

Presidents Council Zoom Meeting Minutes

October 24, 2022

CALL TO ORDER

Melanie Fox, Montreal, called the Presidents Council Meeting to order at 10:00 a.m. and took a roll call of hi-rise Representatives present, along with PHA staff members.

SECRETARY'S REPORT

Aado Perandi, PC/RPC Secretary, Wabasha, stated you can always find a copy of the Minutes posted on the PC website. He also asked Representatives to instruct their resident council Secretaries to print a copy of the PC Minutes and post them along with the Minutes from their resident council meetings. Dennis Loudon, Edgerton, made a Motion to accept last month's Minutes as they stand. Darlene Fisher, Mount Airy, seconded and the Motion carried.

GUEST SPEAKER

There was no guest speaker.

TREASURER'S REPORT

Melissa Pappas, PC/RPC Treasurer, Seal, gave a rundown of income and expenses for September.

For September the cleared balance is ninety-three thousand, two hundred forty-eight dollars and six cents (\$93,248.06). The ending balance is ninety-two thousand, three hundred twenty-nine dollars and six cents (\$92,329.06). The report will be filed for audit. Melissa then took questions.

PHA MAINTENANCE REPORT

Brent Feller, Construction Program Manager / Maintenance Contracts, gave an update. Maintenance staff is busy budgeting, planning, and getting out contract and bid documents.

Current projects include: the Hamline hi-rise kitchen project will be starting early next year; the Valley hi-rise electrical replacement project has started but is currently waiting for materials and so the project will pick up sometime next year; the Valley hi-rise elevator project will be starting next week and will be running through April of next year, the work on one elevator will be started soon and finished before work begins on the second elevator, so there should always be at least one elevator in service; exterior work is continuing at Wabasha hi-rise, they are working on the south side of the building and finishing up the last portion of the project.

PHA MAINTENANCE REPORT *(continued)*

Brent Feller reported for Mike Silvan, Assistant Maintenance Director who had a few things to say during these autumn months.

1. Currently, the fire alarms and power transfer to/from back-up generator are being tested at the hi-rises. The power transfer testing involves shutting down the main electrical power to the building and

checking to make sure the backup generator kicks in and is properly working. The normal power will then be restored. During the testing process there will be some brief power outages.

2. Heat was turned on September 15. With cool weather coming, please cover the air conditioning unit. If any help is required please put in a work order to make sure the cover is properly sealed and the work is properly done.
3. There were some reported television antenna issues at Cleveland hi-rise—someone will be sent to check it out shortly.

Maintenance then took questions from the hi-rise representatives.

PHA MANAGEMENT REPORT

Tara Johnson, Resident Services Senior Manager, reminded us that changes in income need to be reported within ten days. Also, cold weather is coming: watch out for ice and call in a work order, as needed, so that the air conditioning unit is properly covered. Properly covered air conditioning units helps prevent pipes from bursting when the outside temperature drops. Capitol Security reported that they have been able to assign a security guard to Edgerton for security checks. She then took questions from representatives.

SAFETY & SECURITY REPORT

Sgt. Amy Boyer, St. Paul Police Department, ACOP Unit, reported that currently a couple of properties do not have an Officer in Residence (OIR) and work is going on to get the OIRs fully staffed. She also thanked the people who have called in when unauthorized people come into their building. Please continue to call in for unauthorized people or trespassers.

The non-emergency number is 651-291-1111. Sgt. Amy can be reached at amy.boyer@ci.stpaul.mn.us or at her cell phone 651-703-7141. She then took questions.

OLD BUSINESS

1. 2022-2023 Budget Approval. Melanie Fox reported the new budget has been posted for thirty days. A motion to accept the 2022-2023 Budget was made by Jason Bruce, Exchange. The motion was seconded by Dennis Loudon, Edgerton and the motion carried.
2. Digital Literacy classes. Diane Anastos, Resident Initiatives Program Coordinator reported that the Computer Team will be holding two digital literacy classes on November 9 from 2 p.m. - 4 p.m. with one at McDonough Community Center and the other at Mount Airy Community Center. There will be two people facilitating each class—the classes will cover Microsoft Word, email and Internet access. The classes will be open to high-rise and family site residents. Information about the classes will be posted and residents will need to pre-register, due to limited space, by contacting Diane Anastos.

NEW BUSINESS

1. Annual Summer Picnic. Diane Anastos, Resident Initiatives Program Coordinator reminded the councils to submit receipts for picnic expenses along with picnic form. Any unused picnic funds must be returned back to the Presidents Council in check form.

2. Oath of Office-Mindy Johnson. Diane Anastos, Resident Initiatives Program Coordinator reported that last month Anthony Lorberter, Mount Airy volunteered to be Fifth Officer and he is currently unable to fulfill that role. Mindy Johnson has agreed to serve on the board. Diane Anastos, Resident Initiatives Program Coordinator asked Mindy Johnson, Cleveland if she promises to perform the duties (of the office) to the best of her ability and to keep the trust that the residents of Saint Paul PHA hi-rises have representatively placed in you at the time of your election. Mindy replied that she does. Diane asked if you pledge loyal support to the executive committee whom you have chosen and will you lend your cooperation in making this administration a successful one. Mindy replied that she does.

BOARD OF COMMISSIONERS REPORT

John Cardoza, Cleveland, Commissioner, reported the following:

- John welcomed the new commissioner Veronica Robinette. She is from the family sites and was sworn in at the Board of Commissioners September meeting.
- Approval of new vouchers, Housing and Urban Development (HUD) gave out incremental awards: PHA received 28 (possibly 30 or 32) new Housing Choice Vouchers. The Section 8 waiting list will opening up in November.
- Reminder to all—please remember to vote, the election is a little less than two weeks away.

John then took questions.

SECTION 3 UPDATE

Beth Pacunas, Section 3 Projects Coordinator/Youth Literacy, is not in the office today, so there was no Section 3 report. If we have any questions regarding employment, education or training please contact Beth at 651-252-5799.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director has one item on her follow-up list. A question was brought up about the approved stipends for "Peer" positions. This would include positions such as Peer Secretary, Peer Treasurer, etc.

Lori, Valley hi-rise reported that Peer Secretary Stipends were fifty dollars per month plus transportation. At some point the stipend was reduced. Also the Resident Council Guide shows both amounts.

Bonnie Eckels, Dunedin reported that when the Presidents Council paid the stipend the amount was fifty dollars. Currently the Resident Councils pay the stipend amount and Dunedin Resident Council (RC) is paying twenty five dollars for the "Peer" position.

Alicia reported that amounts that are being paid and amounts that have been approved need to be confirmed and clarified—the council can then proceed as is appropriate.

Alicia reported that due dates need to be established for the submission of picnic receipts, picnic form and the return of the unused picnic funds. The resident councils will be notified of the due date probably by email. The floor was then opened up for questions from the hi-rise representatives.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, had a few updates. HIP has been partnering with Bicycle Alliance of Minnesota this summer offering free bicycle repairs at the hi-rises. They are scheduled to visit Valley hi-rise this week and if there is interest, working out a schedule for Neill hi-rise. HIP is partnering for Free Bikes for Kids to schedule a free bicycle giveaway for kids at the family sites.

Trellis/Juniper has some wellness classes that they can offer at one's building, onsite, for free. This summer they were at Neill hi-rise doing a class with Living Well with Chronic Conditions, there is a Diabetes class starting up at Wilson hi-rise, there is a Walking class starting up at another site and looking at a Tai Ji Quan class. The list of available classes was listed in last month's Presidents Council meeting minutes.

Building managers and Human Services Coordinators (HSC) will be scheduling flu shot and COVID-19 shot clinics through Cub Pharmacy this fall. If your building has not yet had this clinic, be on the lookout for flyers on the flu/COVID clinic or check with staff at your hi-rise.

If your site is interested in any of the Trellis/Juniper classes please contact your assistant manager, human services coordinator or Betsy Christensen. Betsy can be reached by email at betsy.christensen@stpha.org or by phone at 651-298-4030. She then took questions.

CLOSING

Diane Anastos, Resident Initiatives Program Coordinator reported that Derrick Malone, IT Contractor has gone to most of the sites and provided a spreadsheet describing to the status of resident computers at each site visited. Most of the computers are in pretty good health. Central seems to have working Internet, but two non-working computers and a keyboard that needs to be replaced. Exchange may need a new monitor, the one they have is pretty old. Bonnie Eckels, Dunedin reported that they need a new computer for their resident council's office. Representative from Wilson reported that their printer does not work.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:47 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, November 28, 10:00 a.m. – Noon.

Executive Committee Meeting: Friday, November 18 @ 11:00 a.m.

Computer Team Meeting: Thursday, November 17 @ 12:30 p.m.