

Housing Authority of the City of Paso Robles
Monthly Board Meeting January 14, 2003

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| Present: | Chairman: | Mr. Chet Dotter |
| | Vice Chairman: | Mr. Raymond Hampson |
| | Commissioners: | Mr. Leo Fisher |
| | | Mr. David Rouff |
| | | Ms. Pearl Munak |
| | | Mr. Richard Stainbrook |
| | | Ms. Gladys Moore |
| | Sec/Dir: | Mr. Gene Bergman |
| | Recorder: | Ms. Blair Lowery |
| | Guest: | Mr. George Finigan |
| Mr. Ed Gallagher | | |

1. The meeting was called to order at 6:05 pm by the Chairman, Mr. Chet Dotter.
2. At this time the Board requested input from the residents regarding two issues that will affect them. The first item was the development of the Senior Project located on Housing Authority Property. The second issue was the development of the back street, paving parking wells, and removal of 23 trees. Approximately 30 residents were present and voiced their support for the senior project. All support the idea of improving the back street, several residents did not want to see the trees removed. The residents did request that speed bumps be placed on the back street and also Pine St. that runs through Oak Park. Concerns were voiced regarding the speed at which people drive through Oak Park, and most of the time those speeding are not residents. The Board thanked the residents for their input.
3. Mr. Hampson moved to approve the minutes from November and December as mailed. Seconded by Mr. Fisher, passed.
4. Rent Roll, Checks Written and Monthly report were reviewed. Mr. Hampson moved to accept the Monthly Report and Checks Written, seconded by Mr. Rouff. Passed. Mr. Bergman notified the board that as of December 31, 2002 all rents had been collected. On December 18th there was a fire in one of the apartments. The Fire Department did not find the Housing Authority at fault, and deemed it as having an unknown origin. The entire apartment suffered sever smoke damage due to the fact the fire had been smoldering for several hours. The Housing Authority has contracted out the work for cleaning, deodorizing and repair of the unit. Mr. Bergman notified the Board that there may be one possible eviction in the next few months.
5. The Board discussed the Sub Grant Agreement and Ground Lease necessary for the senior project to be built. The Board requested that along with the changes referring to a shopping center the amount of liability insurance required be reduced to 1 million and 2 million. Mr. Fisher moved to accept the Sub Grant Agreement and Ground Lease agreement pending changes to the amount of Liability insurance required, and the adoption of Resolution 219 approving the leasing of the property to the Nonprofit Corporation. Seconded by Mr. Hampson, passed. Mr. Dotter asked Mr. Gallagher to update the board on the current status of the Senior Housing. Mr. Gallagher indicated that the project would go before the Planning Commission in February. Mr. Dotter asked about the March 15th goal for breaking ground. Mr. Gallagher did not think it would be possible to have all of the permits in place by that date.

6. Bid opening
 - A. Tom Flynn and Son – Tree removal \$140.00 per hour, stump grinding \$70 per hour
 - B. Scovell Tree Service- Tree removal \$125 per hour, stump grinding \$75 per hour

Mr. Fisher moved to accept the bid from Scovell Tree Service pending verification of the necessary certifications and equipment to work around power lines. Seconded by Mr. Rouff, passed.

 - A. Bath Floor repair of 29- 3 bedroom units
Bill Poole Construction \$11,687.

Mr. Hampson moved to accept the bid from Bill Poole Construction, seconded by Ms. Moore. Passed.
7. Mr. Bergman reported to the Commissioners of the progress being made on the development of the site for the modular to house the Social Service Agencies. The City has started work on preparing the site using City Crews as much as possible. Because of the use of city crews the cost to develop the site will be less and the Housing Authority share will be around \$5,000.
8. Mr. Bergman reported to the Commissioners that two applications have been returned for the scholarship. Both of the applicants are currently enrolled in schools out of the area. One is a senior at Monterey Bay and the other is a sophomore at Chico. Mr. Dotter appointed Mr. Rouff to be the Chairman of the interview panel, Mr. Fisher and Ms. Munak will also serve on the panel. Mr. Rouff notified the board that he had been in contact with Cuesta College and Liberty Continuation along with Paso Robles High School. Mr. Rouff has made arrangements to speak with kids at the Oak Park Recreation regarding the importance of education and the scholarship program. Mr. Rouff asked for current transcripts from the two applicants. Mr. Bergman notified the Board that the past policy to aid the students and not reduce any other grants they may have was to require receipts of expenses and then reimburse the student. Applicants will need to submit application, current registration and transcripts.
9. The back street improvements were discussed. Mr. Fisher would like to start work on the back street prior to obtaining the grant money. Mr. Fisher moved to begin the back street improvement by putting the tree removal out to bid and have the bid award at the February meeting. Mr. Rouff seconded the motion. Mr. Dotter then questioned each board member regarding this improvement. Five board members were in favor – one opposed. The board voted on the mention made by Mr. Fisher to put the tree removal out to bid, passed.
10. Mr. Bergman reported on the current modernization projects.
 - A. AC/Bath exhaust fans- All work has been completed. Currently waiting to have the house numbers re-painted that were removed during installation on the one bedroom units. Once this has been completed will have the city do a finale inspection and will pay the contractor the remaining \$20,000 that is being held.
 - B. Electric Pole replacement and transformers- Rouch Electric supplied a materials list that need to be sent to and approved by Thomas Electric. This has been completed and work should begin.
11. Mr. Hampson reported on the distribution of the Holiday baskets, by himself and his friend Mr. Gary Ralston. Mr. Hampson and Mr. Ralston found the experience very gratifying.
12. Meeting adjourned at 7:35 pm