

# Presidents Council Zoom Meeting Minutes

April 25, 2022

## CALL TO ORDER

William Hughes, Iowa, 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. Richard Scaglione, Neill, seconded and the Motion carried.

## GUEST SPEAKER

Derrick Malone, Contracted IT for Computer Team, introduced himself and his background. He has twenty years of experience in information technology (IT)—has experience with companies within Minnesota and outside of Minnesota and also has experience as a contractor. Derrick is currently working at Microsoft as a Partner Technology Specialist and works with other companies to onboard them to Microsoft's platform. He wanted to onboard and takes this contract because he was in public housing in Minneapolis as a kid with his family for a couple of years and to help with his experience working in IT. Derrick looks forward to visiting some of the sites and meeting some of the folks as well. He then took questions.

## TREASURER'S REPORT

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

For March the cleared balance is eighty-three thousand, four hundred thirty seven dollars and twenty two cents (\$83,437.22). The ending balance is eighty-two thousand, three hundred fifty-two dollars and twenty two cents (\$82,352.22). 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 Front plumbing project will be continuing and is looking to finish the end of May, this week Wednesday through Friday and next week Tuesday through Thursday there will be some intermittent shutdowns of water, and next week on Monday there will be a heating shutdown to make connections to the boilers; the Iowa hot water tank project should be finishing up within the next couple of weeks, there will be a shutdown of water to complete the project and residents will be notified when that will occur; telephone entry system replacement is planned for later this summer for Exchange and Dunedin hi-rises; parking lot sweeping and striping work should be starting up in June; landscape work will done at Dunedin, Cleveland, Neill,

Ravoux, Mount Airy, Valley and Seal hi-rises; Hamline kitchen remodeling project is scheduled for later this year; Valley hi-rise will have electrical system replacement and elevator upgrade/modernization later this year; exterior work will be done at Wabasha and some at the PHA central office next door, the windows should be kept shut while contractors are working outside the units to keep out dust, debris and noise.

### **PHA MAINTENANCE REPORT** *(continued)*

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

1. The heating season for the PHA goes until May 15 and the boilers will stay on until May 15.
2. Preventative maintenance inspections have begun at the hi-rises.
3. Fire alarm and safety inspections have also begun at the hi-rises. If your unit has not yet been inspected the inspections should be done by the end of May.
4. Pest control inspections will be done this May at Mount Airy, Wabasha, Exchange and Valley hi-rises.

Maintenance then took questions from the hi-rise representatives.

### **PHA MANAGEMENT REPORT**

Tara Johnson, Resident Services Senior Manager, reminded us that the annual housekeeping inspections will begin in May in most of the buildings. Residents will be notified about two weeks before the date of the inspection.

### **SAFETY & SECURITY REPORT**

Sgt. Amy Boyer, St. Paul Police Department, ACOP Unit, was not able to attend the meeting. Tara Johnson reported for Sgt. Boyer that due to multiple car break-ins at both Valley and Central hi-rises Sgt. Boyer is working with the special operations unit to get pole cameras that are monitored by the Saint Paul Police Department (SPPD) set up at Valley and Central. The Catalytic Converter Clinic will probably happen mid-summer. Exchange has had a lot of criminal activity recently, so continue to call in if you see any suspicious activity.

The Saint Paul Police Department's Facebook page at [https://m.facebook.com/story.php?story\\_fbid=354249026749041&id=100064918382955&sfnsn=mo](https://m.facebook.com/story.php?story_fbid=354249026749041&id=100064918382955&sfnsn=mo) has details on the SPPD AUTO CLINIC to be held at 3:30-6:30 p.m. on Wednesday, May 4 at Allianz Field Parking Lot and details on registering.

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.

### **OLD BUSINESS**

1. 2022 Election. Youa Thao, Resident Council Coordinator reported that the resident councils should remind candidates that they are required to show up on-time and in person at the May resident council meeting to accept their nominations. Please communicate with the election judge to make sure there is someone to open the door for the election judge so they can attend the meeting.

The election judge will ask candidates to accept their nomination. The meeting minutes must document the election in full detail, including who got nominated or voted in and for which position. At the end of the meeting, the election judge will hand the nomination sign-up sheet to the Assistant Manager for verification. The nomination sheet will be re-posted by the Assistant Manager no later than a week after council meeting. The Assistant Manager will reach out to candidates that do not qualify to run for election.

### **NEW BUSINESS**

1. **Debit Card Use**. Youa Thao reminded us that not all councils have debit cards. Debit cards do not replace checks, but they can help councils with online purchases or help councils make purchases in stores that no longer accept check payments. To repeat, if a store is willing to accept check payments, then councils must use a check as payment.

### **BOARD OF COMMISSIONERS REPORT**

John Cardoza, Cleveland, Commissioner, has nothing to report since the current board meeting will be this coming Wednesday. John then took questions.

### **SECTION 3 UPDATE**

There was no Section 3 Update. 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 was not available. Betsy Christensen said that Alicia wanted to thank Cleveland Hi-Rise for hosting PHA's first Arbor Day celebration taking place this week on Friday. There is funding in the budget this year for planting trees, so they are starting with Cleveland and then making their way to other hi-rises as the budget permits. Stay tuned for tree planting at other sites.

### **HIP REPORT**

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, had a few updates. Betsy reported that Juniper has wellness classes available for the general public as reported at the meeting two months ago. A contract is being worked on that will allow Juniper to be able to host classes at the hi-rises for those interested. Betsy will let us know when more information is available.

Betsy is working with the Assistant Managers to schedule garden meetings, distributing seed and garden materials. Look for a poster describing the garden meetings.

Thank you, Central hi-rise for hosting Concordia University's physical therapy students. They came to Central and did a balance screening as part of their clinical education which also benefits residents to help prevent falls. Also, a thank you goes to Neill hi-rise and Montreal hi-rise for hosting Metro State nursing students in their community health clinical rotation. Montreal's focus was on blood pressure and Neill's focus was on foot care.

The Bicycle Alliance of Minnesota would like to get a sense if there is an interest at the PHA sites for adult, learn to bike ride classes and adult bike repair/maintenance classes. If interested let Betsy know. She then took questions.

### **CLOSING**

Youa Thao, Resident Council Coordinator encouraged us to give residents an update on catalytic converter thefts as part of the President Councils report to the resident council.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:01 a.m.

Submitted by:

Aado Perandi  
PC/RPC Secretary

## **MEETING REMINDERS:**

(Meeting through Zoom)

### **Next Presidents Council Meeting:**

Monday, May 23, 10:00 a.m. – Noon.

**Executive Committee Meeting:** Friday, May 13 @ 11:00 a.m.

**Computer Team Meeting:** Thursday, May 26 @ 1:00 p.m.