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PHAC 1
March 28, 2013

MINUTES OF THE PUBLIC HOUSING AUTHORITY COMMISSION (PHAC) OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago St., on Monday, February 25, 2013, at 7:00 p.m.

CHAIRMAN TIBSHRAENY CALLED THE MEETING TO ORDER.

The following members answered roll call:

Jay Tibshraeny	Chairman
Jack Sellers	Vice-Chair
Rick Heumann	Commissioner
Jeff Weninger	Commissioner
Trinity Donovan	Commissioner
Kevin Hartke	Commissioner
Nora Ellen	Commissioner

Also in attendance:	Rich Dlugas	City Manager
	Pat McDermott	Assistant City Manager
	Mary Wade	City Attorney
	Marla Paddock	City Clerk/Recording Secretary
	Jennifer Morrison	Neighborhood Resources Director
	Kurt Knutson	Housing & Redevelopment Manager

UNSCHEDULED PUBLIC APPEARANCES: None.

CONSENT:

1. MINUTES:

APPROVED as presented, the minutes for the Public Housing Authority Commission meeting held on October 22, 2012.

2. AGREEMENT:

Agreement HO3-045-3179 with Ferguson Enterprises for refrigerator replacements for public housing.

COMMISSIONER WENINGER asked for an explanation of this project.

HOUSING MANAGER KURT KNUTSON explained this was a capital improvement item as part of the 5 year plan. This project would replace all refrigerators at the family site that have not been replaced within the last four years with new Energy Star refrigerators.

COMMISSIONER WENINGER said he was concerned about replacing refrigerators that didn't necessarily need replacement, even though it is a use of federal money.

He questioned the side by side refrigerators for ADA compliance. Mr. Knutson said there is an option on that model. However, they had replaced some a few years ago, and were trying to keep consistent with the models so that they could swap out parts if maintenance was needed. He said

this model was the best fit for the kitchen sizes, but there are some other options that could be reviewed.

Commissioner Weninger confirmed there were 137 of the G.E's at \$519 each. He noted the 9 side by sides were nearly \$1600. Mr. Knutson noted the kitchens were not plumbed for the water/ice feature, so they would plumb for that as they do not wish the residents to do it themselves.

Commissioner Weninger asked what would happen to the surplus. Mr. Knutson said the contract documents provide that the salvage ones need to abide by EPA standards and have the Freon removed. The contractor would have the right to sell any units that may still have value.

Commissioner Weninger expressed his interest in finding a process that would allow the distribution of the recycled refrigerators to residents in need or to a non-profit. Mr. Knutson said staff could review the possibility of doing that.

COMMISSIONER HEUMANN asked the need to replace units that are still operable. He asked if a surplus could be stored and replacements made as needed. Mr. Knutson said they previously have done just that. Taken reusable units and warehoused them for needed replacement. He said as money was available through CDBG funds and the bid has economy of scale prices, staff chose this option. Commissioner Heumann asked if the item could be continued for 30 days for further review. Mr. Knutson said they want to expend the CDBG funds by the end of June.

CHAIRMAN TIBSHRAENY asked how long the particular bid was valid. Purchasing Manager Mike Mandt said typically the bids are valid for 90 days.

COMMISSIONER HEUMANN said he would like to continue this item to the second meeting in March.

MOTION BY COMMISSIONER HEUMANN TO APPROVE THE CONSENT AGENDA WITH THE CONTINUATION OF ITEM 2 TO MARCH 28, 2013. THE MOTION WAS SECONDED BY COMMISSIONER WENINGER.

MOTION CARRIED UNANIMOUSLY (7-0) VIA A ROLL CALL VOTE.

The meeting was adjourned at approximately 7:14 p.m.

ATTEST:

Marla Paddock, Recording Secretary

Jay Tibshraeny, Chairman