

HOUSING AUTHORITY OF THE CITY OF EAU CLAIRE
BOARD OF COMMISSIONERS BOARD MEETING MINUTES

September 28, 2015
7:30 A.M.
Regular Meeting

Council Chambers, City Hall
203 S. Farwell Street
Eau Claire WI 54701

Chair Klinkhammer called the meeting to order at 7:42 A.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle, and Commissioner Rusin
MEMBERS ABSENT: Commissioner Dalton and Commissioner Xiong
STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, Mr. Schulner, and Ms. Schmidt
PUBLIC IN ATTENDANCE: None

OPEN SESSION

Consent Agenda

1. **Report and Consideration on the Consent Agenda**
 - A. **Minutes from the Meeting of August 26, 2015**
 - B. **Monthly Status on CDBG Rehabilitation Loans**
 - C. **CDBG Rehabilitation Loan Program Delinquency Report**
 - D. **Monthly Expenditures**
 - E. **Operating Statements of Housing Authority Rental Assistance Programs, if available**
 - F. **Housing Authority Investments, if available**
 - G. **Tenant 30-Day Delinquency Report**
 - H. **Housing Authority Waiting Lists**
 - I. **New Tenant Placement Report**
 - J. **Tenant Occupancy Report**
 - K. **Summary of Terminations, Appeals, and Hearing Results**
 - L. **Housing Authority Newsletters, if available**
 - M. **Tax Intercept Update**

Vice Chair Prindle moved to approve the consent agenda and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Rusin – Aye

Business Agenda

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2. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

There were no loans at this time so it was not necessary to go into closed session.

3. Report and Consideration on a Resolution Regarding Personnel Policy Revision

Mr. Johnathan reported that the Housing authority was keeping in line with the City of Eau Claire and this would be retro-active to September 1, 2015.

Vice Chair Prindle moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Rusin – Aye

4. Report and Consideration on a Resolution Regarding Park Tower Apartments Window Cleaning

Mr. Johnathan and Mr. Schulner reported this has been historically done annually but due to some other issues it had not been done for some time until last year and we are getting back on track with this.

Commissioner Rusin moved to approve the Resolution and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Rusin – Aye

5. Director's Update / Board Announcements and Directives

Mr. Johnathan reported that upon further investigation regarding the project on Starr Avenue, it was determined that Special T Siding did in fact do what they were supposed to do in regards to the roof replacement. The issue was a grandfathered structural detail that gives the roof a wavy appearance. The rehab project only encompasses replacing the roof, not replacing trusses and sheathing which would cost more than the program would allow. It ultimately was a personality conflict between the home owner and the contractor.

Mr. Johnathan reported that the Mars Avenue job was finished in February 2013 and the home owner completely signed off on it. The one year guarantee has passed. Her only recourse is to proceed through the court system; however, she has no grounds as there was no breach of contract by the contractor, Special T Siding.

Due to finding out that Special T Siding did in fact do what they were supposed to do in regards to the projects and it was a personality conflict regarding each project, there will only be a one year debarment instead of three years as decided with the City of Eau Claire's Purchasing Director.

Chair Klinkhammer discussed that the home owner on Mars Avenue had attempted to contact her personally multiple times. She stated she always discusses the issues with Mr. Johnathan to advise him of the contact and to discuss potential action plans. She told the Board members that if they

were ever contacted by the public that they are not to deal with the issue personally and they would proceed accordingly as a Board.

Mr. Johnathan reported that the Mr. Young discrimination case was dismissed with prejudice.

The Board discussed proceeding with meetings on Wednesdays versus Mondays and the time of 7:30 A.M. versus 7:45 A.M.

6. Set Date for Next Meeting

The next regular meeting is scheduled for Wednesday, October 28, 2015 at 7:30 A.M. in the City Council Chambers at City Hall.

Commissioner Rusin moved to adjourn the meeting and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Rusin – Aye

The meeting adjourned at 8:01 A.M.

October 28, 2015
Date


M. Laurie Klinkhammer, Chair

October 28, 2015
Date


Keith D. Johnathan, Secretary