

**Moorhead Public Housing Agency
Public Hearing
And
Regular Meeting Minutes
February 24, 2009**

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I. CALL TO ORDER AND ROLL CALL

Chairman Pehler called the Public Hearing Meeting to order at 12:00 Noon.

Members Present: Michael Pehler, Chairman; Donald Dale, Vice-Chairman; Patricia Frazee, Secretary; John Keating, Resident Commissioner; Diane Wray-Williams, City Council Liaison

Members Absent: Abner Arauza, Commissioner

Others Present: Joshua Pehler Bonsall, Citizen, Enson L. Maatala, Park View Terrace, # 308, Moohead; , Reporter and Camera person from WDAY; Byron Brink, Executive Director; Sally Roe, Housing Manager

Frazee moved, seconded by Keating to open the Public Hearing. All votes were in favor.

Pehler asked if anyone had a comment on the MPHA's 2009 Capital Fund plan. He repeated the question two more times.

No one wished to comment.

Frazee moved, seconded by Keating to close the Public Hearing at 12:01 PM. All votes were in favor. Motion carried.

Chairman Pehler called the PHA Regular Meeting to order at 12:01 PM.

II. REQUEST APPROVAL OF DECEMBER 23, 2008 REGULAR MEETING MINUTES.

Keating moved, seconded by Frazee to approve the Minutes of December 23, 2008. All votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

Frazee moved, seconded by Keating to approve the payment of bills as presented for both January and February, 2009. All votes were in favor. Motion Carried.

IV. AGENDA AMENDMENTS

None

V. CITIZENS TO BE HEARD

Enson Maatala stated that he had lived at River View Heights many years ago. He indicated that he had sent letters to Chairman Pehler and Commissioner Dale in 2007 and did not receive any response.

Maatala stated that in the Blue Pages of the phone directory Public Housing is listed as being at 920 Fifth Avenue South, when the main office is actually at 800 Second Avenue North, in Moorhead.

Maatala stated that he felt harassed three times while residing at River View Heights. He then went on to state that he has harangued quite a lot on renter's rights to put up signs on rental property.

Maatala stated that River View Heights does not provide adequate Recycling bins for the residents.

Maatala went on to state that there is a Tenant's Commission, but it is led by the PHA Management.

Maatala went on with concens he had about signage, feeling assaulted, the grievance procedure, and previous letters of concern.

Wray-Williams said that the issue of sign has come before the PHA Commission before. Brink said that we posed the questions to City Attorney Neugebauer who indicated that if it was an issue found offensive by other residents, we may have to ban all signage. Brink went on to say that many residents put out signs/decorations for holidays, and there have been no other issues to contend with since Mr. Maatala moved out of River View Heights. Brink went on to state that at the time Mr. Maatala posted his sign on his door the word "Guns" was part of the sign and it was near the time of the shooting at Columbine and several residents were frightened by the sign. Mr. Maatala was given the opportunity to remove the sign, and when the Police officer arrived to request it be removed, Mr. Maatala refused to open his apartment door to discuss the matter. The Officer then removed the sign.

Wray Williams said that if there had been a Tenant's Association, they could have reviewed Mr. Maatala's concern. Brink said that we ask for the tenants to review our Housing Plans on an Annual Basis and encourage them to form a Tenant's Association, but to date no Tenant's Association has been formed.

Wray Williams asked if the Grievance Procedure is spelled out. Brink stated it was in both the Occupancy Policy and Lease.

Discussion continued as to the public posting of Board Meeting dates and if written suggestions are accepted, or if a suggestion box could be placed in each building.

Maatala stated that the City of Moorhead Ordinance asks for a Resident to participate. Pehler stated that the MPHA has a Tenant Representative on the PHA Commission. Pehler went on to say that the PHA Commission is not against a Tenants Association being formed.

VI. BUSINESS:

A. Request to approve the 2009 Capital Funding Plan and Application

Wray-Williams questioned the demographics of our waiting lists. Roe responded that the longest list is the Section 8 Rental Assistance list with a wait of nearly two years. Roe went on to say that the four bedroom list is quite long and with all but one three bedroom family unit filled, that list is several months long. The shortest list is probably the high rise list, since it is only a couple of months long.

Brink interjected that the waiting list is a bit deceiving because applicants can apply with the Fargo HRA and Clay County HRA also, since they all serve the same geographic area. Brink went on to say that we encourage all applicants to apply at all the agencies.

Wray Williams asked if we have instances where people are given priority to fill openings, and Brink responded that we fill openings by date of application.

There being no further discussion, Frazee moved, seconded by Keating to approve the 2009 Capital Funding Plan and Application. All votes were in favor. Motion carried.

B. Request that the Board establish a budget committee

Fraze moved, seconded by Keating to move to establish a budget committee. All votes were in favor. Motion carried.

Brink commented that he has worked with Fraze and Dale in the past and enjoyed working with them on the budget.

Chairman Pehler appointed Don Dale and Pat Fraze to work with Brink on the 2009-2010 budget.

C. Request permission to seek bids for Scattered Site Housing Modernization

Fraze moved, seconded by Dale to seek Scattered Site Modernization bids. All votes were in favor. Motion carried.

Brink stated that the first week in March a walk through will be done at the sites, and we will ask to award contracts in March or April. Brink went on to say that much of the work is on the exterior, so we will have to wait for warmer weather to begin some of the work.

VII. OTHER BUSINESS:

Wray Williams stated that the Capital Fund Plan deals with the modernization of the high rise. She questioned what had happened with the plans to re-develop the land adjacent to the high rise.

Brink stated that he has not been approached about development of the adjacent land for more than a year, and it is still a possibility, but modernization of the high rise has taken priority.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, Frazee moved, seconded by Keating to adjourn the meeting at 12:36 PM. All votes were in favor. Motion carried.

Michael Pehler - Chairman

Patricia Frazee - Secretary