

HOUSING AUTHORITY OF THE CITY OF NEVADA, MO

HELD THIS 25th DAY of MAY 2017

On this 25th day of May 2017 at 5:32 p.m., the Housing Authority of the City of Nevada, MO met in regular session at the Nevada Housing Authority, 1117 N. West St., Nevada, MO 64772.

The meeting was called to order by Chairperson Michael Turnbull.

Roll call was taken with the following present:

Commissioners: Chrystie Braden, Lois Crowe, David Heumader, Trudy Snead and Michael Turnbull

Absent: None

Also present: Carol Branham, Executive Director

A motion was made by Commissioner Chrystie Braden to approve the revised agenda as written. Commissioner David Heumader seconded the motion. A vote was taken and recorded as follows:

Ayes: Commissioners Lois Crowe, David Heumader, Trudy Snead, Michael Turnbull and Chrystie Braden

Nays: None

Absent: None

PUBLIC PARTICIPATION

NONE

CORRESPONDENCE

NONE

REPORTS

FINANCIAL

A motion was made by Commissioner David Heumader to postpone consideration of the written Urlaub April 2017 Financial Report until final report is

received. The motion was seconded by Commissioner Trudy Snead. Motion passes

EXECUTIVE DIRECTOR

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

- **Public Housing Occupancy Rate – 100% occupied in PIC but May has move outs that will be in make ready for occupying in June. Wait list is developing for all units.**
- **VMS Utilization Rate remains steady due to funding. We currently have a wait list for vouchers.**
- **Notice Letter of Claim for 2012n Operating Subsidy Offset. Options for funding will be looked at. Small agencies such as Nevada Housing Authority would need \$1000 to file with the group.**
- **Proposed maintenance charges will be updated and posted to tenants in June and on the agenda for the board for June or July meeting.**
- **SWNARHO Awards will be June 7, 2017 in San Antonio. We have two recipients receiving awards which are: Brian Leonard, Mayor (Special Achievement by a Public Official) and Marcus Champion, Officer (Special Achievement by a Police Officer)**
- **Callout time to be paid for overtime and pay for days on call will be included for the consideration of the board in the new budget.**
- **Chamber Coffee & Commerce will be held on Friday, Ma6 26th at the Crawford House to showcase agency and talk about housing programs.**
- **Budget Revision for FYE 6-30-17 and New Budget for FYE 6-30-18 should be ready for the board in June and may require a special meeting.**
- **Update on HVAC project and capital funds grant.**

Motion was made by Commissioner Lois Crowe to accept the Executive Director's written and verbal report. The motion was seconded by Commissioner David Heumader. Motion carried.

PRESIDENT

NONE

CONSENT AGENDA

A motion was made by Commissioner Chrystie Braden to approve the consent agenda which included the special meeting minutes for May 8, 2017. The motion was seconded by Commissioner Trudy Snead. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Trudy Snead, Michael Turnbull, Chrystie Braden and Lois Crowe

Nays: None

Absent: None

NEW BUSINESS

Consideration was given and discussion held on Resolution No. 973 (Change Order No. 1 with A-1 Air LLC FG-HVAC-2017-1). A motion was made by Commissioner David Heumader to approve Resolution No. 973 as written in the amount of \$8,743.88 add on. The motion was seconded by Commissioner Chrystie Braden. A vote was taken and recorded as follows:

Ayes: Commissioners Trudy Snead, Michael Turnbull, Chrystie Braden, Lois Crowe and David Heumader

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 974 (Ceiling Rent Changes Due to Changes in Flat Rent Schedule). A motion was made by Commissioner Chrystie Braden to approve Resolution No. 974 for the ceiling rent schedule as follows:

1 bedroom	\$499.00
2 bedrooms	\$658.00
3 bedrooms	\$817.00
4 bedrooms	\$905.00

The motion was seconded by Commissioner Lois Crowe. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Chrystie Braden, Lois Crowe, David Heumader and Trudy Snead.

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 975 (Smoke Free Public Housing Policy). A motion was made by Commissioner Trudy Snead to approve Resolution No. 975 as written with an effective date of September 1, 2017. The motion was seconded by Commissioner Chrystie Braden. A vote was taken and recorded as follows:

Ayes: Commissioners Chrystie Braden, Lois Crowe, David Heumader, Trudy Snead and Michael Turnbull

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 976 (Worker's Compensation Insurance Coverage July 1, 2017 Through June 30, 2018 with Midwest Public Risk). A motion was made by Commissioner David Heumader to approve Resolution No. 976 as written in the amount of \$5,808.81. The motion was seconded by Commissioner Lois Crowe. A vote was taken and recorded as follows:

Ayes: Commissioners Lois Crowe, David Heumader, Trudy Snead, Michael Turnbull and Chrystie Braden

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 977 (Approval of HSA Bank Employee Health Savings Plan Account as Part of New Choice Fund Plan for Health Insurance). A motion was made by Commissioner Lois Crowe to approve Resolution No. 977 as written which includes payment of \$150/mo. into each full-time employee's HAS account by the agency. The motion was seconded by Commissioner David Heumader. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Trudy Snead, Michael Turnbull, Chrystie Braden and Lois Crowe

Nays: None

Absent: None

MISCELLANEOUS MATTERS

Carol Branham, Executive Director informed the board that she continues to work closely with the police department on reports of concerns.

Being no further business to come before the board, motion was made by Commissioner Lois Crowe to adjourn, seconded by Commissioner Trudy Snead. A vote was taken and recorded as follows:

Ayes: Commissioners Trudy Snead, Michael Turnbull, Chrystie Braden, Lois Crowe and David Heumader

Nays: None

Absent: None

Chairperson Michael Turnbull adjourned the meeting.

The open session adjourned at 6:08 p.m.

MICHAEL TURNBULL, CHAIRPERSON

/S/_____

CAROL BRANHAM, EXECUTIVE DIRECTOR/ RECORDING SECRETARY

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 25TH day of

May 2017 as it related to the matters set forth is 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 22nd day of June 2017.

/s/ _____

Carol Branham, Executive Director

(SEAL)