

Presidents Council Zoom Meeting Minutes

November 25, 2024

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. Yasmine Aminou, Central, made a Motion to accept last month's Minutes as they stand. Joseph Hooker, Edgerton, seconded and the Motion carried.

GUEST SPEAKER

Mayla Yang, Community Outreach Specialist, Trellis, gave an overview of the Medicare annual updates for 2025. The Senior Linkage Line is a free service of the Minnesota Board on Aging, delivered by Trellis and other Minnesota Area Agencies on Aging. The Senior Linkage Line provides free, neutral, and objective services to the community. Trellis is not funded by insurance brokers or agents but does receive funding in part from the Minnesota Board on Aging under the Older Americans Act. Senior Linkage line can be reached by phone at 1-800-333-2433, M-F, 8 am - 4:30 pm. They can help connect one to resources on aging, care-giving, transportation, house cleaning, food support or care transition event as well as answering question on Medicare.

Currently Medicare is in the Open Enrollment period, which runs from October 15 through December 7. During this period, one should evaluate their current plans as well as other plans, and then choose how one would like to continue. Medicare coverage options are also available at <https://www.medicare.gov/>. Medicare savings programs are available if one's income and assets are below certain limits. Original Medicare and Medicare Advantage plans still must cover COVID vaccines. Extra Help can help pay for Medicare Part D if one's income and assets are below certain limits. A Medicare prescription payment plan may be available to spread payments over time, but this does not lower the total amount that needs to be paid. Also be on the lookout for fraud. Offers that appear to be very good may be fraud. Do not fall for it. Mayla then took questions.

TREASURER'S REPORT

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

For October the cleared balance is eighty-nine thousand, nine hundred eighty-five dollars and twenty cents (\$89,985.20). The ending balance is eighty-nine thousand, seven hundred seventy dollars and twenty cents (\$89,770.20). 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.

At Edgerton, maintenance is currently working on the tub room demo and also switched to using the boilers for hot water—there may be some irregularities with the hot water, but if it persists please call in a work order; at Exchange currently there is one elevator down and it should be repaired by the end of the week; at Hamline and Iowa light emitting diode (LED) lighting projects are going on, at Iowa currently waiting for two to three weeks for more lights to be delivered, at Hamline work continues for two to three weeks, also exterior lights will be installed; Neill hi-rise electrical work near the front entry is almost complete; at Ravoux, exterior project is wrapping up this week for the season, but will be continuing in the spring; Dunedin roofing project is done with the roof part but there is sheet metal work to do for another month or month and a half; the laundry machine swap out is happening next week and there should be notifications posted at the hi-rises.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT *(continued)*

Mike Silvan, Assistant Maintenance Director had a few things to say during these fall/winter months.

1. Preventative maintenance inspections are currently being done and are close to being done for now.
2. Heat is now on for the winter. Also, please install the cover for the air conditioning unit in you unit. If there are any questions or issues, please call in a work order.
3. For normal maintenance requests, Monday through Friday, between 8:00 am - 4:30 pm, please call in a work order at 651-298-4413.

Maintenance then took questions from the hi-rise representatives.

Michael.Silvan@stpha.org

PHA MANAGEMENT REPORT

Mela Krick, Resident Services Senior Manager was not available. Charisse Brown reported that the air conditioning units must have their covers put on for the winter. If there are any issues please put in maintenance work order. Also, make sure to keep the windows closed, and to not have items blocking the heat radiators that are near the floor. PHA encourages renter to obtain renter's insurance. Check with your human services coordinator (HSC) for information about the insurance. Please be on the lookout for plowing notices, and move your vehicle when needed. Charisse Brown then took questions.

Mela.Krick@stpha.org or 651-292-6072

SAFETY & SECURITY REPORT

Sgt. Darryl Boerger, St. Paul Police Department, ACOP Unit reported that at Montreal, Officer in Residence (OIR) Tommy Adams has moved out, the new OIR has submitted her application this morning, her application needs to be approved, and then the apartment needs to be cleaned out and prepared. Exchange's OIR is vacant. At Seal there was a resident that was evicted last week, he came back to the property, was arrested, but later it was found out that he is now permitted to stay at his apartment. At Edgerton, Officer Blake Steffen (OIR) was involved in a critical incident, was on required leave last month, and has returned as of November 20, and will be available again. At Iowa, OIR Alexander Dunegan is the new OIR and has moved in. At

Dunedin, there have been issues with their OIR, and he has since moved out as of November 15. When approved Abby will be the new OIR at Montreal. Tommy Adams is now the new OIR at Cleveland. The current OIR at Front will be moving out in January. Sgt. Boerger then took questions.

The cellphone number for the Community Liaison Officers is 651-755-3525 that is answered M-F from 6:00 a.m. - 3:30 p.m. After hours, the ACOP number is 651-558-2305.

As always, do not let unauthorized non-residents into the buildings. If appropriate call the non-emergency number at 651-291-1111 or the emergency number at 911.

darryl.boerger@ci.stpaul.mn.us or 651-331-0510

OLD BUSINESS

1. No old business.

NEW BUSINESS

1. 2024 Picnic. Youa Thao, Resident Council Coordinator, informed us about the required paperwork for our summer picnic. Please submit your Picnic Form and receipts if you have not done so already. If your council does not provide proof of how the picnic funds were spent, you will be required to return the full picnic funds to the Presidents Council. The Presidents Council will then return the unused funds to the PHA. The Presidents Council cannot return any unused funds to the PHA until they have received all documentation and unused funds from all 16 hi-rise councils. If your council has not submitted the required documents or has unused funds, please return them immediately. If your council has not held a picnic yet, please contact Youa right away.
2. PHA/RPC First Fund Release. Funds will be released in December. Councils must meet the following requirements before funds will be released:
 - September Minute Report: Budget must be read and posted for 30 days.
 - October Minute Report: Budget must be approved.
 - All minute reports from June 2024 to October 2024 must be approved.
 - Financial Audit: Complete financial audit through October.
 - Send in your budget for July 2024 – June 2025.
3. Winter Newsletter. We are recruiting for the Newsletter Team. Please reach out to Youa if you are interested in joining the Newsletter Team by December 13th. If you want stories to be submitted into the Winter edition, please email them to:
insider@stphapresidentscouncil.org by December 20, 2024.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the Board approved a one-year contract with Plunkett's Pest Control for pest control services at McDonough Homes and Dunedin Terrace, with the option for up to five years. The estimated annual cost is \$72,746.

Board approved a three-year contract with Schumacher Elevator for the maintenance of 39 elevators across

PHA properties, with a total annual cost of \$420,000, subject to a 4% increase in years 4 and 5.

The Board approved an increase in flat rents for public housing to 100% of the 2025 Fair Market Rents, effective January 1, 2025.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that Youa created a nice job description for the exercise equipment inspector position that provides an overview of the role and the primary responsibility. They would need to inspect the equipment, noting whether the equipment is malfunctioning, and then reporting issues to the resident council at their monthly meeting. PHA's legal team and staff are working on laminated waiver posters that need to be posted by the equipment as well as sourcing the user manuals that will be needed for everyone's exercise equipment. Resident Services is working on the paper waiver that every adult will need to sign.

All resident councils that have exercise equipment, must make sure all equipment is properly working. There must be signage that use of equipment is at each user's risk. Users will need to sign waiver forms. There will need to be a volunteer at each hi-rise that will check all equipment and report to the council. Any defective equipment will need to be repaired. Any defective equipment that is defective that will not be repaired must be removed. Operating manuals for all equipment must also be available. Alicia then took questions.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported on the career training provided by Hired that was talked about last meeting. Medical call center training, Office Administration training, and Medical Manufacturing training are now all ongoing until December 16, 2024. Hired plans to offer these courses again next year, but they are not sure where they will be offered. Khadar will update us when further information is known. There will be a South of the River Hiring Event at Career Force, 1 Mendota Road West, West Saint Paul 55118 on December 3, 2024 from 2 p.m. - 4 p.m. There is also construction training offered by CareerForce and Goodwill-Easter Seals, December 16, 2024 through March 7, 2025, 8 a.m. - 2:30 p.m., M-F. This would include instruction in construction concepts, tool use, blueprints, math and measuring, framing, insulation, drywall, siding, roofing, and deconstruction.

If we have any questions regarding employment, education or training please contact Khadar Osman at 651-236-7820 or 651-298-4929 or khadar.osman@stpha.org.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, had a few updates. Betsy reported that she coordinates various health and wellness initiatives.

Upcoming fall/winter programming:

- Senior Linkage Line can be reached at 1-800-333-2433, and they can answer questions regarding Medicare. Also, be careful and watch out for scams. Usually, Medicare will only send important information through the mail, and will not call asking for private information. You can also check with Senior Linkage Line if you receive something you are not sure about.
- Ramsey County Master Gardener classes will be hosted at many of the hi-rises starting in February and lasting for about two months. Each site will probably be hosting 2 classes.

- Vail Communities, which provides mental health services, has opened a club house in Saint Paul. They also plan to attend and give a presentation of the services available at the resident councils but not until this spring.
- Starting this December there will be some short training sessions with Q/A about recycling: 30 to 45 minutes, interactive and in-person. Be on the lookout for fliers that will be posted.

If there are any questions about any of the above programming, please contact Betsy. She then took questions.

Betsy can be reached by email at betsy.christensen@stpha.org or by phone at 651-298-4030.

CLOSING

Youa Thao, Resident Council Coordinator informed us that if the Exercise Coordinator position was not announced at your November council meeting, please announce it at your December meeting and secure an Exercise Inspector by the end of December. If you have any questions about the Exercise Inspector position, please contact Youa.

Youa.thao@stpha.org or 651-228-3205

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:25 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, December 23, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, December 12 @ 11:00 a.m.

RPC Meeting: Wednesday, December 3 @ 10:00 a.m.

Computer Team Meeting: Thursday, December 26 @ 11:00 a.m.