

Presidents Council Zoom Meeting Minutes

February 27, 2023

CALL TO ORDER

Jason Bruce, Edgerton, 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. Mindy Johnson, Cleveland, made a Motion to accept last month's Minutes as they stand. Leonardo Thomas, Seal, seconded and the Motion carried.

GUEST SPEAKER

Derick Malone, IT Contractor for the Computer Team, reported that he has been onboard close to a year now on a part time basis around four to five hours a week. He has been visiting the high-rise sites verifying and checking the computers. Derick has a full-time position at Microsoft and currently working and has been in IT close to twenty years. Diane Anastos was the original person that hired him close to a year ago.

Derick reported that he has noticed that the computers and monitors at the sites are somewhat outdated. He would like to see some additional resources for improvement. Most of the computers only have four gigabytes of memory—smart phone nowadays can have more than that. It might be useful to get some programs added such as resume-builder software or educational software. Some of the sites have non-functional computers. He also noticed that some of the monitors were not working. He then took questions.

TREASURER'S REPORT

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

For January the cleared balance is one hundred twelve thousand, five hundred ninety-four dollars and thirty seven cents (\$112,594.37). The ending balance is one hundred nine thousand, nine hundred ninety-nine dollars and zero cents (\$109,999.00). The report will be filed for audit. Melissa then took questions.

PHA MAINTENANCE REPORT

Brent Feller, Construction Program Manager / Maintenance Contracts was not available for this meeting—the update was given by Mike Silvan. Maintenance staff is busy budgeting, planning, and getting out contract and bid documents.

Current projects include: the Valley hi-rise elevator project is progressing and should be finished by the end of March or early April; the Valley electrical project should be ramping up at about the same time as the elevator project is finishing; the Hamline hi-rise kitchen is currently shut-down until workers finish the project—estimated to be a couple of weeks; the Front hi-rise plumbing project should be finishing up fairly soon; Wabasha hi-rise shower tile repair project is ongoing, and currently the work is being done on the second floor; Cleveland front

entry-door has been replaced; Exchange had a heat-exchanger replaced; there will be some cellular telephone equipment work on the rooftops at Cleveland, Front and Iowa—be on the lookout for cranes or other equipment.

PHA MAINTENANCE REPORT *(continued)*

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

1. Preventative Maintenance is all done for the year, but Preventative Maintenance will be restarting the first of April.
2. Please move your cars so that the snow can be plowed, most of the hi-rises will be plowed tomorrow.

Maintenance then took questions from the hi-rise representatives.

PHA MANAGEMENT REPORT

Tara Johnson, Resident Services Senior Manager, reported that Angela Hausladen is the new Assistant Manager at Iowa and Valley high-rises. Starting March 1, Bee Vang will be the new assistant manager at Neill and Cleveland hi-rises and will be replacing Ben Awaah. Please note, there has been and still currently is another staff by the same name of Bee Vang at McDonough Homes. However, the Bee Vang at McDonough is a Housing Manager and is located at the family site. Also, PHA is looking for a new Human Services Coordinator (HSC) to replace Laura Garaghty. This week, staff from the local Housing and Urban Development (HUD) office will be inspecting some units at the hi-rises as part of their REAC inspection. Tara then took questions from the representatives.

SAFETY & SECURITY REPORT

Sgt. Amy Boyer, St. Paul Police Department, ACOP Unit was not able to attend today's meeting. Tara Johnson reported for Sgt. Boyer that within the next two weeks Panje Yang will be the new Officer in Residence (OIR) at Seal hi-rise. Marshall Tate will be the new Officer in Residence (OIR) at Hamline hi-rise. There will be a new Officer in Residence (OIR) at each of the following hi-rises: Mount Airy, Wabasha and Exchange. Please let Sgt. Boyer know if your OIR does not have Office Hours or is not attending your Resident Council meetings.

Please continue to report unauthorized people who are in your building.

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. Tara then took questions for Amy.

OLD BUSINESS

NEW BUSINESS

1. Officer Recognition Event. Youa Thao, Resident Council Coordinator reported that during the last month officers have expressed concerns about the Officer Recognition Event. These concerns were brought to the last Presidents Council board meeting and the board members proposed that the Officer Recognition Event be canceled and in its place each resident council would use their share of the budget to host a similar but smaller event for their hi-rise.

Andrew Ward, Ravoux, made a motion that the Officer Recognition Event be canceled and in its place each resident council would use their share of the budget to host a similar but smaller event for their hi-rise. Leonardo Thomas, Seal seconded and the Motion carried.

2. Management Assistance at Meetings. Youa Thao, Resident Council Coordinator reported that over the last couple of months, some officers have requested help in managing chaos in their Resident Council meetings. Currently we have a three-strike rule, which is that when an officer or resident acts in a disruptive or disrespectful manner, the manager will:

- 1st Strike: Ask the person to stop the behavior
- 2nd Strike: Inform the person that they will be asked to leave if they continue the behavior
- 3rd Strike: Person will be asked to leave

Marissa Wegner, Neill, made a motion to allow management to come in and help to remove officers and residents that behave disrespectfully or disruptively at council meetings. Mindy Johnson, Cleveland seconded and the Motion carried.

3. Minute Report. Youa Thao, Resident Council Coordinator, reported that if there are errors or insufficient detail in the minute reports or if councils are combining multiple business items into a single business in the minute report, this can affect the passing of their business. Also, if the council does not properly pass business items and correctly record business in a detailed and organized manner, this will prevent councils from passing their monthly audits. This means that the council may not receive their portion of the annual funding.

Issues that were noticed in the Easy Minute Taking Form:

- Do not use one word to describe a business item
- Do not combine multiple business items into one

Do not combine multiple businesses together onto the same area in the easy minute taking form and attempt to pass multiple businesses with the same motion and vote.

If there are any issues with procedures followed or with the minute reports, the council may need to redo some business at a future meeting and properly follow the procedure to correct any issues in the meeting minutes. If there are any questions, please reach out to Youa Thao.

4. Beth Pacunas - Modem Installation. Beth Pacunas, Computer Team, reported that Comcast/Xfinity has offered to install permanent modems in every unit at PHA. This may include new modems in the Community spaces. They are planning to start with the private residences at Mount Airy, Exchange, Valley, and Wabasha on March 8th to check and assess the wiring. Once the wiring has been checked and any necessary repairs completed, PHA may or may not enter into a contract as to how the modems may be installed. Residents will not receive free Internet service. Residents would not have to return modems when they move out and residents would not have to get modems when they move in. [Residents presumably will need to pay the monthly fee for their selected service and possibly a monthly fee for modem rental.]

Leonardo Thomas made a motion to approve installing modems in the community room. Bonnie Eckels, Dunedin, seconded, and the Motion carried.

BOARD OF COMMISSIONERS REPORT

John Cardoza, Cleveland, Commissioner, for February reported the following:

- Another year of the ACOP budget was approved which is for the fiscal year 2024. John thanked Sgt. Amy Boyer and the other ACOPs for the work they do.

- A revision was made to the organization chart.
- Commission is looking for some additional funding for capital improvements for a number of the hi-rises
- Next month there will be two meetings—the Board of Commissioners will be working on the 2023-2024 PHA fiscal budget

John can be reached by phone at 651-955-5450. He then took questions.

SECTION 3 UPDATE

Beth Pacunas, Section 3 Projects Coordinator/Youth Literacy, updated us on education and training, etc. Beth works with the Resident Initiatives (RI) department and Section 3 unemployment is part of that. Beth reported that the Small Business Development class is wrapping up next week. There are twelve residents that will graduate either with an outline or an entire business plan. A Twin Cities Rise Personal Empowerment class has just started which meets every Tuesday and Thursday from noon until 1:30 pm. The program has met twice already and will go until April 13th. There is still time to sign up even if you have missed the first few class sessions.

If we have any questions regarding employment, education or training please contact Beth at 651-252-5799. She then took questions.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director announced that Beth Pacunas has been hired in the role of Resident Initiatives Coordinator. Computer tutorials are available on the Presidents Council website at <https://www.stphapresidentscouncil.org/tutorials.html>. Alicia then took questions.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, was not here today but supplied the following as her report via email:

Winter of Gratitude - We all can experience different challenges and struggles in our daily lives. Reflecting on the good things in our lives - no matter how small or simple you think they are - can help us get through those tough days. We're bringing back the Thank You cards and Kindness Posters to help promote gratitude and kindness. Each site should have received your poster and thank you card - please ask your Manager or HSC.

2023 Garden Mentor Program - Ramsey County Master Gardeners will offer up to 2 garden classes at each Hi Rise. Each class will include hands on learning activities and prizes!

- Class #1 'Get Growing Vegetables and Herbs' will be offered at every site. Class #1 has been scheduled for March.
- Class #2 - This class topic will be selected by participants in Class #1. Class #2 will be scheduled April - June.

Hi Rise Garden Bed Replacement Allina Charitable Funds - We received funding from Allina Health to replace old and broken garden beds this spring. As you know - many of the existing raised garden beds are in rough shape or have fallen apart. We will do our best to replace as many garden beds as possible with the limited funding available. Please note, we will likely not be able to replace all garden beds this year, but will make good progress!

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

CLOSING

Youa Thao, Resident Council Coordinator reminded us that the resident councils will be heading into the busy months. The vendor for the snack and beverage machines will need to be chosen and a new contract signed. An election needs to be held to elect officers whose term of office will start this September. Also, we will need to renew our Memorandum of Understanding (MOU). All of these tasks must be completed by the end of June with all required paperwork turned in as well. If there are any questions, please contact Youa Thao. She then took questions.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:23 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, March 27, 10:00 a.m. – Noon.

Executive Committee Meeting: Friday, March 17 @ 11:00 a.m.

Computer Team Meeting: Thursday, March 23 @ 1:00 p.m.