

CITY OF TUCUMCARI
Housing Authority Advisory Board Meeting
MINUTES
May 27, 2010

The Tukumcari Housing Authority Advisory Board met for their Regular Meeting on Thursday, May 27, 2010, at 5:00 p.m. in the City Commission Chambers. Members present constituting a quorum were Antonio Apodaca, Amiel Curnutt, Robert Lumpkin, Jimmy Sandoval, and Jim Witcher.

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

Roll Call

Mayor Witcher asked for Roll Call:

Apodaca	Lumpkin	Sandoval	Curnutt	Witcher
Yes	Yes	Yes	Yes	Yes

Consideration of Changes or Deletions to Agenda

Mayor Witcher asked if there were any changes or deletions to the agenda. Being none, the meeting continued.

Approval of Minutes

Mr. Witcher asked for a motion to approve the Minutes of the April 5, 2010 Public Hearing. Mr. Lumpkin made a motion to approve the Minutes of the April 5, 2010 Public Hearing and Mr. Curnutt seconded the motion. Roll Call:

Lumpkin	Sandoval	Curnutt	Witcher	Apodaca
Yes	Abstain	Yes	Yes	Yes

Mr. Lumpkin made a motion to approve the Minutes of the April 22, 2010 Regular Meeting and Mr. Curnutt seconded the motion. Roll Call:

Sandoval	Curnutt	Witcher	Apodaca	Lumpkin
Abstain	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

Ms. Riddle explained that in the electronic transfer of the books for the month, February 2010 was somehow lost. Due to this loss, the February books had to be rebuilt in order for March and April to be

completed. There are no financial reports at this time due to this delay. Ms. Riddle was told by the fee accountant that March and April books will be delivered to her tomorrow.

Mr. Lumpkin asked if the budget will still be in on time. Ms. Riddle responded in the positive.

Approval of Bills

Mr. Curnutt asked why the New Mexico Gas bill is so much higher than the other utility bills. Ms. Riddle responded that is because the Housing Authority pays the gas bill and the tenants pay the other utility bills themselves.

Ms. Rose said she understood that there was a problem with the City Water bills for the Housing Authority and asked Ms. Riddle to explain. Ms. Riddle stated that usually the water bills for the housing units are placed in her mailbox at City Hall. For some reason, they were not this month. Ms. Rose stated that she will see that this is corrected.

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

Witcher	Apodaca	Lumpkin	Sandoval	Curnutt
Yes	Yes	Yes	Abstain	Yes

Executive Director's Report

Ms. Riddle reported pertinent statistics for the Housing Authority.

In public housing, there are:

90 Units Total, 7 vacant, no notices to vacate, and \$11,748.50 collected in May rent, 15 delinquent rents for a total of \$1612.

In Section Eight, there are:

143 total vouchers that can be administered, 107 currently administered, and HAP May payments in a total of \$33,719.90.

There are 13 families on the public housing waiting list and 8 on the Section 8 waiting list. Eleven new Section 8 vouchers have been issued, however none of them have found housing.

Ms. Riddle informed the Advisory Board that bids were opened for sidewalk and cabinet replacement. Contracts were awarded to McAlister Construction for the cabinets and IHP Construction for the sidewalks. Copies of all bids received were included in packets.

Mr. Apodaca stated that Marty's Roofing is a local company and the bid was awarded to an Albuquerque company. Mr. Apodaca speculated that because HUD of Albuquerque was involved in the bid opening, they may have showed favoritism to an Albuquerque company. Mr. Apodaca asked if the lowest bid had to be accepted regardless. Mr. Witcher answered that when all things are equal, you take the low bid. In this instance, Mr. Witcher stated, the bid from the local contractor was incomplete. Mr. Apodaca inquired is there is some leeway in this matter. Ms. Rose responded that the lowest bid must be accepted unless you can justify the reasons why you will not accept the low bid. When advertising for bids, you can state in your ad that you will give preference to in-state bidders. Ms. Riddle stated that by either letter or phone call, she thanked all local bidders. Mr. Lumpkin stated that

he feels Ms. Riddle tried very hard to work with local bidders.

Items From Board Members

Mr. Lumpkin asked if the new lease was drafted due to new HUD rules. Ms. Riddle responded in the negative saying the lease was now following policy that was already in place.

Mr. Apodaca asked if the Clovis Housing Authority operates under the Eastern Plains Council of Governments? Ms. Rose responded in the negative.

Mr. Lumpkin stated that he appreciates Ms. Riddle encouraging housing residents to have pride in their homes.

Mr. Curnutt thanked staff for their work.

Mr. Apodaca asked Ms. Riddle where she is in the process of developing a private sector board for the Housing Authority. Ms. Riddle stated that she needs a letter from the advisory board stating what they want to do. Mr. Witcher suggested that the housing Authority remain a department of the City and that one Commissioner remain on the board. Ms. Rose recommended that someone that lives in public housing be recruited to be a part of the Housing Authority board.

Mr. Sandoval had no comments.

Mr. Witcher stated that it has been historically difficult to manage the Chaparral Apartments. Mr. Witcher asked if the apartments were needed. Ms. Rose responded that if the City manages the apartments, it creates a local job.

Adjournment

Mr. Lumpkin made a motion to adjourn at 5:35 pm and Mr. Curnutt seconded the motion. Roll Call:

Apodaca	Lumpkin	Sandoval	Curnutt	Witcher
Yes	Yes	Yes	Yes	Yes

James L. Witcher, Sr., Mayor

ATTEST:

Christine Dougherty, City Clerk