

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 April 8, 2025, in the boardroom of the Housing Authority's general office at 1901 Broadway in Pekin, Illinois. The meeting was called to order at 5:09 P.M. by Chairman Dave Volz with roll call taken and those present as follows:

PRESENT: Chairman Dave Volz, Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, and Commissioner Jill Davis

ABSENT: None

ALSO PRESENT: Dennis Green, Executive Director, Scott Kriegsman, PHA Attorney  
Chairman Dave Volz requested a motion to approve the minutes of the March 11, 2025 Regular Meeting.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy, to approve the minutes of the March 11, 2025, Regular Meeting.

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, 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 \$103,050.21, as amended.

MOTION: By: Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the public housing program in the amount of \$103,050.21, as amended.

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, 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 \$4,903.98.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the Green Valley Apartments in the amount of \$4,903.98.

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, 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 \$3,270.80, as amended.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to approve the bills for payment for the Meadowview Apartments in the amount of \$3,270.80, as amended.

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman 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 \$4,668.45, as amended

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Debbie Graham to approve the bills for payment for the Mackinaw Apartments in the amount of \$4,668.45, as amended.

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, 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 \$1,874.08.

MOTION: By Commissioner Jill Davis, second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Delavan Apartments in the amount of \$1,874.08.

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, 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 \$957.97.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Business Activity in the amount of \$957.97.

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz then requested a motion to review and file the January and February Financial Reports for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to review and file the January and February financials for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz then requested a motion to review and file the January and February financials for the Delavan Apartments.

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to review and file the January and February financials for the Delavan Apartments.

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: None

Motion approved

**Public Presentation:**

No one from the Public was present

**Commissioners Training:**

None

**Old Business: None**

**New Business:**

A. Discussion on the request to add one additional Maintenance Mechanic I position  
The Executive Director explained the current staffing of the maintenance department. He requested authorization to hire an additional Maintenance Mechanic I to compensate for the fact that the Lead Maintenance Mechanic is now working part time. The ultimate goal is to hire a full-time Lead Maintenance Mechanic.

**Consent Agenda**  
**Pulled for Discussion**

#8 and #9: Payment Requests from PIPCO have the wrong Housing Authority name and must be corrected prior to payment.

1. Resolution No.3010 -The Request to renew the contract for fertilizer/herbicide/ pesticide applications for the 2025 season at the Broadway Apartments and General Office in the amount of \$95.00 per occurrence, Golden Arms Apartments in the amount of \$85.00 per occurrence, Park Ridge Estates in the amount of \$380.00 per occurrence, Green Valley Apartments in the amount of \$105.00 per occurrence, Meadowview Apartments in the amount of \$105.00 per occurrence, and Mackinaw Apartments in the amount of \$95.00 per occurrence, to Golf Green Lawn Care
2. Resolution No. 3011– Approval of Payment in Lieu of Taxes for Public Housing in the amount of \$35,367.75
3. Resolution No. 3012– Approval of Payment in Lieu of Taxes for the Green Valley Apartments in the amount of \$8,405.44
4. Resolution No. 3013– Approval of Payment in Lieu of Taxes for the Meadow View Apartments in the amount of \$8,576.23
5. Resolution No. 3014– Approval of Payment in Lieu of Taxes for the Mackinaw Apartments in the amount of \$4,525.62
6. Resolution No. 3015- Request for Authorization to renew the contract with Ragar Blade’z LLC for lawn maintenance at the Mackinaw Apartments, at the rate of \$65.00 per mow
7. Resolution No. 3016-Approval of Payment #1, for the Broadway Apartments Bathtub Remodel Project, to 1919 Architects in the amount of \$20,652.00, to be paid from IL-044 CFP 2020, 1480 fees and costs
8. Resolution No. 3017-Request for payment No.4 to PIPCO Companies, Ltd , in the amount of \$14,848.20 for the replacement of boilers at the Golden Arms apartments, to be paid from IL-044 CFP 2023 Emergency Grant, 1480 dwelling units-interior-mechanical
9. Resolution No. 3018-Request for payment No.5 to PIPCO Companies, LTD , in the amount of \$6,381.00 for the replacement of boilers at the Golden Arms apartments, \$3,162.00 to be paid from IL-044 CFP 2023 Emergency Grant, 1480 dwelling units-interior-mechanical and \$3,219.00 1, to be paid from IL-044 CFP 2022,1480 dwelling units-interior-mechanical be accepted
10. Resolution No. 3019-Request for payment No.1Final to Menards, in the amount of \$1,079.76, for the purchase of oil filled heaters for supplemental heat for the boiler project at the Golden Arms apartments, to be paid from IL-044 CFP 2022, 1480 dwelling units-interior-mechanical

MOTION: By, Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the Consent Agenda

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: None

Motion approved

**General**

1. Receive and file the Executive Director’s report for April 2025

2. Receive and file the vacancy report as of March 30, 2025, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

MOTION: By, Commissioner Jill Davis Second by Commissioner Ann Trumpy to receive and file the Executive Director’s Report and Vacancy Report.

Roll call vote as follows:

AYES: Vice Chairman Mary Beth Roffman, Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis, and Chairman Dave Volz

NAYS: None

ABSENT: None

Motion approved

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Vice Chairman Mary Beth Roffman, seconded by Commissioner Jill Davis to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:22 PM.

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Dave Volz, Chairman

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Dennis D. Green, Secretary/Treasurer