

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, 2022, 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 Dave Volz with roll call taken and those present as follows:

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

ABSENT: None

ALSO, PRESENT: Dennis Green, Executive Director, and Attorney Scott Kriegsman
Chairman Dave Volz requested the approval of the minutes of the August 9, 2022, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman, to approve the minutes of the August 9, 2022, Regular Meeting.

Roll call vote as follows:

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

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 \$104,504.92, as amended.

MOTION: By: Commissioner Mary Beth Roffman, Second by Commissioner Sharron Trumpy to approve the bills for payment for the public housing program in the amount of \$104,504.92, as amended.

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

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 \$3,237.79.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$3,237.79.

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

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 \$3,275.98, as amended.

MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Sharron Church to approve the bills for payment for the Meadowview Apartments in the amount of \$3,275.98, as amended.

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$1,780.98.

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 \$1,780.98

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$4,847.81.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to approve the bills for payment for the Delavan Apartments in the amount of \$4,847.81, as amended

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

NAYS: None

ABSENT: None

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$2,005.89.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to approve the bills for payment for the Business Activity in the amount of \$2,005.89

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

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz then requested a motion to review and file the June Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Mary Beth Roffman to review and file the June Financial Statements for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

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

NAYS: None

ABSENT: None

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training:

Recap of the 2022 Illinois NAHRO Conference

Old Business:

NONE

New Business:

A. Resolution No.2732 - Request to Review and Approve the Annual Plan for 2023

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to review and approve the 2023 Annual Plan.

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

NAYS: None

ABSENT: None

Motion approved

B. Resolution No. 2733- Request to Review and Approve Task Order No.4, to Alliance Architecture, for replacement of the Boilers at Golden Arms Apartments

MOTION: Tabled

C. Resolution No. 2734- Request to Review and Approve the Maintenance Wage Rate Recommendation, effective January 1, 2023

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to Review and Approve the Maintenance Wage Rate Recommendation.

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

NAYS: None

ABSENT: None

Motion approved

D. Resolution No. 2735- Request Authorization to award a Contract in the Amount of \$6,350.00, to A Cut Above Tree Service for Tree Removal at The Broadway Apartments and Park Ridge Estates.

MOTION: By Commissioner Sharron Church, Second by Commissioner Ann Trumpy to award a Contract in the Amount of \$6,350.00, to A Cut Above Tree Service for Tree Removal at The Broadway Apartments and Park Ridge Estates.

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

NAYS: None

ABSENT: None

Motion approved

CONSENT AGENDA

None pulled for discussion

1. Resolution No.2736- 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 October through December 2022
2. Resolution No.2737 - Request for Payment to Assisted Housing Risk Management Association in the Amount of \$19,195.58 for Property, Liability, Auto, And Workmen's Compensation Coverage for Public Housing for October Through December 2022
3. Resolution No.2738 - Request for Payment to Assisted Housing Risk Management Association in the amount of \$935.52 for Property, Liability, and Workmen's Compensation Coverage for the Green Valley Apartments from October through December 2022
4. Resolution No.2739 - Request for Payment to Assisted Housing Risk Management Association in the amount of \$985.66 for Property, Liability, and Workmen's Compensation Coverage for the Meadow View Apartments from October Through December 2022
5. Resolution No. 2740- Request for Payment to Assisted Housing Risk Management Association in the amount of \$645.24 for Property, Liability, and Workmen's Compensation Coverage for the Mackinaw Apartments from October through December 2022
6. Resolution No. 2741- Review and Approval of Utility Allowances for the Broadway Apartments effective January 1, 2023
7. Resolution No.2742 -Review and Approval of Utility Allowances for Park Ridge Apartments effective January 1, 2023
8. Resolution No. 2743-Review and Approval of Utility Allowances for Green Valley Apartments effective January 1, 2023

9. Resolution No.2744 – Review and Approval of Utility Allowances for Meadow View Apartments effective January 1, 2023
10. Resolution No.2745– Review and Approval of Utility Allowances for The Delavan Apartments effective January 1, 2023
11. Resolution No. 2746- Review and Approval of the 2023 Public Housing Flat Rent.
MOTION: By Commissioner Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve Item(s) 1-11 of the Consent Agenda
AYES: Commissioner Mary Beth Roffman, Commissioner Ann Trumpy, Commissioner Sharron Church, and Chairman Dave Volz
NAYS: None
ABSENT: none
Motion approved

General

1. Receive and file the Executive Director’s report for August
2. Receive and file the vacancy report as of July 31, 2022, for Public Housing, Green Valley, Meadow View, and Mackinaw Apartments.

A motion was made by Commissioner Mary Beth Roffman, seconded by Commissioner Ann Trumpy, to Receive and file the Executive Director’s September Board Report and the August vacancy report for Public Housing, Green Valley, Meadow View, and the Mackinaw Apartments. Roll call vote was taken. Motion passed unanimously.
Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Sharron Church, seconded by Commissioner Ann Trumpy, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:28 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer