

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
JUNE 19, 2014**

A regular meeting of Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, June 19, 2014 at 4:18 p.m.

**Members Present:** Chairman Jim Mikus, Commissioner Virginia Sloan and Commissioner David VanWagnen.

**Members Absent:** Vice Chairperson Jennell RaCosta and Commissioner David Weir.

**Also Present:** Ms. Shelley Lincoln, Grant Administrator, and Ms. Dorothy Dennis, Riverview Towers Building Manager.

Chairman Jim Mikus called the meeting to order at 4:08 p.m.

**MINUTES**

It was moved by Commissioner Sloan and supported by Commissioner VanWagnen to approve the minutes of the regular meeting held on May 15, 2014 as presented.

**Yeas:** Commissioners Mikus, Sloan and VanWagnen.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and Weir.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**RIVERVIEW TOWERS**

Ms. Dennis reviewed additional checks submitted for payment approval.

**MONTHLY BILL APPROVAL**

It was moved by Commissioner Sloan and supported by Commissioner VanWagnen to approve the monthly bills as follows: 1) Public Housing Operating Fund; 2) Public Housing Capital Fund; 3) Housing Choice Voucher – Monthly Landlord Payments; and 4) Housing Choice Voucher as presented.

**Yeas:** Commissioners Mikus, Sloan and VanWagnen.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and Weir.

**MOTION CARRIED.**

**COMMISSIONER COMMENTS**

There were no Commissioner comments.

## **STAFF REPORTS**

### **Executive Director**

#### **Riverview Towers Public Housing Flat Rent**

Ms. Soldenski reported Riverview Towers gives tenants the option to pay either a flat rent rate or 30% of their annual adjusted income, that currently the flat rent rate is at \$577 per month and a survey is completed annually to compare flat rent rates with similar facilities. Ms. Soldenski requested approval for Riverview Towers flat rent rate to remain at \$577 per month based on the survey conducted.

It was moved by Commissioner Sloan and supported by Commissioner VanWagnen to approve Riverview Towers monthly flat rate rent remain at \$577 for the next fiscal year.

**Yeas:** Commissioners Mikus, Sloan and VanWagnen.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and Weir.

**MOTION CARRIED.**

#### **Employee Wage Increases**

Ms Soldenski reported the three Housing Commission employees are doing a great job, that she feels they deserve an increase and requested approval to increase Dorothy Dennis from \$17.96 to \$18.32 an hour effective 7/1/2014; Jodi Wood from \$12.00 to \$12.50 per hour effective 9/1/2014; and Craig Lamoreaux from \$17.75 to \$18.28 an hour effective 7/1/2014. Ms. Soldenski stated Ms. Dennis has not received an increase in over two years, Ms. Wood is new and this increase would be her first annual increase and Mr. Lamoreaux has been employed just over two years and has not received an increase since his start date.

It was moved by Commissioner Sloan and supported by Commissioner VanWagnen to approve increases for Housing Commission employees as follows: Dorothy Dennis from \$17.96 to \$18.32 an hour effective 7/1/2014; Jodi Wood from \$12.00 to \$12.50 per hour effective 9/1/2014; and Craig Lamoreaux from \$17.75 to \$18.28 an hour effective 7/1/2014.

**Yeas:** Commissioners Mikus, Sloan and VanWagnen.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and Weir.

**MOTION CARRIED.**

#### **7/1/2014 – 6/30/2015 LHC Operating Budget – Resolution #145-2014**

Ms. Soldenski provided a brief summary of the proposed operating budget and requested approval of the 7/1/2014 – 6/30/2015 LHC Budget as presented.

It was moved by Commissioner VanWagnen and supported by Commissioner Sloan to approve Resolution #145-2014 PHA Board Resolution approving the 7/1/2014 – 6/30/2015 Lapeer Housing Commission Operating Budget as presented.

**Yeas:** Commissioners Mikus, Sloan and VanWagnen.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and Weir.

**MOTION CARRIED.**

2013-14 Capital Improvement Plumbing Contractor Selection

Ms. Soldenski reported she received three bids for the 2013-14 Capital Improvement Plumbing project, provided a brief summary of the bids and requested approval to accept the low bid from Goyette Mechanical for \$66,810 which would include two domestic hot water heaters.

It was moved by Commissioner Sloan and supported by Commissioner VanWagnen to approve the bid from Goyette Mechanical for \$66,810 to complete the Riverview Towers plumbing project which includes two domestic hot water heaters.  
as presented.

**Yeas:** Commissioners Mikus, Sloan and VanWagnen.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioners RaCosta and Weir.

**MOTION CARRIED.**

OTHER BUSINESS

Commissioner VanWagnen inquired whether or not Riverview Towers residents use the GLTA service. Ms. Dennis reported they do and she has tokens for \$1.50 per ride. Commissioner VanWagnen wanted to make sure Riverview Towers residents were not paying full price, which they are not.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 4:50 p.m.

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Ms. Denise Soldenski  
Executive Director