

Minutes
WARREN HOUSING COMMISSION
Stilwell Manor – Stilwell Recreation Room
26600 Burg Road · Warren, Michigan 48089

Regular Meeting of the Housing Commission
Thursday, July 14, 2022 at 6:00 p.m.

Anyone wishing to submit questions about the business addressed at this meeting may do so by calling the Senior Housing Office at (586) 758-1310 or sending an email to: svclark@cityofwarren.org or sgorgis@cityofwarren.org.

1. Call to Order 6:00pm

2. The Pledge of Allegiance

3. Roll Call

Chairman Ken Kaercher	Present	Councilperson Angela Rogensues	Present
Vice-Chair Melody Magee	Present	City Attorney Laura Sullivan	Present
Secretary Thomas Miller	Present	Director of Maintenance Kevin Yaden	Present
Commissioner Debra Ladensack	Present	Director of Administration Sean Clark	Absent
		Deputy Director of Administration Sara Gorgis	Present

4. Motion to Approve the Agenda

Motion to approve the agenda by Miller, second by Magee. Motion passed 4-0.

Miller YEA

Ladensack YEA

Kaercher YEA

Magee YEA

5. Approval of the Minutes

Motion to approve minutes from the May 12, 2022 Regular Meeting by Miller, second by Ladensack. Motion passed 4-0.

Miller YEA

Ladensack YEA

Kaercher YEA

Magee YEA

6. Staff Report

Motion to receive and file the Staff Report by Miller, second by Ladensack. Motion passed 4-0.

Miller YEA

Ladensack YEA

Kaercher YEA

Minutes
WARREN HOUSING COMMISSION
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Magee YEA

7. Old Business

8. New Business

a) ***Motion to support with discussion by Miller Second, by Kaercher.***

Kavin: We are looking for a commissioner that would be able to sit with us during the bid proposals and reviewing contract.

Debbie. Why is it that we want a change?

Kavin. We have the option to renew the current term contract, but only if the price doesn't change by more than 20% if we want to continue on with them. Prices have gone up, its not that they have done a bad job.

Debbie. My problem is that for the past years they do not commit to their original scheduled time.

Residents wait and wait and they end up canceling or are late.

Ken: If you know so much about this then can you volunteer:

Debbie: No, I can't, I am going back to school.

Kavin: During the virus, they were having issues with staffing just like with many vendors. But as far as for making appointments they were backed up. But we can add to the contract if the vendor cannot commit then we can get some kind of reimbursement.

Magee: We can add that to do RFP. My concern is if we have to have a list of questions for the vendor.

Kavin. We have a sign in visit for vendors to come and visit the site and then those are turned into Craig.

Laura: Will the person that we choose have an input into the terms of what goes out to bid.

Kavin: Yes.

Ken: Melody you have a purchasing background?

Magee: Yes, I do. I just want to know if you would be flexible with times to meet.

Kavin, Yes we would be able to be flexible with your time.

Motion to appoint Melody Magee Commissioner to the Request for Proposal (RFP) committee for Pest Control Services by Miller, second by Ladensack. Motion passed 4-0.

Miller YEA

Ladensack YEA

Kaercher YEA

Magee YEA

9. Audience Participation

Minutes WARREN HOUSING COMMISSION

Stilwell Manor – Stilwell Recreation Room
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Donna Kurek S336: Are they going to do anything about the trees in the back of the courtyard? I am not sure if I heard correctly, but 3rd floor ceiling tiles are un completed! I have a family member that moved into Joseph Coach Why does my fob not work in Joseph Coach. For security reason? Also, we had political flyers of Rhonda Powell that were posted on our doors, but how did she get in to Stilwell and Joseph Coach. I heard about the painting of the hallway that is expensive have you looked into grants and to replace the carpeting. Elevator in Stilwell still not working.

Christine Kurek S230: Elevator situation is terrible. A resident was stuck at 2:30am in the morning, 11 o clock at night. These are older people and this is not right.

Why is there only one camera by the door? People are stealing! Where is the security? The elevators stink and there is no ventilation in there. Why don't we have someone guiding these new tenants moving in after hours? Would you like one of your parents living in a place thinking its beautiful and it's not. I'm really disgusted, it's sad. Thank You.

Debra Blakley C206: Hedges needs to be cut. Squirrels are making nests in cars. We happen to being paying more, where is our money going when I do not see anything getting done around here. We want better notices and details as to when work is getting done. We want to be home when people are coming in my apartment and that is all I have to say.

Crystal Curtis S234: I have suggestions. We need a sign by the handicap walk up for loading and unloading area. More garbage cans outside. Resident parking signs need to be higher. There are no signs for visitor parking.

Nancy Allen S337: We have a problem with squirrels making homes and babies. Possibly put up a sheet metal to keep them out, but something has to be done. They chew through everything, but not sure, if they will chew through metal.

Lori D'amato S425: You need to hire more people rather it is in the budget or not and make sure they know what they are doing. I told a maintenance guy to empty out the trash can, because its not being done and when I throw away my cigarette bud in the trash can it is full. There are trash, leaves, pop bottles all around the building. Employees taking their cigarette breaks outside by the church lot. I smoke too. Do your job that's what I am saying. There are dead leaves all around and have been there forever. And the roses bushes out in front are disgusting.

Jerry Quill S330: We need more ashtrays by the benches and we need theses elevators fixed. Were all old people we cannot quit and were not allowed to smoke inside.

Dennis Nowak S228: When we have the dogs come in or spray why don't they leave a note saying everything is ok. Power washing was great, but would not hire them next year. If possible, pass out rating cards for when we have vendors coming in. What is the future for outlets for electric cars here? We need new windows for the building. I have no complaints about maintenance I think they are doing a good job and there is job postings, but no one wants to work.

Evelyn Sargan S342: Something about what Chris said I am in defense with Coach. We have people here who will just open the door for anyone.

Diane Brown C102: I received a letter about smoking on my patio. I want to know what the process is. Do you have a picture of me or is it word of mouth.

Minutes

WARREN HOUSING COMMISSION

Stilwell Manor – Stilwell Recreation Room
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Mo Phillips C119: I think we are lacking in the disability department and we have family members park here and we have to go park somewhere else. Are the toilets ADA compliant? Do I have to buy a new toilet if I wanted an upgrade? And do I have to hire someone to install it?

Marianne Barkume B226. Why is there only 4 handicap spots in B building.

Barb Cole B102: There is a car in B building with a flat tire sitting in a handicap spot.

Jerry Burden C309. Can we get an update on the painting contract and where is the 5th member of the commission.

Christine Kurek S230. There are cars that do not have stickers in the parking lot and residents have more than two cars and they don't have stickers. Sprinkler system is terrible none of them are working. Resident's family members are bringing in pets into the building.

Donna Kurek S336. This Building has been here for a long time and we have to take care of it.

Crystal Curtis S234: Residents need to clean up after themselves it is not their job to clean up after us.

Shirley Crumley B201: Maybe put help wanted signs out on the street, but the current maintenance staff are doing a good job.

Debra Blakely C206. Can they leave a courtesy card when you leave apartment.

Julia Lupu S420: There is a family living in 411.

10. Staff Comments

Kavin: 14 times, I have Otis to come up the fix the elevator issue. And they couldn't determine the issue on time until the elevator broke down. I have called all the service techs out here to take care of the issue quickly. I know about the resident that was stuck in the elevator after office hours before I got dressed to come out I called Otis emergency number to come out. I know everyone is frustrated about the elevator. We have a siding company that is suppose to be coming out to fix areas of the building where the squirrels have caused damage. And expect to see them on the property within the next couple of weeks. We know residents are not allowed to feed squirrels, but we do hear about the issues that residents do feed the squirrels. Tile issue on the 3rd floor is uncompleted, because there is a leak that needs to be fixed first, but the vendor won't get his full payment until the work is done.

Sara: We do not like to see you all frustrated we care about all of you and are here to help. Now, I do want to apologize, because we will not be able to get to all the questions and comments that were presented today, but we will get to you by the next couple of days. About the fobs, all residents only have access to their residing building and have access to the main office entrance and parks and recs door during office hours only. Now for you specifically Christine and Donna you both have a special circumstance where your brother resides in another building and I would be able to fix that for you. Also, families of residents are allowed to buy a fob for \$25 to have entrance access and are more than

Minutes
WARREN HOUSING COMMISSION

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welcome to come visit there family. Parking issue this is not new we all know we don't have enough spaces for each one resident and if we section of a section for visitor parking than that's taking away parking from you all. And for you Diane and this is for anyone who receives a letter from the office you can always write a response letter.

11. Commission Comments

Ken: I have 5 pages of questions and complaints and its upsetting to see you all have to wait for this meeting to bring up issues when you can go the office and get all your questions answered. You all can stop feeding the squirrels to get rid of the issue. I will ask the staff to report to all the issue and get an update about getting everyone's questions asked.

Melody: I will like to say I appreciate all the people that have given suggestions and is highly important. I know you all can turn in your suggestions in the suggestion box. I know the elevator and squirrel issue are main issues and we will address those.

Laura: I want to let you know what the lease says about your accommodations. Residents would be able to accommodate their own disability with landlords approval at their own expense.

Kavin: All you would need to do is pick a new toilet out and call us to and we would be able to come and install it

Sara: One last thing, Kavin and his team are all hard working and they do a great job around the complex. And we know you all want things done around the buildings, but patience is key nothing gets done over night. We take care of emergencies first then non emergencies. Please remember that.

Debbie: We do need more cameras in the building. We have people stealing mops, pictures; somebody on the second floor is urinating in the garbage. So we are in desperate need of more cameras. In defense of the housekeepers and maintenance guys, I am here 24/7 and they do an excellent job. Now this is your home we all need to pick up after our selves. These girls take there breaks in front of the lot and I have told Kavin and Sean that they need a picnic table of some sort to sit and eat their lunch or take there break.

12. Councilperson Comments

Angela: My understanding is that you are and enterprise fund, which means the money that is made here, can only be spent here.

13. Adjournment

Motion to adjourn by Ladensack, second by Miller. Motion passed 4-0.

Miller YEA

Ladensack YEA

Kaercher YEA

Minutes
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Magee YEA

TIME: 7:27 pm

Secretary: *Thomas Miller* Date: 9/8/2022
Thomas Miller, Secretary, Warren Housing Commission