures.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2489- Request for Payment No. 1(Final) to Schwartz Electric and Sign Co. in the amount of \$19,057.00 for replacement of the Electrical panels and feeder wires at the Delavan Apartments, to be paid from the Operating account.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve Payment No. 1(Final) to Schwartz Electric and Sign Co. in the amount of \$19,057.00 for replacement of the Electrical panels and feeder wires at the Delavan Apartments, to be paid from the Operating account.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2490- Request for Payment No. 1(Final) to Schwartz Electric and Sign Co. in the amount of \$20,179.00 for replacement of the Electrical panels and feeder wires at the Meadowview Apartments, to be paid from the Reserve account.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve Payment No. 1(Final) to Schwartz Electric and Sign Co. in the amount of \$20,179.00 for replacement of the Electrical panels and feeder wires at the Meadowview Apartments, to be paid from the Reserve account.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2491-Request for Payment No. 1, to Rody Esteriors LLC, in the amount of \$75,924.90 for the payment of the Performance Bond, Permits and Stored Materials for the Exterior Remodeling at the Park Ridge Estates Apartments under CFP Grant IL06P044 501-18, account no 1480 Dwelling Structures.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve Payment No. 1 to Rody Esteriors LLC, in the amount of \$75,924.90 for the payment of the Performance Bond, Permits and Stored Materials for the Exterior Remodeling at the Park Ridge Estates Apartments under CFP Grant IL06P044 501-18, account no 1480 Dwelling Structures.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2492- Request for Payment No. 1(Final) to Countryside Barns in the Amount of \$6,299.00 for the purchase of the Gazebo to be installed at the Golden Arms Apartments under CFP Grant IL06P044 501-19, account no. 1480 Dwelling Structures.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church to approve Payment No. 1 (Final) to Countryside Barns in the Amount of \$6,299.00 for the purchase of the Gazebo to be installed at the Golden Arms Apartments under CFP Grant

IL06P044 501-19, account no. 1480 Dwelling Structures

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Resolution No. 2499- Approval of the Annual contributions Contract Amendment to accept the 2020 Capital Fund Grant.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve the Annual contributions Contract Amendment to accept the 2020 Capital Fund Grant.

AYES: Commissioner Sharron Church, Commissioner Dave Volz, Commissioner Ann Trumpy, Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

Chairman Karl Jordan then addressed the Consent Agenda asking if there were any items to be pulled for discussion. None were pulled for discussion

The Chairman requested a motion to approve Item(s) No.1-5 of the Consent Agenda.

1. Resolution No. 2493- Authorization to renew the Contract with Tenmast Software, an MRI Company, in the amount of \$12,584.25 for the provision of Computer Software System, for the period of one year.

2. Resolution No. 2494-Request for payment to Assisted Housing Risk Management Association in the amount of \$200.00 for General and Public Official’s Liability Coverage for the Delavan Apartments from April through June 2020.

3. Resolution No. 2495- Request for payment to Assisted Housing Risk Management Association in the amount of \$891.83 for Property, Liability, and Workman’s Compensation Coverage for the Green Valley Apartments from April through June 2020

4. Resolution No. 2496- Request for payment to Assisted Housing Risk Management Association in the amount of \$609.57 for Property, Liability, and Workman’s Compensation Coverage for the Mackinaw Apartments from April through June 2020

5. Resolution No. 2497- Request for payment to Assisted Housing Risk Management Association in the amount of \$18,287.58 for Property, Liability, and Workman’s Compensation Coverage for the Public Housing Apartments from April through June 2020

6. Resolution No. 2498- Request for payment to Assisted Housing Risk Management Association in the amount of \$932.27 for Property, Liability, and Workman’s Compensation Coverage for the Meadow View Apartments from April through June 2020

7. Receive and file the vacancy report as of February 29, 2020 for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

MOTION: By Commissioner Sharron Church, Second by Commissioner Mary Beth Roffman to approve item(s) 1-7 of the Consent Agenda

AYES: Commissioner Dave Volz, Commissioner Sharron Church, Commissioner Ann Trumpy Commissioner Mary Beth Roffman and Chairman Karl Jordan

NAYS: None

ABSENT: None

Motion passed

The Executive Director reviewed his March report for the Board.

A motion was made by Commissioner Dave Volz, seconded by Commissioner Sharron Church, to receive and file the Executive Director's March 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 Mary Beth Roffman, seconded by Commissioner Ann Trumpy, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 5:42 PM.

Dennis D. Green, Secretary/Treasurer

Karl Jordan, Chairman