

ACTION
MINUTES OF THE SPECIAL BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JULY 9, 2004

Commissioners met at the Central Office. The meeting was called to order by Chair Michael Nichols at 12:08 p.m. Present: Chair Michael Nichols, Vice Chair Alan Styles (arrived 12:11 p.m.), and Commissioners: York Gin, Timothy Escamilla, Carol Schneider and John Dalessio. Absent: Commissioner Josh Stewart. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Tony Caldwell, Chief Information Officer; Jean Goebel, Director of Housing Management; Lynn Santos, Director of Finance; and Cheryl Ontiveros and John Baker, Attorneys. Recorder: Sandy Tebbs

COMMENTS FROM THE PUBLIC:

Yvonne Martinez, Deputy Director of Local 817 SEIU, commented that she welcomed the opportunity to address the Board today. She stated she had a quick chat with Mr. Nakashima right before the meeting and she wanted to reiterate to this Board what she said to Mr. Nakashima and that is that she looks forward to a cooperative relationship with the Housing Authority; she thinks there are some formidable challenges ahead in terms of what's happening nationally to HUD's budgets and other important issues that affect HUD and they are committed to working together to that. One of the things they will be talking with their membership about and would like the Board's support, within the parameters that govern those interactions, is making sure the people vote. So getting voter registration; getting those things resolved and making sure that people understand that voting equals job security not only here but in other places as well in the public sector. So that's one thing that they would like to work with HACM on.

Ms. Martinez further commented the other matter is a matter that she would like to spend just a few seconds on—not a lot of time—and that's that she would ask that consideration be given to outstanding matters related to members of the Union who are still not working at the Housing Authority. They are willing to do whatever they can to work something out with HACM to return those individuals to work. She thinks it would give a clean fresh start and they're looking forward to working with this Board as you prescribe to resolve those. It's been a very challenging time for all of us and she looks forward to improving the working relationship and is committed with their members to fill committees that they know that are certainly agreed to and to work together to deal with issues such as health care and other matters of the like. She wanted to say just take your time for a few seconds and say you are going to a positive result in the closed session.

Mr. Nakashima stated he would like to reserve the right to make a comment after the decision by the Board.

The Board convened to Closed Session at 12:10 p.m.

CLOSED SESSION

Commissioner Styles arrived at 12:11 p.m.

The Board of Commissioners met in Closed Session for the following purpose and reason:

- A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54957.6: LABOR NEGOTIATIONS:
Agency Negotiators: John Baker, Jim Nakashima, Mary Jo Zenk, Barry Phillips, Tony Caldwell, Rosie Anderson, Jean Goebel; Starla Warren, Lynn Santos, and Meredith McCormack: Employee Organization: SEIU 817

ACTION: No action taken.

The Board reconvened to regular session at 12:39 p.m.

NEW BUSINESS

A. Resolution 2256 – Approval of contract with SEIU Local 817

Upon motion by Commissioner Styles, seconded by Commissioner Schneider, the Board adopted Resolution 2256, Memorandum of Understanding, with an effective date of July 1, 2004 for a period of five years. Motion carried with the following vote:

AYES: Nichols, Styles, Gin, Escamilla, Schneider, Dalessio
NOES: None
ABSENT: Stewart

Mr. Nakashima commented that he wanted to applaud and compliment the professionalism of the bargaining unit of the Union 817—Ms. Martinez and HACM's own staff members that are on that team. He stated he has seen many negotiations. Though there were times when some people would say that it may have been contentious, to him it was very professionally done on both sides. Mr. Nakashima applauded both sides. Both sides had reasonable discussions and sometimes emotional discussions, but they kept to the perspective and understood the tough times that HACM was facing. But the fact that it was recognized on both sides and they came into what he felt was a very fair MOU, Mr. Nakashima wanted to thank Ms. Martinez for the job she has done for the bargaining unit and Ms. Zenk for leading the HACM team. He stated maybe this is ground zero to start a new relationship as Ms. Martinez has asked. If we can keep the relationship this way all the way through then everybody wins. He stated that's the intent of his message and he wanted to say on public record thank you very much to Ms. Martinez and Ms. Zenk. Also to the teams that were involved, Kari Manning, Mario Mendoza, and Ellie Pinson, they were all very professional.

Ms. Martinez thanked Mr. Nakashima and stated now if she could just take an opportunity to get the MOU signed then the teams could be done.

COMMISSIONER COMMENTS:

Commissioner Escamilla commented that he thought it was a good time to acknowledge Mr. Nakashima's leadership. Mr. Nakashima has and is doing a really good job and it needs to be said. From management staff all the way down to the employees and the representatives, the Board's expectations are going to continue that Mr. Nakashima and the employees continue doing a good job. Mr. Nakashima responded that the staff makes it happen.

Commissioner Dalessio commented that he has been asked to invite the Commission to hold its next meeting at Rippling River because of the fact that Rippling River will be on the agenda. Commissioner Escamilla commented that he will not be able to attend the meeting on July 26th and asked if the agenda item could be moved to the August meeting. During further discussion on time sensitivity of the issue, Ms. Zenk stated that the Board had requested the report from the insurance company but she wasn't sure the report would be ready by the July Board meeting. Commissioner Dalessio further commented that HACM was going to have the ADA person in attendance at the meeting and he thought the Residents Association was going to have the person who wrote the opinion letter (provided in public comments at the June Board meeting) in attendance. Legal Counsel advised the issue not to be discussed until it was agendized.

Commissioner Dalessio stated he would like to finish his comment, with the Counsel's warning, that when Chair Nichols makes the decision on the location of the meeting if he would either convey it to the Rippling River Residents Association or himself and he would convey it to them. He stated probably the sooner the better so that they (association) can make their own plans.

Commissioner Schneider thanked everybody for the good job that they did with the negotiations.

CLOSED SESSION: See Closed Session above

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:50 p.m.