

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 February 10, 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 January 13, 2026, Regular Meeting.

MOTION: By Commissioner Jill Davis, Second by Commissioner Ann Trumpy, to approve the minutes of the January 13, 2026, 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

Chairman Dave Volz requested a motion to approve the minutes of the January 13, 2026, Closed Session Meeting.

MOTION: By Vice Chairman Mary Beth Roffman, Second by Commissioner Ann Trumpy, to approve the minutes of the January 13, 2026, Closed Session 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 \$105,874.59, 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 \$105,874.59, 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 \$3,741.73.

MOTION: By Commissioner Jill Davis, Second Commissioner Ann Trumpy by to approve the bills for payment for the Green Valley Apartments in the amount of \$3,741.73.

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 \$3,341.73.

MOTION: By Commissioner Jill Davis, Second by Commissioner Debbie Graham to approve

the bills for payment for the Meadowview Apartments in the amount of \$3,341.73

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 \$3,185.20.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Mackinaw Apartments in the amount of \$3,185.20.

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 \$4,495.05.

MOTION: By Commissioner Debbie Graham, second by Commissioner Jill Davis to approve the bills for payment for the Delavan Apartments in the amount of \$4,495.05.

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 \$1,082.53.

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

Public Presentation:

No one from the Public was present

Commissioners Training: Public Housing Financial Reporting changes for 2026

The Executive Director reported on the new SF425 Cash Management System and reporting that began with calendar year 2026. He also addressed the return of interest earned by Housing Authorities on Operating funds beginning with calendar year 2025.

Old Business: None

New Business:

1. Resolution No. 3097- Authorization to Submit Records Disposal Certificate to The State of Illinois Local Records Commission for Approval

MOTION: By Commissioner Debbie Graham, Second by Commissioner Ann Trumpy to submit the records disposal certificate to the State of Illinois Local Records Commission for approval.

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. 3098-Request to award a contract to Dave Burling Excavating, Inc., for

snow removal during the 2025-2026 Season, for the Broadway Apartments, in the amount of \$250.00 per occurrence and the Park Ridge Estates Apartments in the amount of \$650.00 per occurrence

MOTION: By Commissioner Debbie Graham, Second by Commissioner Ann Trumpy to award a contract to Dave Burling Excavating, Inc., for snow removal during the 2025-2026 Season, for the Broadway Apartments, in the amount of \$250.00 per occurrence and the Park Ridge Estates Apartments in the amount of \$650.00 per occurrence

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. 3099- Request to Review and Approve the Maintenance Wage Rate Recommendation, contingent upon HUD approval, effective January 1, 2026

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Ann Trumpy to Review and Approve the Maintenance Wage Rate Recommendation, contingent upon HUD approval, effective January 1, 2026

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. 3100- Authorization to write off obsolete inventory items in the consumable asset inventory for Public Housing in the amount of \$120.69

2. Resolution No. 3101- Request for approval of payment #3- to Ruyle Mechanical Services Inc. In the amount of \$6,862.52, to be paid from IL-044 CFP 2024, 1480 dwelling structures mechanical equipment

3. Resolution No. 3102- Request for approval of payment #4- to Ruyle Mechanical Services Inc. In the amount of \$4,441.00, to be paid from IL-044 CFP 2024, 1480 dwelling structures mechanical

4. Resolution No 3103- Request for approval of payment #1- to Lowe's Pro Supply for the purchase of 15-30" range hoods, to be paid from the Delavan Reserve Account

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Debbie Graham 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 February 2026

2. Receive and file the vacancy report as of January 31, 2026, for Public Housing, Green Valley, Meadow View, Mackinaw, and Delavan Apartments.

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

The Executive Director presented the proposal from Ruyle Mechanical to cover the cost of replacing the Heat Exchangers and related parts in Boiler #1 and Boiler #2 at the Golden Arms Apartments. The proposal was considered on an emergency basis due to the fact the boilers that are inoperable provide the domestic hot water for the entire building. One of the units has been patched to provide enough hot water temporarily. Upon Board approval the contractor will order the materials to complete the work.

MOTION: By Commissioner Debbie Graham, Second by Commissioner Ann Trumpy to approve the proposal from Ruyle Mechanical to replace the Heat Exchanger and related parts in boiler #1 and boiler #2 at the Golden Arms 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

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Ann Trumpy, seconded by Commissioner Vice Chairman Mary Beth Roffman to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:41 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer