

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 October 12, 2021, 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: Dennis Green, Executive Director and Scott Kriegsman, PHA Attorney
Chairman Karl Jordan requested the approval of the minutes of the September 14, 2021, Regular Meeting.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy, to approve the minutes of the September 14, 2021, 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 approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$85,708.48, as amended.

MOTION: By: Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$85,708.48, 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 approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$5,034.32.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Green Valley Apartments in the amount of \$5,034.32.

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

NAYS: None

ABSENT: None

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$6,884.51, as amended

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to approve the bills for payment for the Meadowview Apartments in the amount of \$6,884.51, 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 approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$1,034.00.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to

approve the bills for payment for the Mackinaw Apartments in the amount of \$1,034.00.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$2,327.78, as amended.

MOTION: By Commissioner Dave Volz, Second by Commissioner Ann Trumpy to approve the bills for payment for the Delavan Apartments in the amount of \$2,327.78, 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 approved

Chairman Karl Jordan then requested a motion to review and file the June Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments and the July/August Financial Reports for the Delavan Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Dave Volz to review and file the June Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments and the July/August Financial Reports 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 approved

Public Presentation:

There was no one present from the public.

Commissioners Training:

NONE

Old Business:

NONE

New Business:

A. Resolution No.2651- Request to Review and Approve the Annual Plan for 2022

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to Review and Approve the Annual Plan for 2022

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

NAYS: None

ABSENT: None

Motion approved

B. Resolution No. 2652- Request to Approve Task Order No.1, to Alliance Architecture in the Amount Of \$11,010.00, for replacement of the Condensing Units and A-Coils at the Mackinaw Apartments to be paid from the Mackinaw Reserve Account

MOTION: By Commissioner Dave Volz, Second by Commissioner Sharron Church to Approve Task Order No.1, to Alliance Architecture in the Amount Of \$11,010.00, for replacement of the Condensing Units and A-Coils at the Mackinaw Apartments to be paid from the Mackinaw 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 approved

- C. Resolution No.2653- Request to approve Task Order No.2, to Alliance Architecture in the amount of \$10,540, for replacement of the front and rear entry doors and hardware, in 28 units, at the Broadway Apartments under CFP Grant IL06P044 501-21, Account No. 1480

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve Task Order No.2, to Alliance Architecture in the amount of \$10,540, for replacement of the front and rear entry doors and hardware, in 28 units, at the Broadway Apartments under CFP Grant IL06P044 501-21, Account No. 1480

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

NAYS: None

ABSENT: None

Motion approved

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.1-11 of the Consent Agenda.

1. Resolution No.2654-Review and Approval of the Public Housing Operating Budget for Fiscal Year 2022
2. Resolution No.2655-Review and Approval of the Green Valley Operating Budget for Fiscal Year 2022
3. Resolution No. 2656 – Review and Approval of the Meadowview Operating Budget for Fiscal Year 2022
4. Resolution No. 2657 – Review and Approval of the Mackinaw Operating Budget for Fiscal Year 2022
5. Resolution No. 2658 – Review and Approval of the Delavan Operating Budget for Fiscal Year 2022
6. Resolution No. 2659-Request to Accept the Proposal from Blue Cross/Blue Shield to Provide Employee Health Insurance in The Amount Of \$13,604.04 Per Month, and Dental Insurance in the amount of \$510.40 Per Month
7. Resolution No. 2660 – Authorization to Renew the Contract with PDC Services Inc. for Trash Removal at the Broadway, Golden Arms and Park Ridge Apartments, for an additional One-Year Term in the amount of \$1,033.21 Per Month
8. Resolution No.2661-Request for Payment No.1-Final, To City Coal & Asphalt in the amount of \$10,060.00 for the Cleaning, Sealing and Striping of the Parking Lots at Park Ridge Estates Under CFP Grant IL06P044 501-19, Account No. 1480 Site Improvement
9. Resolution No.2662- Request for Payment No. 5, To Alliance Architecture in the Amount Of \$1,857.20 for the Payment of Professional Services for the Replacement of the Dumpster Enclosures, Pads, Sidewalks, And Enclosures at Park Ridge Estates Under CFP Grant IL06P044 501-19, Account No. 1480 Fees and Costs
10. Resolution No.2663 – Review and Approval of Utility Allowances for Mackinaw Apartments effective January 1, 2022

MOTION: By Commissioner Dave Volz, Second by Commissioner Mary Beth Roffman to approve the Consent Agenda

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

NAYS: None

ABSENT: None

Motion approved

General

1. Receive and file the Executive Director's report for October
The Executive Director discussed his report with the Board

2. Receive and file the vacancy report as of September 30, 2021, for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

A motion was made by Commissioner Dave Volz, seconded by Commissioner Ann Trumpy, to Receive and file the Executive Director's October Board Report and the September vacancy report for Public Housing, Green Valley, Meadow View, and the Mackinaw Apartments. Roll call vote was taken. The Motion carried unanimously. Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Dave Volz, seconded by Commissioner Ann Trumpy, to adjourn the meeting. Roll call vote was taken. Motion carried unanimously. The meeting was adjourned at 5:32 PM.

Karl Jordan, Chairman

Dennis D. Green, Secretary/Treasurer