

Northville Housing Commission
Regular Meeting Minutes
Wednesday, January 14, 2015
6 p.m.

Commissioner Nehs called the Housing Commission meeting to order at 6:03 p.m.

ROLL CALL: Present: Commissioners Nehs, Deneau, Catallo and Schultz; Council Liaison Ekong; Legal Counsel Richard Gianino; Director Necelis; Maintenance Manager Parks; Administrative Assistant Ziemba.

Absent/excused: Commissioner Kipke

CONSENT AGENDA:

A. Housing Commission meeting minutes of December 3, 2014.

B. Housing Commission Invoice Distribution Report dated November and December 2014.

It was moved by Commissioner Deneau and supported by Commissioner Catallo to amend the agenda to drop the second quarter budget amendments.

Carried unanimously

It was motioned by Commissioner Deneau and supported by Commissioner Schultz to go into closed session for the purpose of discussing a legal opinion regarding therapy/service animals.

Carried unanimously

The commission went into closed session at 6:05 p.m.

The commission returned from closed session at 6:22 p.m.

It was motioned by Commissioner Schultz and supported by Commissioner Deneau to return to open session.

Carried unanimously

Commissioner Nehs introduced Mr. Gianino, who discussed the Fair Housing Act and the Americans With Disabilities Act in regards to service/therapy animals on the premises. Mr. Gianino said that such animals under federal law are exempt from no-pets policies. In 1998, the law was amended to include persons with physical, emotional and psychological disabilities. The law prohibits any landlord from refusing to rent to an individual who has a therapy/service animal. Seeing-eye dogs or animals trained to detect seizures are examples, he said. Pets do not include service/therapy animals. The law allows landlords to require documentation to verify the situation.

ATRC REPORT: ATRC President Dave Davis said a chili cook-off is scheduled for January 29 at 5 p.m. Judges from Hiller's and Poole's Tavern will participate. Coffee and doughnuts will be served February 7 at 10 a.m. in the Activity Room for Valentine's Day.

CITIZENS COMMENTS: Hazel Kelliher said residents were excited about the new exercise equipment that was donated last year. She asked that new cue sticks and tips be purchased for the pool table as the current ones are not in good condition. She inquired about the wifi service and when the floors will be painted and carpeted. Ms. Kelliher asked if possibly art students from Northville High School could be contacted to do murals to liven up the floors; she also asked about the TV for the exercise area and if the exercise area could be partitioned off for privacy. Director Necelis said the carpeting and painting would be delayed until the new alarm system could be installed. She also said a representative from Simplex Grinnell would be present at the ATRC general meeting to go over the project in order to prepare residents on what to expect.

COMMUNICATIONS: None

COUNCIL LIAISON REPORT: Mr. Ekong said he has been out of town for a month and did not have a report.

HOUSING COMMISSION: Director Necelis said she and Finance Director Sandi Wiktorowski were working at budget amendments in order to allocate money for the carpeting and painting as well as including items previously purchased, such as the picnic tables, the fencing and the grill.

Commissioners discussed the specs submitted by IT consultant Shaun Nicoloff for new wifi access points and equipment.

It was moved by Commissioner Deneau and supported by Commissioner Catallo to seek requests for proposals for enhanced wifi access points and related equipment.

Carried unanimously

UNFINISHED BUSINESS: None

NEW BUSINESS: Director Necelis did an overview of some of the goals and objectives, such as new carpeting on all the floors, emergency alarm replacement and the new exterior heat lamps. She also asked the commission to consider adding more security cameras throughout the building.

It was moved by Commissioner Deneau and supported by Commissioner Catallo to seek bids for additional security cameras inside and outside Allen Terrace.

Carried unanimously

It was moved by Commissioner Catallo and supported by Commissioner Schultz to renew a three-year contract with Bridgeway in the amount of \$3,256.72 to inspect and maintain the Allen Terrace generator.

Carried unanimously

INFORMATION: There was discussion regarding proposed 2015-16 Allen Terrace apartment rental adjustments. Director Necelis is recommending a \$10 increase on the one-bedroom units and a \$12 increase for the two-bedroom apartments beginning July 1, 2015.

COMMISSIONER COMMENTS: None

APPLICATIONS: It was moved by Commissioner Schultz and supported by Commissioner Catallo to approve the applications as presented.

Carried unanimously

ADJOURNMENT: It was moved by Commissioner Catallo and supported by Commissioner Deneau to adjourn.

Carried unanimously

Time of adjournment: 7:15 p.m.

Respectfully submitted,

Barbara Ziemba, Administrative Assistant

