

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 January 13, 2026, 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: Chairman Dave Volz, Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Ann Trumpy, and Commissioner Jill Davis

ABSENT: None

ALSO PRESENT: Dennis Green, Executive Director, Scott Kriegsman Board Attorney
Chairman Dave Volz requested a motion to approve the minutes of the December 9, 2025, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman, to approve the minutes of the December 9, 2025, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$109,346.73, as amended.

MOTION: By: Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$109,346.73, as amended.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$4,361.82.

MOTION: By Commissioner Ann Trumpy, Second Vice Chairman Mary Beth Roffman by to approve the bills for payment for the Green Valley Apartments in the amount of \$4,361.82.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$5,084.56, 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 \$5,084.56, as amended.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$4,307.81.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the Mackinaw Apartments in the amount of \$4,307.81.

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$5,654.15.

MOTION: By Commissioner Ann Trumpy, second by Commissioner Jill Davis to approve the bills for payment for the Delavan Apartments in the amount of \$5,654.15.

AYES: Commissioner Deb Graham, Vice Chairman Mary Beth Roffman, Commissioner Jill Davis, Commissioner Ann Trumpy, 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 \$1,028.36.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to approve the bills for payment for the Business Activity in the amount of \$1,028.36.

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

NAYS: None

ABSENT: None

Motion approved

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

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy to review and file the November financial reports for the Public Housing, Green Valley, Meadowview, and Mackinaw Apartments.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz then requested a motion to review and file the November Financial Reports for the Delavan Apartments.

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman to review and file the November financial reports for the Delavan Apartments.

Roll call vote as follows:

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

1. Resolution No. 3088- Authorization to award a contract to KP Fencing dba FencePeoria in the amount of \$37,863.38 for the installation of fencing around the

shop buildings at the Broadway MOTION: By Commissioner Ann Trumpy, Second by Commissioner Debbie Graham for the Authorization to award a contract to KP Fencing dba FencePeoria in the amount of \$37,863.38 for the installation of fencing around the shop buildings at the Broadway Apartments

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

2. Resolution No. 3089 – Authorization to award a contract to Lowe’s Pro in the amount of \$8,693.70 for the purchase of (15) ranges, range cords, and range hoods to be paid from the Delavan Reserve Account

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to award a contract to Lowe’s Pro in the amount of \$8,693.70 for the purchase of (15) ranges, range cords, and range hoods to be paid from the Delavan Reserve Account dwelling structures mechanical

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

3. Resolution No. 3090- Authorization to enter into a contract with 13Broadband for the installation of fiber optics cable at the Broadway Apartment Complex, Golden Arms Apartments, and Park Ridge Estates

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to enter into a contract with 13Broadband for the installation of fiber optics cable at the Broadway Apartment Complex, Golden Arms Apartments, and Park Ridge Estates

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

4. Resolution No. 3091- Authorization to purchase three new security cameras to be installed at the Golden Arms Apartments, in the amount of \$4,050.00 to be paid from the Business Activity Account

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to purchase three new security cameras to be installed at the Golden Arms Apartments, in the amount of \$4,050.00 to be paid from the Business Activity Account

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

5. Snow Removal Bids discussion

The Executive Director explained that the Housing Authority was still searching for snow removal contractors due to the loss of contractors from previous years.

6. Oath of Office Jill Davis 5-year term contingent upon approval by the Pekin City Council.

The Oath of Office was administered to Jill Davis. Jill was re-appointed to a five-year term by Mayor Mary Burress and confirmed by the City Council on January 12,

2026

7. Resolution No. 3092- Approval of the Standard Mileage Rate From 70 cents to 72.5 cents per mile effective January 1, 2026, through December 31, 2026

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the increase in the Standard Mileage Rate From 70 cents to 72.5 cents per mile effective January 1, 2026, through December 31, 2026

dwelling structures mechanical

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

8. Economic Interest Form Discussion

The Executive Director reminded the Commissioners that they would be receiving the annual Economic Interest form that needed to be signed and returned to the Tazewell County Clerk.

9. Correction of Resolution No. 3080-PHA Tenant charge off in the amount of \$20,052.00

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Jill Davis to accept the correction to Resolution No. 3080-Tenant charge off in the amount of \$20,052.00

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

10. Resolution No. 3093- Authorization to award a contract to Hugh Saxe Enterprises, Inc in the amount of \$26,628.00 for the installation of a water softener system at the Golden Arms Apartments to be paid from CFP 2024, 1480 non-dwelling-interior-mechanical

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman for the Authorization to award a contract to Hugh Saxe Enterprises, Inc in the amount of \$26,628.00 for the installation of a water softener system at the Golden Arms Apartments to be paid from CFP 2024, 1480 non-dwelling-interior-mechanical

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

11. Resolution No. 3094- Authorization to award a contract to Heart Technologies for IT support at the rate of \$1,372.50 per month and a term of thirty- six months

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy for the Authorization to award a contract to Heart Technologies for IT support at the rate of \$1,372.50 per month and a term of thirty- six months

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

12. Resolution No. 3095- Request for approval of payment #2- to Ruyle Mechanical Services Inc. In the amount of \$3,656.00, to be paid from IL-044 CFP 2024, 1480

dwelling structures mechanical.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy to approve payment #2- to Ruyle Mechanical Services Inc. In the amount of \$3,656.00, to be paid from IL-044 CFP 2024, 1480 dwelling structures mechanical.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

13. Updated Public Housing phone system discussion

MOTION: By Commissioner Ann Trumpy, Second by Vice Chairman Mary Beth Roffman table the discussion for further review

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Consent Agenda

1. Resolution No. 3096- Request for approval of payment #1- to GE appliances in the amount of \$6,040.00, to be paid CFP 2025, 1480 Dwelling Unit-Interior-Appliances

MOTION: By Commissioner Jill Davis, Second by Vice Chairman Mary Beth Roffman to approve the Consent Agenda

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

GENERAL

1. Receive and file the Executive Director's report for January 2026
2. Receive and file the vacancy report as of December 30, 2025, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.
3. Closed Session for the "semi-annual review of the minutes as mandated by Section 2.06" per 5ILCS 12/02, section (2)(c)(21)

MOTION: By Commissioner Jill Davis, Second by Commissioner Bebbie Graham to receive and file the Executive Director's report and the Vacancy Report.

Roll call vote as follows:

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

NAYS: None

ABSENT: None

Motion approved

Chairman Dave Volz requested a motion to move into closed session for the "semi-annual review of the minutes as mandated by Section 2.06" per 5ILCS 12/02, section (2)(c)(21).

Motion: By Commissioner Ann Trumpy to enter into closed session and second by Vice Chairman Mary Beth Roffman, motion carried.

Roll call vote as follows:

AYES: Commissioner Deb Graham, Commissioner Ann Trumpy, Commissioner Jill Davis,

Vice Chairman Mary Beth Roffman, and Chairman Dave Volz

The Board of Commissioners entered into closed session at 6:20 pm.

The Board returned to open session at 6:25PM pm

Board Attorney Scott Kriegsman stated there is no reason to release the closed session minutes.

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 Debbie Graham to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 6:38 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer