

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
OF THE GRANITE CITY HOUSING AUTHORITY  
HELD AT 2517 NAMEOKI ROAD; GRANITE CITY, IL 62040

The Regular Meeting of the Board of Commissioners held on Wednesday, June 8, 2022, was called to order by Chairman Pierson at 10:00 a.m.

Commissioners present were Tim Bedard, Charlotte Dixon, Carrie Fowler, Bob Palus, and Kim Pierson.

A quorum was achieved.

There were no opening remarks.

Motion by Commissioner Bedard, seconded by Commissioner Dixon to approve the minutes of the Regular Meeting of May 11, 2022. All aye, motion carried.

Commissioner Bedard asked if all the work on Costello was completed. Executive Director Mathes advised it was not. The city is requiring more work before they will accept the streets and we are currently awaiting a proposal for the work requested.

Chairman Pierson asked about the lawn care invoices. Teri Lake explained one of the companies just billed for April & May the first week of June. The other two companies have yet to send in an invoice. A brief discussion was held regarding the four lawn care companies. It was reported that, to date, everything was going well.

Motion by Commissioner Bedard, seconded by Commissioner Fowler to approve the June 2022 payables as presented. Roll vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Fowler, aye, Commissioner Palus aye, Commissioner Pierson, aye. All aye, motion carried.

Teri Lake updated the Board on the income for the COCC and all Amps. There was a positive cash flow across the authority of \$54,474.14.

Motion by Commissioner Fowler, seconded by Commissioner Dixon to approve the May 2022 financials as presented. Roll vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Fowler, aye, Commissioner Palus aye, Commissioner Pierson, aye. All aye, motion carried.

Teri Lake explained the Capital Fund ACC in the packets. The 2022 Capital Fund Grant is for \$1,033,439.00. Executive Director Mathes advised the Board of the work items that will be included in the 2022 grant. These work items included items that the new inspection requirements through INSPIRE addressed and vinyl floors that are showing their age after 14

years being replace with tile. Due to fungibility, items from year 5 of the 5 year plan may be pulled up to year 1 if needed. The funds for this grant must be obligated within 24 months and expended within 48 months.

Motion by Commissioner Pierson, seconded by Commissioner Fowler, to accept the 2022 CFP grant funding. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Fowler, aye, Commissioner Palus aye, Commissioner Pierson, aye. All aye, motion carried.

Chairman Pierson asked if Closed Session was needed to discuss Personnel. Attorney Roediger advised if salaries were to be talked about then Closed Session would be required.

Motion by Commissioner Fowler, seconded by Commissioner Bedard to go into Closed Session.

The Board went into Closed Session at 10:17 a.m.

The Board returned to Open Session time unknown.

Teri Lake recommended to the Board the hiring of Tomas Arguelles as a Maintenance Mechanic. Chairman Pierson asked if there were any objections. There were none.

Chairman Pierson reported to the Board that Teri Lake properly recused herself from the interview process for the Maintenance Supervisor position due to a conflict.

Chairman Pierson recommended to the Board the hiring of Carl Gansner as the Maintenance Supervisor.

Motion by Commissioner Pierson, seconded by Commissioner Palus to hire Carl Gansner as the Maintenance Supervisor, being aware of a conflict, believing the conflict can be managed but requires additional work and are committed to this work. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Fowler, aye, Commissioner Palus aye, Commissioner Pierson, aye. All aye, motion carried.

Chairman Pierson recommended that the current Maintenance Mechanic, Tracy Riggins', salary be brought up to match the incoming salary of the new Maintenance Mechanic. Commissioner Fowler recommended that this increase be given as a retro back to May 1, 2022.

Motion by Commissioner Pierson, seconded by Commissioner Dixon to increase the salary of Tracy Riggins retro back to May 1, 2022. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Fowler, aye, Commissioner Palus aye, Commissioner Pierson, aye. All aye, motion carried.

Chairman Pierson asked about the mandated account employees must have at Granite City Steel Credit Union. Executive Director Mathes advised this requirement went back to before she was at Granite City Housing Authority. After a brief discussion was held it was decided that the personnel policy needed modification regarding the mandated account.

Motion by Commissioner Pierson, seconded by Commissioner Bedard to modify the personnel policy regarding taking out the mandatory account at Granite City Steel Credit Union. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Fowler, aye, Commissioner Palus aye, Commissioner Pierson, aye. All aye, motion carried.

Teri Lake updated the Board on the Occupancy Data and Sources of Income for the Authority.

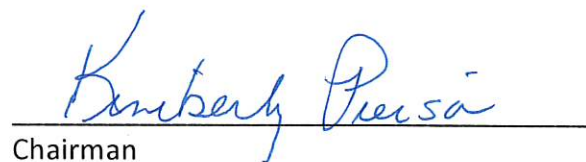
Chairman Pierson addressed the Board regarding the MCT bike trail on Propes Avenue. MCT is planning a beautification project and would like to remove the guard rail. After a discussion regarding these plans, it was decided that the Housing Authority would approve the removal of the guard rail however, Chairman Pierson would be following up with MCT regarding a site plan they have in place for the project.

Motion by Chairman Palus, seconded by Commissioner Pierson to adjourn the meeting. All aye, motion carried.

Meeting adjourned at 11:12 a.m.



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Secretary



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Chairman