

CITY OF TUCUMCARI
Housing Authority Advisory Board Meeting
MINUTES
April 28, 2011

The Tukumcari Housing Authority Advisory Board met in a Regular Meeting on Thursday, April 28, 2011, at 5:00 p.m. in the City Commission Chambers. Members present constituting a quorum were Antonio Apodaca, Amiel Curnutt, Timothy Durkin, Robert Lumpkin, Jimmy Sandoval, and Jim Witcher.

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

Roll Call

Mr. Witcher asked for Roll Call:

Sandoval	Curnutt	Witcher	Apodaca	Lumpkin	Durkin
Yes	Yes	Yes	Yes	Yes	Yes

Consideration of Changes or Deletions to Agenda

Mr. Witcher asked if there were any changes or deletions to the agenda. Being none, Mr. Lumpkin made a motion to approve the agenda as written and Mr. Durkin seconded the motion. Roll Call:

Curnutt	Witcher	Apodaca	Lumpkin	Durkin	Sandoval
Yes	Yes	Yes	Yes	Yes	Yes

Approval of Minutes

Mr. Curnutt made a motion to approve the minutes of the Regular Housing Authority Advisory Board meeting held on March 24, 2011 and Mr. Durkin seconded the motion. Roll Call:

Witcher	Apodaca	Lumpkin	Durkin	Sandoval	Curnutt
Yes	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.

Financials

Mr. Witcher asked why there was a large discrepancy from month to month in the net income in Public Housing. In February the net income was negative \$624.89 and in March it was \$111,507.54. Ms. Riddle responded that the receivables in Public Housing vary depending on what the tenants qualify for. Ms. Riddle explained that the amount collected exceeded the budget amount because it is difficult to predict what tenants will qualify for. Ms. Riddle stated that she will discuss this with the accountant and have more explanation next month. Mr. Witcher stated that he does not understand this oddity.

Ms. Riddle stated that a year ago there were between seven and nine vacant units that rents were not calculated for ~~are not~~ in the budget. Ms. Rose directed the board to page one to view the income from the general fund investments and that the late charges are bringing up the total. Ms. Rose went on to say that the percent looks large but the actual dollar amount is low.

Mr. Durkin made a motion to approve the Financials for both February and March, 2011 and Mr. Curnutt seconded the motion. Roll Call:

Apodaca	Lumpkin	Durkin	Sandoval	Curnutt	Witcher
Yes	Yes	Yes	Yes	Yes	Yes

Approval of Bills

Ms. Riddle provided the Advisory Board with an updated copy of the bills. Mr. Lumpkin asked what was added. Ms. Riddle stated she added charges from Tucumcari Lumber, Lowes, and ~~bob~~ Bob Garrett.

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

Apodaca	Lumpkin	Durkin	Sandoval	Curnutt	Witcher
Yes	Yes	Yes	Yes	Yes	Yes

Executive Director’s Report

Ms. Riddle stated that in public housing, there are 90 units total with no vacancies. Ms. Riddle reported collecting \$13,720 in rent and that \$2,193 in rent was delinquent. There are 13 parties on the waiting list for public housing.

In the Section Eight program, Ms. Riddle reported that there are 140 total vouchers with 91 administered. HAP pPayments totaled \$29,977. In Section Eight there are 12 on the waiting list. Ms. Riddle hopes to have over 100 vouchers utilized next month. Over the last two years, the program averaged 110 vouchers per month.

Ms. Riddle reported that safety chains have been installed on all the exterior security doors and threshold gaps are being addressed. She explained that pests have been getting

into homes through the gaps and children's feet have the potential of~~been~~ getting stuck under the gaps.

~~Mr.~~Mr. Lumpkin stated that college students are always looking for housing and he wondered if the Housing Authority could collaborate with the college to provide housing for students. Ms. Rose stated that there are many rent homes in the City. Ms. Riddle added that HUD qualifications are strict and many home owners do not want to invest the dollars to bring their rent homes up to HUD standards. Ms. Riddle added that some home owners do not want to rent to students. Mr. Lumpkin stated that historically renters are known for damaging properties. Mr. Lumpkin suggested a meeting with Mesalands Community College and ~~rent~~home owners to discuss the idea. Mr. Lumpkin suggested that perhaps this would increase economic development through employment of handymen. Ms. Rose added that she has received ten waiver applications for vacant properties this week.

Ms. Riddle stated that she would like to hold a land lord meeting; explaining that her program has tools to help home owners bring their homes up to HUD standards.

Mr. Curnutt asked if the issue with the storm doors should be handled as part of the bid price. Ms. Riddle explained that the Clovis office made the decision and she is working on a solution. There was some discussion of ways to rectify the issue.

Ms. Riddle stated that she has made a decision to let Mr. Hotto remain in public housing with specific conditions. She stated that she arrived at this decision through discussion with the City Attorney. Ms. Riddle stated that foremost, her budget cannot withstand excessive legal fees. Mr. Hotto will be allowed to remain in Public Housing if he continues to obtain treatment, take his prescribed medications and provided the Housing Director with a monthly report that he is complying with these conditions. Ms. Riddle explained that the case has been dropped as the judge does not want to leave it open. Ms. Riddle reported that for the last month, Mr. Hotto's behavior has been acceptable.

Ms. Riddle directed the attention of the board to the copy of the April newsletter in their packets.

Items From Board Members

Mr. Lumpkin stated that he appreciates Ms. Riddle's work and her newsletter.

Mr. Durkin thanked Ms. Riddle for her work and stated he was disappointed on the outcome of the Hotto issue.

Mr. Curnutt stated he would be happy to come look at the storm doors and help with possible solutions. He also encouraged Ms. Riddle to document all events with Mr. Hotto.

Mr. Apodaca asked how the Housing Authority is liable for inflatable pools. Ms. Riddle responded that there are no fences on the properties and if a child drowns a lawsuit is likely. She stated that the insurance carrier recommends that inflatable pools not be

allowed. She added that most Housing Authorities do not allow pools. She stated that she would like to encourage all the tenants to use the City Pool.
Mr. Sandoval had no comments.

Mr. Witcher thanked Ms. Riddle for her work.

Adjournment

Mr. Lumpkin made a motion to adjourn at 5:32 p.m. and Mr. Durkin seconded the motion. Roll Call:

Sandoval	Curnutt	Witcher	Apodaca	Lumpkin	Durkin
Yes	Yes	Yes	Yes	Yes	Yes

James L. Witcher, Sr., Mayor

ATTEST:

Christine Dougherty, City Clerk