

**CITY OF ALAMOGORDO, NEW MEXICO  
PUBLIC HOUSING AUTHORITY BOARD  
SPECIAL MEETING MINUTES  
7:00 P.M., COMMISSION CHAMBERS  
MAY 27, 2003**

**CHAIRMAN DON CARROLL  
VICE CHAIRMAN RON GRIGGS  
MEMBER INEZ MONCADA  
MEMBER DON COOPER  
MEMBER ED COLE  
MEMBER JOHN ROBERTSON**

**MEMBER MARION LEDFORD  
MEMBER EUGENE EVERETT  
CITY MANAGER PAT McCOURT  
CITY ATTORNEY WILLIAM KIRSCHNER  
DEPUTY SECRETARY BETSY KIDWELL**

**Call Meeting to Order and Roll Call.**

The Meeting was called to order at 7:00 p.m. Member Everett was absent.  
\*Member Moncada arrived at 7:03 p.m. immediately following roll call and Mr. Kirschner arrived at 7:05 p.m.

**1. Minutes of Special Meeting of March 27, 2003.**

Recommendation: Approve the minutes.

Member Cooper moved to approve the minutes. Member Robertson seconded the motion. All voted "aye." The motion carried by a vote of 7-0-0.

**2. Public Hearing to receive comments on the proposed changes to the Admissions and Continued Occupancy Policy (ACOP).**

Recommendations: Approve the changes.

Ms. Town explained that she had some other changes she wanted to propose since the Commission received their original packet. She provided the members a handout outlining the newly proposed changes.

\*Mr. Kirschner arrived at 7:05 p.m.

Mr. McCourt explained his concerns regarding security deposits possibly not covering damages when someone vacated their home. He explained that they are suggesting that we change the language slightly to allow an applicant to make payments on their security deposit over a few months, but not change the \$200 deposit amount. Member Robertson asked what the normal cost of reconditioning a unit is when someone moves out. Ms. Town replied it was somewhere between \$100 to \$150 per unit on average. Mr. McCourt noted that this is why he is reluctant to reduce the \$200 deposit to \$100. Ms. Town noted that Mr. McCourt had mentioned to her the idea of the City allowing PHA residents an extended period to pay their water deposits as well. Mr. McCourt

confirmed this, but added he has not had a chance to set this up yet. Ms. Town noted that the residents pay their own utility deposits directly. Chairman Carroll clarified that we were going to change the policy to read that we will allow residents to pay the security deposit over a 3 month period. Ms. Town confirmed that this will be offered to all applicants. Mr. McCourt noted that the Commission would have to make the decision regarding allowing the PHA residents to pay their water utility deposits over an extended period of time.

Member Cole moved to approve the proposed and discussed changes to the Admissions and Continued Occupancy Policy (ACOP). Member Cooper seconded the motion. All voted "aye." The motion carried by a vote of 7-0-0.

### **3. Changes to the Dwelling Lease Agreement.**

Recommendations: Approve the changes.

Vice Chairman Griggs suggested we strike the phrase regarding "should a hardship occur" and say PHA will allow in regards to the security deposit. Ms. Town agreed.

Ms. Town explained the new changes to Page 6, Section VI.

Mr. McCourt noted an item on Page 12, Section J that warranted discussion regarding carrying weapons. Ms. Town noted that she is waiting for information from the HUD and the new attorney regarding this section. She asked that we defer any changes to this section until she has been able to confer with legal counsel regarding carrying a weapon.

Member Cooper moved to approve the changes with the one exception noted. Member Robertson seconded the motion. All voted "aye." The motion carried by a vote of 7-0-0.

### **UNSCHEDULED COMMUNICATIONS**

Chairman Carroll asked that the letter of praise regarding PHA be entered into the record and con

Member Cooper moved to adjourn. Member Robertson seconded the motion. All voted "aye." The motion carried by a vote of 7-0-0.

The meeting was adjourned at 7:22 p.m.

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Chairman Donald E. Carroll

ATTEST:

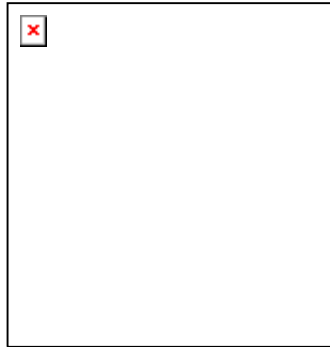
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Deputy Secretary Betsy C. Kidwell

(SEAL)

(Prepared by Deputy Secretary Betsy C. Kidwell)

Approved at the Housing Authority Board Meeting of June 24, 2003



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