

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 9, 2024, 2023, 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 Ann Trumpy, Commissioner Sharron Church by phone, and Commissioner Jill Davis

ABSENT: Vice-Chairman Mary Beth Roffman, and Attorney Scott Kriegsman

ALSO PRESENT: Dennis Green, Executive Director

Chairman Dave Volz requested a motion to approve the minutes of the December 12, 2023, Regular Meeting.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis, to approve the minutes of the December 12, 2023, Regular Meeting.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

The Chairman next called for a motion to approve the bills for payment for the Public Housing program in the amount of \$97,744.14, as amended.

MOTION: By: Commissioner Jill Davis, Second by Commissioner Ann Trumpy to approve the bills for payment for the public housing program in the amount of \$97,744.14, as amended.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Green Valley Apartments in the amount of \$7,397.21, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Green Valley Apartments in the amount of \$7,397.21.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

The Chairman next requested a motion to approve the bills for payment for the Meadow View Apartments in the amount of \$2,698.70.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Meadowview Apartments in the amount of \$2,698.70.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Mackinaw Apartments bills for payment in the amount of \$2,963.28, as amended.

MOTION: By Commissioner Jill Davis, Second by Commissioner Sharron Church to approve the bills for payment for the Mackinaw Apartments in the amount of \$2,963.28, as amended.

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Delavan Apartments bills for payment in the amount of \$3,448.00, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Delavan Apartments in the amount of \$3,448.00, as amended

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

A motion was then requested to approve the Business Activity bills for payment in the amount of \$1,107.98, as amended.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the bills for payment for the Business Activity in the amount of \$1,107.98, as amended

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

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

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Sharron Church to review and file the November financials for the Delavan Apartments.

Roll call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

Public Presentation:

No one from the Public was present

Commissioners Training: None

Old Business:

Continued discussion on the Board Room Furniture:

We continue to look for chairs that will meet our needs and are within our budget.

New Business:

A. Resolution No.2880- Approval of the Standard Mileage Rate From 65.5 cents to 67.0 cents per mile effective January 1, 2024

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve the Standard Mileage Rate increase from 65.5 cents to 67.0 cents per mile effective January 1, 2024

Roll Call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

- B.** Resolution No. 2881-Request for payment No. Three (Final) to Commercial Mechanical, Inc. in the amount of \$24,573.07 for Phase I of the Boiler and Ventilation Project at the Golden Arms Apartments, to be paid from CFP 2022, 1480 Dwelling Equipment, Non-Dwelling Construction, Mechanical

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve payment No. Three (Final) to Commercial Mechanical, Inc. in the amount of \$24,573.07 for Phase I of the Boiler and Ventilation Project at the Golden Arms Apartments, to be paid from CFP 2022, 1480 Dwelling Equipment, Non-Dwelling Construction, Mechanical

Roll Call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

- C.** Resolution No. 2883 Request for payment to Northfield Insurance company in an amount not to exceed \$668.00, per year for General Liability Insurance coverage on the Delavan apartments for the term of one year.

MOTION: By Commissioner Ann Trumpy, Second by Commissioner Jill Davis to approve payment to Northfield Insurance company in an amount not to exceed \$668.00, per year for General Liability Insurance coverage on the Delavan apartments for the term of one year

Roll Call vote as follows:

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

- D.** Resolution No. 2882 - Request for payment to Gatehouse Media in the amount of \$579.40 for the payment of advertising services for the RFQ for Architects, to be paid from IL-044 CFP 2023, 1480 fees and costs

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

The closed session was not held due to the absence of the Housing Authority Attorney. He reviewed the closed session minutes prior to the meeting and recommended all closed session minutes be held. Chairman Dave Volz motioned to accept the legal advisor's recommendation and Commissioner Ann Trumpy seconded the motion.

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

General

1. Receive and file the Executive Director's report for December 2023

Based upon the conversation of the kitchen cabinet replacement project the Executive Director requested authorization to issue Task Order #1 to 1919 Architects. Commissioner Ann Trumpy moved to authorize the issuance of Task Order #1 and that a resolution number be assigned, seconded by Commissioner Jill Davis.

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

2. Receive and file the vacancy report as of December 31, 2023, for Public Housing, Green Valley, Meadow View, Delavan, and Mackinaw Apartments.

MOTION: By commissioner Jill Davis, Second by Commissioner Ann Trumpy to receive and file the Executive Director's and vacancy reports.

AYES: Commissioner Ann Trumpy, Commissioner Jill Davis, Commissioner Sharron Church, and Chairman Dave Volz

NAYS: None

ABSENT: Vice-Chairman Mary Beth Roffman

Motion approved

Having completed all business for the evening, the Chairman called for a motion to adjourn. A motion was made by Commissioner Jill Davis, seconded by Commissioner Ann Trumpy, to adjourn the meeting. Roll call vote taken. Motion carried unanimously. The meeting adjourned at 5:44 PM.

Dave Volz, Chairman

Dennis D. Green, Secretary/Treasurer