

HOUSING AUTHORITY OF THE CITY OF NEVADA, MO

HELD THIS 12th DAY OF DECEMBER 2013

On this 12TH day of December 2013 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, Lois Crowe, Frankie L. Davis, Jennifer Thomas and Mike Turnbull

Absent: None

Also present: Carol Branham, Executive Director

There was a motion made by Commissioner Jennifer Thomas to approve the revised agenda as written. Commissioner Lois Crowe seconded the motion. A vote was taken and recorded as follows:

Ayes: Commissioners Lois Crowe, Frankie L. Davis, Jennifer Thomas, Mike Turnbull and Nellie Jo Boyd

Nays: None

Absent: None

CONSENT AGENDA

A motion was made by Commissioner Mike Turnbull to approve the consent agenda which included the special meeting minutes for October 3, 2013. The motion was seconded by Nellie Jo Boyd. A vote was taken and recorded as follows:

Ayes: Commissioners Frankie L. Davis, Jennifer Thomas, Mike Turnbull, Nellie Jo Boyd and Lois Crowe

Nays: None

Absent: None

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. Close out documents – FG ADA Units**
- 2. Occupancy Rate**
- 3. Change Order – Plywood & Paddock House**
- 4. Christmas Eve & Day Closing & New Year's Day Closing**
- 5. Christmas Social**
- 6. Future Meeting Schedule**
- 7. Audit dates**
- 8. Volunteer Lunch**
- 9. REAC – Physical Inspection Score – 94B**
- 10. Posting of staff positions**

Motion was made by Commissioner Lois Crowe to accept the Executive Director's written and verbal report. Motion was seconded by Commissioner Mike Turnbull. Motion carried.

PRESIDENT REPORT

Verbal report was given complimenting staff and the teamwork in getting goals met to continue keeping the occupancy rate up.

FINANCIAL REPORT

A motion was made by Commissioner Jennifer Thomas and seconded by Commissioner Mike Turnbull to accept the written financial reports from Urlaub & Co. for September 2013. Motion carried.

NEW BUSINESS

Consideration was given and discussion held on Resolution No. 842 (Change Order #3, Paddock House Roof-Guarantee Roofing). Motion was made by Commissioner Jennifer Thomas to approve Resolution No. 842 as written in the amount of \$6880. The motion was seconded by Commissioner Lois Crowe. A vote was taken and recorded as follows:

Ayes: Commissioners Jennifer Thomas, Mike Turnbull, Nellie Jo Boyd, Lois Crowe and Frankie L. Davis.

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 843 (Approval of Agreement with Fry & Associates, Inc. for Playground Audit – Drop Testing at Fairground Estates). A motion was made by Commissioner Mike Turnbull to approve Resolution No. 843 as written in the amount of \$1,800. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:

Ayes: Commissioners Mike Turnbull, Nellie Jo Boyd, Lois Crowe, Frankie L. Davis and Jennifer Thomas

Nays: None

Absent: None

Executive Session:

Board Chairperson Frankie L. Davis requested an executive session in accordance with Section 610.021 RSMo., Subparagraph (3) Hiring, Firing, Discipling or Promoting of Particular Employees by a Public Governmental Body when Personal Information About the Employee is Discussed and Recorded.

Commissioner Jennifer Thomas made the motion to move into executive session for reasons in accordance with Section 610.021 RSMo, Subparagraph (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded, after a five minute recess. The motion was seconded by Commissioner Lois Crowe. A vote was taken and recorded as follows:

Ayes: Commissioners Mike Turnbull, Nellie Jo Boyd, Lois Crowe, Frankie L. Davis and Jennifer Thomas

Nays: None

Absent: None

An executive session of the Housing Authority of the City of Nevada, MO Board of Commissioners was held in the Crawford House, 1117 N. West St., Nevada, MO beginning at 7:45 p.m.

Present: Commissioners Nellie Jo Boyd, Lois Crowe, Frankie L. Davis,
Jennifer Thomas and Mike Turnbull

Staff Present: Carol Branham, Executive Director

Discussion was limited to Section 610.021 RSMo, Subparagraph (3) Hiring, firing, disciplining or promoting of particular employees by a public government body when personal information about the employee is discussed or recorded.

Commissioner Jennifer Thomas moved to adjourn the executive session and move back into regular session. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:

Ayes: Commissioners Lois Crowe, Frankie L. Davis, Jennifer Thomas, Mike Turnbull and Nellie Jo Boyd

Nays: None

Absent: None

Executive session adjourned at 8:01 p.m.

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

Open session adjourned at 8:02 p.m.

FRANKIE L. DAVIS, CHAIRPERSON

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

CERTIFICATION

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 12th day of December 2013 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 12th day of February 2014.

/s/ _____

Carol Branham, Executive Director

(SEAL)