

CITY OF TUCUMCARI
Housing Authority Advisory Board Meeting
MINUTES
September 30, 2010

The Tucumcari Housing Authority Advisory Board met in a Regular Meeting on Thursday, September 30, 2010, at 5:00 p.m. in the City Commission Chambers. Members present constituting a quorum were Antonio Apodaca, Amiel Curnutt, Timothy Durkin, Jimmy Sandoval, and Jim Witcher.

City staff members present were Bobbye Rose, City Manager; Christine Dougherty, City Clerk; and Viki Riddle, Housing Authority Director.

Roll Call

Mayor Witcher asked for Roll Call:

Sandoval	Curnutt	Witcher	Apodaca	Lumpkin	Durkin
Yes	Yes	Yes	Yes	No	Yes

Consideration of Changes or Deletions to Agenda

Mayor Witcher asked if there were any changes or deletions to the agenda. Ms. Riddle asked that item V be removed.

Approval of Minutes

Mr. Apodaca made a motion to approve the minutes of the August 26, 2010 Regular Meeting of the Housing Authority Advisory Board and Mr. Durkin seconded the motion. Roll Call:

Curnutt	Witcher	Apodaca	Durkin	Sandoval
Yes	Yes	Yes	Yes	Yes

Public Comments

Mr. Witcher asked if there was anyone wishing to address the Advisory Board. Being none, the meeting continued.

Approval of Bills

Ms. Riddle asked if there were any questions regarding the bills.

Mr. Apodaca asked what the payment to Quill was for. Ms. Riddle responded that Quill provides her office with office supplies. Mr. Durkin inquired what the payment to SPC was for. Again, Ms. Riddle stated that she purchases office supplies from SPC.

Mr. Curnutt made a motion to approve the bills for payment and Mr. Apodaca seconded the motion. Roll Call:

Sandoval	Curnutt	Witcher	Apodaca	Durkin
Yes	Yes	Yes	Yes	Yes

Executive Director’s Report

Ms. Riddle stated that in public housing, there are 90 units total and eight are vacant. She went on to say that she had to evict one tenant. In the month of September, Ms. Riddle reported collecting \$11,827.00 in rent and that eight rent payments were delinquent for a total of \$1,285.

In the Section Eight program, Ms. Riddle reported that there are 143 total vouchers. In September 97 were administered with payments totaling \$31,569. Ms. Riddle went on to say that eleven new vouchers were issued in September.

In Public Housing, there are 13 on the waiting list and in Section Eight there are five on the waiting list.

Regarding the CFP 2008 grant funds, \$144,189 have been obligated and there are \$1500 remaining to spend. Ms. Riddle stated that the unspent funds will be used for audit fees.

Ms. Riddle was glad to report that the REAC Inspection was completed on Friday, August 20 and the results were very good. Out of a possible 100 points, the Tucumcari Housing Authority received a score of 98 points. Ms. Riddle compared this result to the previous results that were 86 in April 2008 and 75 in December 2008.

Ms. Riddle also reported that a Summons, Petition for Peremptory Writ of Mandamus and an Order to Show Cause were received from attorney, Nancy English on behalf of Marty’s Roofing. The paperwork has been forwarded to the insurance company for the City and to the City Attorney, Randy Knudson. A hearing is scheduled for District Court on October 18.

Mr. Durkin asked for clarification on the Section Eight Program. Ms. Riddle explained that the Section Eight Program works similarly to the Public Housing program except that tenants live in rental houses approved by HUD.

Mr. Durkin also asked when the rest of the doors are scheduled to be replaced. Ms. Riddle responded that she just received approval of the proposed 2010 Grant expenditures and the project will go out to bid shortly.

Mr. Durkin complimented Ms. Riddle and her staff on the REAC Inspection outcome. Mr. Durkin also suggested that the Resident Council be reactivated because resident input is needed. Mr. Durkin also suggested that some residents are reluctant to get involved due to politics.

Mr. Witcher suggested that Ms. Riddle ask residents to contribute recipes to be included in the monthly newsletter.

Mr. Durkin asked if Marty's Roofing has any thing to stand on regarding their legal action. Ms. Riddle stated that the attorney says they do not. Mr. Witcher added that the process has to be followed regardless.

Items From Board Members

Mr. Sandoval had no comments.

Mr. Curnutt congratulated Ms. Riddle on the REAC Inspection score and told her she was doing a great job.

Mr. Apodaca echoed Mr. Curnutt's comments.

Mr. Witcher commented that in his role as a Chaplain, he attended a death that occurred in Public Housing. He phoned Ms. Riddle and was impressed with how quickly the situation was dealt with. He was also impressed that the family was helped right away.

Adjournment

Mr. Curnutt made a motion to adjourn at 10:38 am and Mr. Durkin seconded the motion.
Roll Call:

Curnutt	Witcher	Apodaca	Durkin	Sandoval
Yes	Yes	Yes	Yes	Yes

James L. Witcher, Sr., Mayor

ATTEST:

Christine Dougherty, City Clerk