

MOORHEAD PUBLIC HOUSING AGENCY
REGULAR MEETING AGENDA

June 24, 2014
11:30 AM
Usher's House

- I. Call to Order and Roll Call
- II. Approval of Minutes
 - A. Request Approval of May 27th, 2014 Meeting Minutes _____
- III. Request Approval for Payment of Bills
 - A. Request Board Approval for Payment of Bills - Resolution 2014-28 _____
- IV. Agenda Amendments
- V. Citizens to be Heard
- VI. Business
 - A. Information Update On New Boiler Installation _____
 - B. Informational Update on Replacement Housing Project _____
- VII. Other Business
- VIII. Attorney's Report
- IX. Adjournment

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REGULAR MEETING

I. CALL TO ORDER AND ROLL CALL

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

Members Present: Donna McMaster, Chairperson; Heidi Durand, City Council Liaison; Terry Braun, Secretary
Linda Bowie, Resident-Commissioner; Greg Lemke, Vice-Chairperson;

Members Absent: Lisa Roesch, Commissioner

Others Present: Sally Roe, Executive Director;
Toni Vondal, Public Housing Manager; Sharp View Residents,
Petra Roquet, Arlene Rehder, Lucille Hennemann, Lon Brown,
Rose LaRock, Don Urbanec, Dennis Nerison, Keith Lentz and
Gladys Bentz

II. REQUEST APPROVAL OF APRIL 22, 2014 REGULAR MEETING MINUTES.

Bowie moved, seconded by Lemke to approve the Minutes of April 22, 2014. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2014-24

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

IV. AGENDA AMENDMENTS

Flat Rents

V. CITIZENS TO BE HEARD

1. No parking in front of the Sharp View building – need to have the curb repainted yellow.
2. Continued smoking in the building – lease terminations.
3. East side of building is for drop off only.
4. Area for non-smokers outside.
5. Rugs in building and how long has it been since they were replaced.
6. Garden area – who maintains it.
7. Notes on doors from Les – ROSS Coordinator.

VI. BUSINESS

A. Request Board Approval to Attend National Locksmith Education Resolution 2014-25.

Braun moved, seconded by Lemke to approve attending National Locksmith Training. All votes were in favor. Motion Carried.

B. Request Board Approval to Accept Bid for Security System at River View Heights Office – Resolution 2014-26.

Lemke moved, seconded by Braun to approve Option 1 for office security at the River View Heights office. All votes were in favor. Motion Carried.

C. Request Board Approval to Accept Electrical Bid – Resolution 2014-27

Braun moved, seconded by Bowie to approve the Electrical Bid. All votes were in favor. Motion Carried.

D. Flat Rents

In order to change flat rents, all residents need to be notified, allow 45 days for comment, and make the change at a Public Hearing.

VII. OTHER BUSINESS:

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:24 PM.

Donna McMaster – Chairman

Terry Braun – Secretary

UPDATED

Check Request Totals

Prepared: June 19, 2014

Paid in: June, 2014

PROGRAM	TOTAL AMOUNT	CHECK NUMBERS
PHA	\$86,161.44	18434 - 18527
GENERAL FUND	\$ 0	
ROSS PROGRAM	\$ 0	
CAPITAL FUND	\$ 10,800.00	30247 -
SECTION 8	\$ 37,654.59	26678 – 26735 May check actual end #= 26677
AMHSIP	\$ 11,324.44	42691 - 42720
BRIDGES	\$ 8,954.72	52170 - 52195
BCOW	\$ 6,123.16	72065 - 72085
ELHIF	\$ 69.64	80371 – This program's clients now on Bridges. EHLIF funding was not renewed effective July 1, 2014.
TOTAL OF ALL CHECKS	\$161,087.99	

Bank Transfers made between funds:

Date of Transfer	From Account	To Receiving Account	Dollar Amount Transferred	Reason
05/29/2014	5080 -Ehlif	0428 - Bridges	\$2,000.00	Ehlif reimbursement to Bridges
06/06/2014	9726 - ROSS	8578 -PHA	\$5,150.70	Reimburse PHA from ROSS for Req. 10

S Roe
Executive Director Approval

06/19/14
Date

MEMORANDUM

DATE: June 19, 2014
TO: PHA Board of Commissioners
FROM: Sally Roe, Executive Director
RE: Informational Update on New Boiler Installation at River View Heights

The old Kewanee boiler has been dismantled and removed from the basement of River View Heights.

Robert Gibb & Sons is installing the piping needed for the new boilers, and the three new boilers are on site, but not yet installed.

F/s/M/ RVHTS Boiler Update

MEMORANDUM

DATE: June 19, 2014
TO: PHA Board of Commissioners
FROM: Sally Roe, Executive Director
RE: Informational Update on Replacement Housing Project

We approached HUD about building three two bedroom family housing units on the corner of 9th street and 2nd Avenue North. HUD asked us to have a topographical survey completed, due to being so close to the river.

Houston Engineering completed the Survey and it was forwarded onto Pat Thorstad, Facilities Manager at Minneapolis HUD office on June 12, 2014. She in turn forwarded it on to the Chicago HUD office for approval. As of today I have not received a definitive approval, but in a phone conversation with Ms. Thorstad this week she was guardedly optimistic.

We discussed the proposed foundation system, heating system – gas forced air (this is what we have in several of our scattered site homes), and water heater as tankless, quick recovery on demand system. These items, as well as other plumbing and electrical items will enhance the energy efficiency of the units.

If we receive the go ahead from HUD, I would request approval from City Council so we can get our funds obligated as soon as possible and begin this project.