

**Northville Housing Commission
Regular Meeting Minutes
Wednesday, September 9, 2015
6 p.m.**

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

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

It was motioned by Commissioner Deneau and supported by Commissioner Catallo to approve the consent agenda as presented.

Carried unanimously

CONSENT AGENDA:

- A. Housing Commission meeting minutes of June 10, 2015.
- B. Housing Commission Invoice Distribution Reports dated June, July and August 2015.

RESIDENT COUNCIL REPORT: No report

CITIZENS COMMENTS: Prior to comments, Commissioner Nehs announced comments would be limited to one issue per person; also, each person had three minutes to comment and could not interrupt someone who already has the floor.

Resident Hazel Kelliher said she had several issues she wanted to address; Commissioner Nehs asked if Ms. Kelliher wanted to return to the Resident Council Report to address all of her concerns (Ms. Kelliher is the vice president of the Resident Council). Ms. Kelliher said she preferred to make them as a resident (she declined three times to return to Resident Council comments). Ms. Kelliher said the chairs in the computer room needed cleaning and the computer tables needed to be washed down. Commissioner Nehs asked if there were any other comments; Mr. Rizzo said the commission may be breaking the law by limiting the audience to one issue; Commissioner Nehs asked Mr. Rizzo if he had a comment. Mr. Rizzo said that was his comment. Mr. Rizzo then asked if anyone wanted to relinquish their three minutes to him; Commissioner Nehs said that wouldn't be allowed. Mr. Rizzo said he would see her in court. Councilman Ekong told Mr. Rizzo to go ahead and make his comments; Commissioner Nehs said Mr. Rizzo was limited to one comment just as the City Council limits comments. She then told Mr. Rizzo to make his comment. Mr. Rizzo asked Commissioner Deneau if he saw something in the Allen Terrace budget that prompted him to make the motion increasing the monthly rent by \$10 because of Social Security increases. Commissioner Nehs said the commission wasn't there to answer questions, but to listen to comments. Mr. Rizzo said he believed the commission was required to answer. Mr. Rizzo said Commissioner Deneau was telling people that his reimbursement for legal fees would come from the Allen Terrace budget. Mr. Rizzo said the money for the settlement came from the Michigan Municipal Risk Management Authority. (Crosstalk between Councilman Ekong and Mr. Rizzo).

Resident Sherry Underwood thanked Mr. Rizzo for filing the lawsuit. Resident Susan Davis said the elevators needed to be cleaned. Resident Bill Spencer said he gave a five-page memo to the commission that said the clauses were illegal and that it was ignored. Resident Filomena DiRado said housekeeping doesn't have enough time to clean the building.

COMMUNICATIONS: None

COUNCIL LIAISON REPORT: Councilman Ekong mentioned the Victorian Festival and Greekfest at Ford Field later in the month.

HOUSING COMMISSION REPORT: Director Necelis said the June vacancy loss was \$15 and 59 maintenance requests were completed. There were no vacancies in July; 61 maintenance requests were completed and the city fire inspector toured the building. There were no vacancies in August; 63 work orders were completed. During those months, Director Necelis attended staff meetings as well as Senior Alliance meetings.

Applications: It was moved by Commissioner Catallo and supported by Commissioner Ronayne to accept the applications as presented.

Carried unanimously

NEW BUSINESS: Director Necelis said two bids were received for the carpeting portion of the painting/carpeting project. The commission will have to go out for bid again for the painting.

It was moved by Commissioner Catallo and supported by Commissioner Deneau to authorize staff to award a contract in the amount of \$53,608 to Shamrock Floors for carpet replacement. Also move to approve a budget amendment of \$21,608 from the capital outlay fund to pay for the balance of the carpet replacement.

Carried unanimously

It was the motioned by Commissioner Catallo and supported by Commissioner Deneau to reelect Commissioner Nehs as president of the Housing Commission.

Carried unanimously

It was motioned by Commissioner Schultz and supported by Commissioner Catallo to reelect Commissioner Deneau as vice president of the Housing Commission.

Carried unanimously

It was motioned by Commissioner Schultz and supported by Commissioner Catallo to keep the meeting time for the Housing Commission at 6 p.m.

Carried unanimously

INFORMATION: Director Necelis thanked those residents who enhanced the appearance of the picnic area and for the plants purchased for the Activity Room. She mentioned the Beautification Award, the pending excavation project for drainage in back of the building, repairs on the freight elevator and the Northville Record story on resident Hugh Jordan. She also mentioned walkers being left in common areas, hallways and patio, which could pose a hazard. She also reminded residents who use the grocery carts to return them to the main floor.

COMMISSIONER COMMENTS: None

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

Carried unanimously

Time of adjournment: 7:05 p.m.

Respectfully submitted,

Barbara Ziemba, Administrative Assistant

