

I. CALL TO ORDER AND ROLL CALL

Chairman McMaster called the Regular Public Housing meeting to order at 11:35 AM.

Members Present: Donna McMaster, Chairperson; Linda Bowie, Vice-Chairperson; Terry Braun, Secretary;

Members Absent: Becky Cusey, Commissioner; Abner Arauza, Commissioner; Greg Lemke, City Council Liaison;

Others Present: Sally Roe, Interim Executive Director;
Toni Vondal, Rental Assistance Coordinator;
Sel Nygard, PHA Resident

II. REQUEST APPROVAL OF September 27, 2011 REGULAR MEETING MINUTES.

Bowie moved, seconded by Braun to approve the Minutes of September 27, 2011. All votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

Bowie asked if the Board could be provided with a quarterly update. Roe stated she will ask the accountant again for that listing.

Bowie moved, seconded by Braun to approve the payment of bills as presented. All votes were in favor. Motion Carried.

IV. AGENDA AMENDMENTS

None

V. CITIZENS TO BE HEARD

Sel Nygard asked why wasn't my request to you Sally, that I sit down and meet with the Board and discuss these items that I had on my list, why wasn't that granted? Roe stated it was granted at last month's meeting. Nygard, said so you pick and choose items on the list to go over? Roe, stated again his list of concerns were discussed at last month's meeting. McMaster interjected there was a numbered list and the Board went through that. Nygard said there was nothing mentioned about the main concern, about the consolidation of the Moorhead Public Housing and the Clay County Housing. Roe stated yes it was, discussed under the Goodwin Proposal. The Board wanted to find out what another consultant would charge us, research was done, and it is going to be discussed under Other Business at today's meeting. The Board said at last month's meeting that they did not want to accept it until they heard what other proposals and consulting fees were.

Nygard said, ok well then one other concern that I have that I asked you if you were going to do anything as far as helping a party that spoke at the last meeting, she has got some mental problems and she definitely needs help and it's something you or I or none of us here can change. McMaster stated that's something that is not the Board's responsibility at all and not our expertise and it's not our business because confidentiality come in. Nygard said she is a resident in our building. McMaster re-iterated we cannot discuss this because those issues are confidential. If a person causes problems that are lease violations, that person would need to be evicted, that would be up to the PHA staff, those are not Board decisions.

Roe stated that nearly 80% of the residents that live at the high rise and probably a similar percent that live at Sharp View have mental health issues but that is not within the scope of the PHA staff to interfere, that is for caseworkers' and doctors'. Roe stated if there is dangerous conduct by a resident then that is a lease violation and that's where PHA staff would get involved. Nygard, said as far as he was concerned it's a hate crime and it should be addressed by this Board. Mr. Braun, that is your opinion and you are entitled to your opinion. Nygard went on to say the reason he is suggesting this, he didn't think any one of you here or anyone on this Board has had the experience that he had dealing with mental people. I was involved with the ambulance service for 15 years, seven of those years spent in Jamestown and there at the state hospital he worked very closely with them for training and he recognized these symptoms and all he is trying to do to you people is tell you that she does need help from his experience. McMaster, but that is not within our scope of work that has nothing to do with what this Board does. Mc Master asked if this person is a danger to you? Nygard, responded ah yes I don't like the threats and other people have said the same things. Roe stated this person actually said some vulgar language not to Sel but to his live in friend and he brought it to my attention.

Roe went on to say she spoke to that person the very next day and found out that the person felt bad about what they did and they wrote a letter of apology. There were three people that were involved with the incident. The apology was delivered to one of the three people and that person passed it onto the other two people that were involved. Roe had asked Nygard's room mate/friend if she had received the letter of apology from that resident and she said yes and this has all been taken care of. Roe responded in writing to Nygard as he had requested. Mr. Braun said that is pretty good. Roe, said and most people would not have given a written apology. Braun, said it's the diversity in the world we live in and it's not perfect. Roe, said she was impressed that this person had gone above and beyond and that she had not asked this person to write the apology it had been done prior to Roe talking to her. Braun, stated that I think we can admit that with the cultures' that exist in these two facilities there will be disagreements from time to time. No one is guaranteed to get away from any of that, and one way to get away from that is to have your own single family home and even then you may have neighbors that have issues that may come up. Nygard says he will tell you how he personally feels about it. He said he shouldn't even have to be trying to help her for what she said and did, but she does need help. I have seen this and I am just bringing it to your attention and why has she moved so many times? Again that's another subject. Braun asked Nygard if there are any other issues on your list? Nygard stated yes, first of all I want the records to show that I never gave you permission to print that letter and that I will tell you it is not going to be resolved here. McMaster asked which letter? . Nygard said the letter with his thoughts and concerns. McMaster said because it had gone to the City before it had come to the PHA Board of Commissioners, it became a public document. Nygard said it didn't become a public document. McMaster said yes it did. Braun, said there is no way that you can have a public meeting like we held the last session and not discuss these things unless it was public. Nygard asked who determined that it become public? McMaster said you did when you sent it to the City. Nygard, said no those were my thoughts and concerns. Roe, said it was Mr. Nygard's request that the list of concerns be brought to the PHA Board of Commissioners, and it was. Nygard said he gave a copy to Sally and he said he wanted to sit down with the Board and discuss and go through them item by item and he said he didn't feel that was accomplished. Roe, said that is what was talked about at the last meeting. Nygard said you picked and chose certain items and it turned out to be a hate campaign. Roe, stated that the information on his 8 pages of concerns was disputed by residents in the building. Nygard said you could have stopped it. Roe, said it was public information and most of the letter was about residents and a lot of it was about staff. Much of it was actually inaccurate and some it was actually hearsay. Nygard said you told me that you were going to address my concerns from the letter. Roe said it was addressed by the Board at last month's meeting. Nygard said that could be, but after the meeting, I told you that the people have told me that there is one thing about that letter that everything you said in there is truthful, you said it wasn't and that you were going to write me a letter explaining to me what it was that wasn't truthful and I have not received that letter. Roe, said no you received a letter about your concern with regard to supposed harassment, and the Board dealt with your other concerns.

Nygaard said that he just wants honesty. Braun, said and you have gotten honesty and we have done everything in our policy to address your issues. Nygaard said that he is trying to save money, and it should be the responsibility of the Board to help me and I am trying to save the city and the county a \$100,000 a year and that's the whole thing in a nut shell and you are not addressing that. McMaster stated that it has been said before that the city and the county do not fund the Moorhead Public Housing. Nygaard asked where is the money coming from? Braun said it is federal money. Mr. Nygaard said it's still taxpayers' dollars no matter how you cut it. Nygaard said let me ask you one question, what do you think about consolidating the two units, Clay County Housing and Moorhead Public Housing into one unit and saving the city and County \$100,000 a year? McMaster said the city and the county do not pay the \$100,000 a year. Nygaard said that we are going to save that money because we are eliminating one Executive Director and the fringe benefits amount to approximately \$100,000 a year. Nygaard said well you can give an opinion on a merger. Roe said it was discussed at last month's meeting regarding the consultant and it is going to be discussed under other business at today's meeting. The starting point to getting a consultant. That's where the whole thing starts is to have a consultant come in and make a strategic plan for the Agency. Nygaard, said what is the starting point when you want to present a resolution to the City of Moorhead, you can't just go up there and say I am Sel Nygaard, and I want you to pass this resolution, you have got to do your homework and I did not even get a chance to do my homework. Roe again said under other business today the Board will talk about the Goodwin proposal. McMaster asked Nygaard if he had anything else to discuss and Nygaard said no, I can see I am getting nowhere because you are not recognizing it as a tenant and you do have a responsibility to do what is best for the city and the county and I honestly believe and strongly believe and will keep on believing that the best way to do that is to consolidate these two units. Braun said that may be, but there is a procedure that has to be followed. Nygaard said you are absolutely correct and that is why I had listed down here these items and I didn't get a chance to finish it. Braun said it was noted and discussed and voted on at at the last meeting. Nygaard said well that's fine, but it isn't over yet and I don't like to be made out as a villain or a trouble maker and a hate campaign started against me which is on the bulletin board and our executive director did not take that down and I had to call Scott Hutchison and I don't know to this day who took it down. Roe, said the information was public and it the residents had the opportunity to give their comments in writing and every comment that was received was passed on to the Board. Nygaard said well he didn't even have all the information so how could he write this letter when he did not have a copy of this and that was when we had our annual meeting that was scheduled and cancelled and there is a very important item in there as far as the annual plan goes for infiltration of air. Nygaard said he I had company the other day and they didn't get two steps out of the door and they had to put a hankerchief over their mouth because of the smell of smoke and they shouldn't have to put with that.

Roe said she is working with the Clay County Health Department to look at the smoking polices. Nygard said he knew that because he contacted Clay County Public Health. Nygard said that he talked to Ginnie Noltie she is the director of health promotion and he did homework and he was not a troublemaker, but he believes that we can save the city a \$100,000 a year just in salaries. McMaster said again the city does not pay the salaries. Nygard said where do we get this free money? Never mind this is just useless and I am dealing with a stacked deck and getting nowhere. Nygard left before the Board discussed the Goodwin proposal.

VI. BUSINESS:

A. High Rise Laundry Upgrades

Roe, we have work that is going to be happening in the laundry room. This will be better for the residents and we are going to be replacing the linoleum starting tomorrow and then there is going to be machines replaced and I have listed that in the memo.

VII. OTHER BUSINESS:

The Goodwin proposal

McMaster stated she approved of the proposal from Goodwin, since the other consultant seemed to have a way to bill us before and after and during, and would be much more expensive and would not have done a strategic plan. McMaster said the Goodwin proposal looks like the best bet. Roe, said the only suggestion she would make as far as the Goodwin proposal would be that when it finally did get to us is that we talk to Mr. Goodwin and Dara and ask that them to change the approval from the City Manager to be approved by the Chairperson of the Moorhead PHA.

Braun moved, seconded by Bowie to approve the Goodwin proposal with the exception of changing the signature line. All votes were in favor. Motion Carried.

IX. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:15 PM.

Donna McMaster - Chairman

Terry Braun - Secretary