

**HOUSING AUTHORITY OF THE CITY OF NEVADA, MO**

**HELD THIS 12<sup>th</sup> DAY OF FEBRUARY 2014**

On this 12<sup>TH</sup> day of February 2014 at 7:00 p.m., the Housing Authority of the City of Nevada, MO met in special session at the Nevada Housing Authority, 1117 N. West St., Nevada, MO 64772.

The meeting was called to order by Frankie L. Davis, Chairperson.

Roll call was taken with the following present:

**Commissioners:** Nellie Jo Boyd, Frankie L. Davis, and Mike Turnbull

**Absent:** Commissioners Lois Crowe and Jennifer Thomas

**Also present:** Carol Branham, Executive Director

There was a motion made by Commissioner Mike Turnbull to approve the revised agenda as written. Commissioner Nellie Jo Boyd seconded the motion. A vote was taken and recorded as follows:

**Ayes:** Commissioners Frankie L. Davis, Mike Turnbull and Nellie Jo Boyd

**Nays:** None

**Absent:** Commissioners Lois Crowe and Jennifer Thomas

**CONSENT AGENDA**

A motion was made by Commissioner Nellie Jo Boyd to approve the consent agenda which included the special meeting minutes for December 12, 2013. The motion was seconded by Commissioner Mike Turnbull. A vote was taken and recorded as follows:

**Ayes:** Commissioners Mike Turnbull, Nellie Jo Boyd and Frankie L. Davis

**Nays:** None

**Absent:** Commissioners Lois Crowe and Jennifer Thomas

## **PUBLIC PARTICIPATION**

**NONE**

## **EXECUTIVE DIRECTOR REPORT**

**Consideration was give and discussion held on the written and verbal Executive Director's report including the following:**

- 1. NAHRO Training Certification for Ethics**
- 2. Chamber Gala – March 1, 2014 (HA Pacesetter Nomination)**
- 3. SWNAHRO Maintenance Conference in February**
- 4. NAHRO Legislative Conference in March**
- 5. MONAHRO Spring Conference – St. Louis in March**
- 6. Occupancy Rate**
- 7. Special Pest Control**
- 8. HUD Interim Obligation Letter for Operating Subsidy**
- 9. Capital Funds Update**
- 10. Residents Meetings (Feb. 14<sup>th</sup> and 19<sup>th</sup>)**
- 11. PHA Plan Update**
- 12. 2014 IRS Mileage Rate**
- 13. Review of per diem rates**
- 14. Police Unit Approval Letters**
- 15. Renewal with Traveler's Insurance**
- 16. Chamber of Commerce**
- 17. Section 8 Program**
- 18. HUD Form 52725 Submission (Schedule of Positions and Compensation)**
- 19. February 26<sup>th</sup> – Inspection by Architect of FG Roof and ADA Units**
- 20. Cable/Phone Lines**
- 21. MONAHRO 2014 Awards**
- 22. Schedule of review for flat rent and utility rate allowances.**
- 23. Lease Review**
- 24. Computer/Email Issues**
- 25. Tenant Files, Software, Camera Damage**

**Motion was made by Commissioner Mike Turnbull to accept the written and verbal Executive Director's report. The motion was seconded by Commissioner Nellie Jo Boyd. Motion passed.**

**A motion was made by Commissioner Nellie Jo Boyd to authorize the Executive Director to consider a variance of \$25.00 or less for Section 8 vouchers when above the 40% threshold at recertification. The motion was seconded by Commissioner Mike Turnbull. A vote was taken and recorded as follows:**

**Ayes: Commissioners Frankie L. Davis, Mike Turnbull and Nellie Jo Boyd**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

## **PRESIDENT REPORT**

**Verbal report was given on the SWNAHRO Winter Committee Meeting attended. Chairperson Davis reported that the Executive Director attended the certification class for the NAHRO Ethics Training and can now serve as a trainer.**

## **FINANCIAL REPORT**

**A motion was made by Commissioner Mike Turnbull and seconded by Commissioner Nellie Jo Boyd to accept the written financial reports from Urlaub & Co. for October, November and December 2013. Motion carried.**

## **NEW BUSINESS**

**Consideration was given for Election of Chairperson of the Board of Commissioners for 2014. Motion was made by Commissioner Mike Turnbull that current Chairperson Frankie L. Davis retains the office for 2014. No other nominations were received and the motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:**

**Ayes: Commissioners Nellie Jo Boyd, Frankie L. Davis and Mike Turnbull**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

**Consideration was given for Election of Vice-Chairperson of the Board of Commissioners for 2014. Motion was made by Commissioner Nellie Jo Boyd that current Vice-Chairperson Mike Turnbull retains the office for 2014. No other**

**nominations were received and the motion was seconded by Commissioner Mike Turnbull. A vote was taken and recorded as follows:**

**Ayes: Commissioners Frankie L. Davis, Mike Turnbull and Nellie Jo Boyd**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

**Consideration was given and discussion held on Resolution No. 844 (Approval of 2014 FMR – Fair Market Rent). A motion was made by Commissioner Mike Turnbull to approve Resolution No. 844 as written. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:**

**Ayes: Commissioners Mike Turnbull, Nellie Jo Boyd and Frankie L. Davis**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

**Consideration was given and discussion held on Resolution No. 845 (2014 Income Guidelines). A motion was made by Commissioner Nellie Jo Boyd to approve Resolution No. 845 as written. The motion was seconded by Commissioner Mike Turnbull. A vote was taken and recorded as follows:**

**Ayes: Commissioners Mike Turnbull, Nellie Jo Boyd and Frankie L. Davis**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

**Consideration was given and discussion held on Resolution No. 846 (Approval of Extra Policing Service Contract with the City of Nevada, MO). A motion was made by Commissioner Mike Turnbull to approve Resolution No. 846 as written. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:**

**Ayes: Commissioners Nellie Jo Boyd, Frankie L. Davis and Mike Turnbull**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

**Consideration was given and discussion held on Resolution No. 847 (Appointment of Trustees for Housing Authority of the City of Nevada, MO Employees Retirement Plan). A motion was made by Commissioner Mike Turnbull to approve Resolution No. 847 as written. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:**

**Ayes: Commissioners Frankie L. Davis, Mike Turnbull and Nellie Jo Boyd**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

**Consideration was given and discussion held on Resolution No. 848 (Approved of Revised Housing Authority of the City of Nevada, Missouri Admission and Continued Occupancy Policies). A motion was made by Commissioner Nellie Jo Boyd to approve Resolution No. 848 as written. The motion was seconded by Commissioner Mike Turnbull. A vote was taken and recorded as follows:**

**Ayes: Commissioners Mike Turnbull, Nellie Jo Boyd and Frankie L. Davis**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

**Consideration was given and discussion held on Resolution No. 849 (Approval of Revised Housing Authority of the City of Nevada, Missouri Section 8 Housing Choice Voucher Administrative Plan). A motion was made by Commissioner Mike Turnbull to approve Resolution No. 849 as written. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:**

**Ayes: Commissioners Mike Turnbull, Nellie Jo Boyd and Frankie L. Davis**

**Nays: None**

**Absent: Commissioners Lois Crowe and Jennifer Thomas**

## **MISCELLANEOUS MATTERS**

**Executive Director informed the board of property that is adjacent and lies directly north of Fairground Estates has been listed for sale. Discussion held as to the value of this land in relationship to the housing complex. Challenges**

would be the ability to purchase and pay for the land. Board asked director to research if there are options for consideration.

Being no further business to come before the board, Chairperson Frankie L. Davis adjourned the regular session meeting.

Open session adjourned at 7:50 p.m.

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**FRANKIE L. DAVIS, CHAIRPERSON**

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**CAROL BRANHAM, EXECUTIVE DIRECTOR/  
RECORDING SECRETARY**

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**C E R T I F I C A T I O N**

I, Carol Branham, the duly appointed and qualified Acting Secretary of the Housing Authority of the City of Nevada, MO do hereby certify that this is the true and correct copy of the original minutes, of the meeting held on the 12<sup>th</sup> day of February 2014 as it related to the matters set forth in said extract, and I do further certify that each Resolution adopted at said meeting is on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand the Seal of Authority this 27<sup>th</sup> day of February 2014.

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**Carol Branham, Executive Director**

**(SEAL)**