

I. CALL TO ORDER AND ROLL CALL

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

Members Present: Michael Pehler, Chairman; Donald Dale, Vice-Chairman;
John Keating, Resident Commissioner; ; Abner Arauza,
Commissioner

Members Absent: Patricia Frazee, Secretary; Diane Wray-Williams, City
Council Liaison

Others Present: Joshua Pehler Bonsall, West Fargo, ND; Wade Erickson,
Foss Architecture and Interiors; Byron Brink, Executive
Director; Sally Roe, Housing Manager

II. REQUEST APPROVAL OF AUGUST 25, 2009 REGULAR MEETING
MINUTES.

Keating moved, seconded by Dale to approve the Minutes of August 25,2009. All
votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

Dale moved, seconded by Keating to approve the payment of bills as presented
All votes were in favor. Motion Carried.

IV. AGENDA AMENDMENTS

Brink asked to add a discussion regarding tile abatement at River View Heights.
Pehler stated we would deal with that item first and then move on to the other
items on the agenda.

V. CITIZENS TO BE HEARD

None

VI. BUSINESS:

A. Request Board of Commissioners waive mandatory site visit walk through

Brink stated that when the bid packet was put together for tile abatement at River View Heights, there was a statement in the packet that bidders must attend a mandatory site visit walk through.

The addresses provided to us for some of the contractors were incorrect and therefore they did not receive the packets prior to the scheduled walk through date. Brink went on to state that he called the solicited bidders that did not come to the walk through and was told they had not received the bid packet. Brink then FAXed the packet to them and two companies consequently submitted bids by the deadline time.

Brink spoke with our Attorney who recommended that the Board waive the mandatory walk through requirement in the bid packet.

Brink further explained to the Board that Attorney Neugebauer said he felt it would be safe to remove the walk-through requirement if the Board acted to waive the mandatory walk through requirement.

Keating moved, seconded by Dale to waive the mandatory walk through requirement for the purpose of tile abatement project in the River View Heights high rise bathrooms project. All votes were in favor. Motion carried.

B. Request to award Contract for Tile Removal at River View Heights

Dale noted that there was quite a variation in the bids, with one bid being almost double the cost of the low bidder.

Brink stated that ACCT company did the tile abatement in the Scattered Site units. He also noted that we had received confirmation from HUD that we would receive a grant for 2009 Capital Funds and we would like to award the bid with the stipulation that all units could possibly be done at a cost of \$290 per unit.

Dale moved, seconded by Arauza to accept the low bid from A.C.C.T at \$290.00 per unit with a provision to add the remaining units in one stack at a time. All votes were in favor. Motion carried.

C. Request to award Contract for Plumbing Stack repair and Bathroom remodeling at River View Heights

Wade Erickson, Architect with Foss Architecture and Interiors stated that he had reviewed the low bidder documents and stated that the bid is true. The low bidder is considerably less than the next low bidder. Erickson has conversed with the low bidder and they felt confident with their bid.

Erickson went on to state that the low bidder is American General Contractors, Inc from Nelson, MN which is near Alexandria, MN. He further stated that Foss Architects feel the base bid is reasonable. He stated that the base bid is for the two south stacks in the high rise. Erickson explained that there are a total of six stacks in the high rise. He suggested that the Board keep a contingency fund available, in case some unexpected expenses arise that are not currently anticipated.

Arauzo moved, seconded by Keating to accept the bid from American General Contractors, Inc. for plumbing stack replacements and bathroom remodeling at River View Heights. All votes were in favor. Motion Carried.

VII. OTHER BUSINESS:

1. Award alternate bid on High Rise modernization

Brink asked to discuss the alternates on the bids and award them, using the 09 Capital Fund Grant and Public Housing reserve funds to what ever extent it was financially feasible, while using limited PHA Operating funds. Brink went on to say that the bid specs were put together in a fashion to allow for alternates if more funds became available.

Brink went on to state in January we submitted to HUD our request for 2009 Capital Funds, after the Public Hearing was held. We just learned this week that the 2009 Capital Funds were granted in the amount of \$219,907.00, and our representative at HUD stated we can use it for continuation of the modernization at River View Heights.

Brink said that we could potentially utilize the 09 Capital funds for all the stacks in the high rise, and said that we will need to set aside funds for contingency. He went on to state that there are some Public Housing funds available, and he felt confident that unless there was an emergency repair needed, we would be able to complete the project.

Brink stated that when we present our PHA Operating Budget we always had the premise of paying employee salaries with funding from all the programs that are managed based on the time an employee spent working on each program. Brink stated that our HUD representative wants the PHA to pay salaries that normally would have been charged to the Capital Fund program strictly from Public Housing funds. Brink stated that we could support salaries through our Capital Fund Trust Account.

Brink asked Board permission to continue working with Wade Erickson and Foss Architectures and Interiors to complete the high rise remodeling project.

Keating moved, seconded by Dale to authorize use of all the 09 Capital Funds and additional Public Housing funds to complete the high rise bathroom and plumbing stack remodeling. All votes were in favor. Motion carried.

Erickson stated that if the alternates are accepted, there will be additional time for construction administration from Foss Architecture and Interiors, and would present a request to the PHA Board on this issue.

2. Update on Scattered Site and Village Green modernization projects:

Brink stated that the Scattered Site and Village Green modernization projects were winding down, with the punch lists completed on both projects.

All but two units were included in the Scattered site modernization and all the Village Green units on Heatherwood Circle were modernized.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:46 PM.

Michael Pehler - Chairman

Patricia Frazee - Secretary