

Presidents Council Zoom Meeting Minutes

September 26, 2022

CALL TO ORDER

Jason Bruce, Exchange, 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. Melanie Fox, Montreal, made a Motion to accept last May's Minutes as they stand. Dennis Loudon, Edgerton, seconded and the Motion carried.

GUEST SPEAKER

Jon Gutzmann, PHA Executive Director, stated that it is good to see or hear all of us and good to be together—he blessed us and thanked us for our service. There are many familiar faces and voices, some new faces and some new voices—he welcomed us as leaders of the Presidents Council. His message always is the same, he thanked us for our service and thanked all the wonderful PHA staff who are with us today.

We have heard the phrase "freedom is not free" and Mr. Gutzmann emphasized that "democracy is not something we can take for granted—democracy is hard work."

Years ago, Mr. Gutzmann was a Political Science major at the University of Minnesota and his concentration was Democratic Theory. He said that people talked about how democracy is precious and yet it is messy, it is not easy and it is hard to keep, there are lots of voices, and lots of opinions. In the United States we have checks and balances that have kept the system running for over two hundred years. It is not easy to keep the checks and balances between the Executive Branch, the Legislative Branch, and the Judicial Branch. When they are not kept in place it is easy to have one voice speak, usually a dictator, an emperor, or a prime minister and the one voice tries to carry the day. We are seeing this play out in Russia, in Iran and have seen it play out during World War II with dictators. We see how hard it is to restore stability, decency, and democracy—look at the risks people are taking in Russia to protest and in Iran to protest. They would love to have their voices heard and be treated as citizens and equals. It is tough to fight back, but it is probably easier to keep democracy and have it in place.

The Presidents Council is our form of democracy in our hi-rises. Jason is our current leader, John Cardoza is also on the PHA Board of Commissioners, doing double-duty. Mr. Gutzmann thanked all of us who are leaders of democracy in our own building and who are active in our own resident councils. Elections that are important are coming up in November. Mr. Gutzmann thanked us again, asked for God's Blessings for our hard work. He knows we are not compensated, that we do this voluntarily, and we have people asking us for this or that, but here we are, stepping up and helping our democratic institution at the PHA remain strong. The floor was then opened for any questions.

Melanie Hazelip, Voter Outreach Director for the Office of the Minnesota Secretary of State, gave an overview of the resources available to help eligible voters with voter registration and voting in Minnesota. She is also recruiting our help to let residents of one's high-rise know of the voting resources available. Social media posts, emails or newsletters are possible ways that can be used to inform our residents. Shown below is the summary of the available resources, along with URLs to the information.

Main website for voting related information hosted by the Minnesota Secretary of State Office. Some of the information and some of the tools are available in multiple languages.	https://mnvotes.gov/
A range of nonpartisan voter education materials are available which include: <ul style="list-style-type: none"> • Voter registration applications • Absentee ballot applications • Absentee Mail Ballot Instructions in Other Languages • Factsheets • Outreach Toolkit and Key Dates for 2022 Elections • Social Media Graphics 	https://mnvotes.gov/elections-voting/get-involved/voter-outreach-materials/
Elections Calendar <ul style="list-style-type: none"> • 2022 Election Dates • 2022 What's on the Election Day ballot? 	https://mnvotes.gov/election-administration-campaigns/elections-calendar/
Polling Place Finder	https://pollfinder.sos.state.mn.us/
Register to vote online or on paper on or before October 18, or register to vote on election day with appropriate identification.	https://mnvotes.gov/elections-voting/register-to-vote/
Vote early by mail or in person using absentee ballot.	https://www.sos.state.mn.us/elections-voting/other-ways-to-vote/
Election day voting.	https://www.sos.state.mn.us/elections-voting/election-day-voting/

Melanie Hazelip is available by email at melanie.hazelip@state.mn.us or by phone at 651-327-1621. She then took questions.

TREASURER'S REPORT

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

For July the cleared balance is one hundred seven thousand, four hundred eighty-seven dollars and twenty-nine cents (\$107,487.29). The ending balance is eighty-eight thousand, fifty-six dollars and zero cents (\$88,056.00).

For August the cleared balance is ninety-four thousand, six hundred seventy-one dollars and four cents (\$94,671.04). The ending balance is ninety-four thousand, one hundred fifty dollars and thirty-six cents (\$94,150.36). 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: finished up the Front hi-rise plumbing and boiler project; the Hamline hi-rise kitchen project will be starting January or February of 2023; the Iowa hi-rise storage tank project is finished; the Valley hi-rise electrical replacement project has started but currently waiting for materials and parts so the project is on hold until sometime next year; the Valley hi-rise elevator project will be starting this November or December and will be running through April of next year, the work on one elevator will be started 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, the work is about three quarters complete; Exchange hi-rise will have the air handling unit replaced, which should improve the air flow in the corridors and hallways; Seal hi-rise will have the fire alarm control panel replaced; landscaping projects at eight of the high rises have finished up this summer; the roundabout project near Montreal hi-rise has come in over budget and they will try to rebid the project for a new contract which might be starting up next year; MnDOT and Metropolitan Council are planning to have a Bus Rapid Transit (BRT) route on I-94 running near Wilson hi-rise, which includes plans to build a sound wall south of Wilson hi-rise; smoke detector inspections will be starting next week at all high-rises units.

PHA MAINTENANCE REPORT *(continued)*

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

1. Heat was turned on September 15.
2. Preventative maintenance inspections are ongoing at the hi-rises, but should be mostly done.
3. Fire alarm and safety inspections are starting up at the hi-rises.
4. Pest control inspections are continuing at hi-rises.
5. Reminder—please call in work orders as needed.

Maintenance then took questions from the hi-rise representatives.

PHA MANAGEMENT REPORT

Tara Johnson, Resident Services Senior Manager, reminded us that community rooms should be closed by 10 p.m. and opened in the morning if there is a resident volunteer. If there is no resident volunteer then maintenance staff needs to do it consistent with their scheduling, which means community rooms may close early and may be closed on weekends. Laundry rooms at sites can stay open twenty-four hours a day at sites that have no issues, otherwise they need to be locked similarly to the community rooms.

Reminder, if you see any pests in your unit, please let your assistant manager know immediately, and then please prepare your unit for treatment as directed. Annual housekeeping inspections are continuing in most of the hi-rises. There will be some staff movement due to staff vacancies with some assistant managers. Sam Draper will be covering Cleveland hi-rise as well as still covering Hamline. Jordan Huckleby will be covering Montreal hi-rise as well as still covering Front. There will be some coverage for Exchange and Wabasha during the next month or two. 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. Community liaison officer Htee Moo Chaw has graduated and is currently in the Police Academy—there will be interviews within the next couple of weeks to replace her with another community liaison officer. Israel Guzman-Costilla is currently the only community liaison officer we have. Sgt. Boyer is planning on visiting each unit's Resident Council meetings either in October or November. She also plans on getting a flier out to each hi-rise about a kid's safety camp to be held on Thursday, October 20. If interested be on the lookout for the poster.

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

NEW BUSINESS

1. 2022-2023 Budget Proposal. Melissa Pappas, Treasurer, Seal, read the proposed Presidents Council budget line by line. A motion was made to accept the budget proposal and have it posted for thirty days was made by Mindy Johnson, Cleveland. The motion was seconded by Bonnie Eckels, Dunedin and the motion carried.
2. Elections, Nominations and Appointments. The new Presidents Council Officers were installed. Diane Anastos, Resident Initiatives Program Coordinator asked Jason Bruce, Exchange; Bonnie Eckels, Dunedin; Dennis Loudon, Edgerton; Melanie Fox, Montreal; Anthony Lorberter, Mount Airy if they promise to perform the duties (of their office) to the best of their abilities and to keep the trust that the residents of St. Paul PHA hi-rises representatively placed in them at the time of their election. Responses were that they will.

Diane Anastos asked Aado Perandi, Secretary, Wabasha do you promise to provide accurate minutes for the Presidents Council. Aado Perandi responded that he will.

A motion was made by Dennis Loudon, Edgerton to appoint Melissa Pappas as Treasurer for the Presidents Council was seconded by Yavone Ward, Ravoux and the motion was carried.

Diane Anastos asked the membership if they pledge loyal support to this Executive Committee whom they have chosen and if they will lend their cooperation in making this administration a successful one. Responses were that they will.

3. Community Insider Newsletter. Diane Anastos, Resident Initiatives Program Coordinator encouraged us to help out with the newsletter. Residents and officers are encouraged to send photos from a recent hi-rise picnic. Plans are to do a feature on art and/or artists for the next Newsletter. Art can be submitted. Artist(s) can be interviewed. Submissions or questions can be emailed to insider@stphapresidentscouncil.org.

BOARD OF COMMISSIONERS REPORT

John Cardoza, Cleveland, Commissioner, reported the following:

- For July and August Mike Silvan and Brent Feller went over various maintenance projects with the board.
- A contract for elevator repairs at Valley was approved by the board.
- A contract for exterior building repairs at Wabasha was approved by the board.
- The PHA has been in existence for forty-five years and the last thirty-five years have been led by Jon Gutzmann.

John 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. A Small Business Development Training Program is being offered, which starts this evening and goes for six weeks. Twenty people have registered for the course and Beth will report how the class progresses.

Beth explained, in simplified terms, if one is low income and also a contractor such as plumber, electrician, carpenter, or construction one should check out the possibility of becoming a Section 3 contractor. A Section 3 contractor might have some advantages in getting hired. Check with Beth or with Section 3 on the HUD website for more information. Beth then took questions. 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 thanked Melanie Fox and Anthony Lorberter for stepping in as officers. She thanked the behind the scenes help that is being done in Youa's absence. Alicia encourages us to make use of Diane, Alicia, and other members as resources to help us. Alicia thanked the person who asked about computer updates or replacements. 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. Allina Health Charitable Grant for last year was \$10,000 and there is some of this left over which is mostly for garden beds, garden materials, bike locks and supplies to revamp some of the bike repair stations. This year's Allina Health Charitable Grant is also \$10,000 but it is solely focused on the garden.

Building managers and Human Services Coordinators (HSC) will be scheduling flu shot and COVID-19 shot clinics through Cub Pharmacy this fall. Information will get posted once the flu/COVID clinic is scheduled.

Metro State nursing groups will be working on community health projects this fall semester at Ravoux hi-rise, Neill hi-rise and McDonough homes.

There is a neighborhood organization that is planning to donate some trees that can be added to some PHA locations probably in about a year during springtime. They will be working with maintenance, resident services and resident councils in the geographic area covered by the donation to work out locations for additional trees.

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 available class options are listed in the table below—though it will depend on teacher availability.

<https://yourjuniper.org/programs-classes/all-programs/>

<p>Prevent Falls classes</p> <ul style="list-style-type: none"> • A Matter of Balance • Stepping On • Staying Active and Independent for Life • Tai Ji Quan (similar to Tai Chi) 	<p>Get Fit classes</p> <ul style="list-style-type: none"> • Arthritis Foundation Exercise Program • Stay Active and Independent for Life • Walk with Ease 	<p>Live Well Classes</p> <ul style="list-style-type: none"> • Aging Mastery Program • Diabetes Prevention • Living Well with Chronic Conditions • Living Well with Chronic Pain • Living Well with Diabetes • Powerful Tools for Caregivers (adults) • Social Connect
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If your site is interested in any or all of the Trellis/Juniper classes listed above 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 reminded us that the next Presidents Council meeting is on October 24 at 10 a.m., Executive Committee meets on October 14 at 11 a.m. and Computer Team will meet on October 27 at 1 p.m.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 12:12 p.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, October 24, 10:00 a.m. – Noon.

Executive Committee Meeting: Friday, October 14 @ 11:00 a.m.

Computer Team Meeting: Thursday, October 27 @ 1:00 p.m.