

HOUSING AUTHORITY OF THE CITY OF NEVADA, MO

HELD THIS 25th DAY OF APRIL 2019

On this 25th day of April 2019 at 5:30 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 David Heumader

Roll call was taken with the following present:

Commissioners: Linda Barnes, Chrystie Braden, Deanna Gicante, David Heumader, Michael Turnbull and Linda Barnes

Absent: None

Also present: Carol Branham, Executive Director

A motion was made by Commissioner Linda Barnes to approve the revised agenda as written. Commissioner Michael Turnbull seconded the motion. A vote was taken and recorded as follows:

Ayes: Commissioners Chrystie Braden, David Heumader, Trudy Snead, Michael Turnbull and Linda Barnes

Nays: None

Absent: None

PUBLIC PARTICIPATION

NONE

CORRESPONDENCE

NONE

REPORTS

EXECUTIVE DIRECTOR

Consideration was given and discussion held on the written and verbal Executive Director's report.

1. Public Housing Occupancy Report (Note that the FG Police Unit is back online and occupied.)
2. Section 8 Utilization Report
3. Organizational Chart/Job Descriptions
4. Budget Preparation for 2019-2020
5. Report on April Fair Housing Activities
6. Report on Washington Conference
7. Annual SWNAHRO Conference in Kansas City (June)
8. 2019 Capital Grant Funds

Discussion was held with Commissioners by the Executive Director and questions answered. Motion was made by Commissioner Chrystie Braden to accept the Executive Director written and verbal report. The motion was seconded by Commissioner Linda Barnes. Motion carried.

PRESIDENT

NO REPORT

FINANCIAL

Consideration was given and discussion held on written financial reports from Urlaub & Co. for the months of January, February and March 2019. Motion was made by Commissioner Chrystie Braden to accept the written reports. The motion was seconded by Commissioner Linda Barnes. Motion carried.

CONSENT AGENDA

A motion was made by Commissioner Michael Turnbull to approve the Consent Agenda which included regular meeting minutes of February 28, 2019. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Deanna Gicante, David Heumader, Michael Turnbull, Linda Barnes and Chrystie Braden

Nays: None

Absent: None

UNFINISHED BUSINESS

Consideration was given and discussion held on Resolution No. 1027(Procurement Policy Update). Motion was made by Commissioner Linda

Barnes to approve Resolution No. 1027 as written. The motion was seconded by Commissioner Chrystie Braden. A vote was taken and recorded as follows:

Ayes: Commissioner David Heumader, Michael Turnbull, Linda Barnes, Chrystie Braden and Deanna Gicante

Nays: None

Absent: None

OLD BUSINESS

NONE

NEW BUSINESS

PUBLIC HEARING:

A Public Hearing on Fiscal Year Audit June 30, 2018 prepared by Benton CPA was opened at 6:12 p.m. by Chairperson David Heumader. There were no public comments made. The public hearing was closed at 6:13 p.m.

Consideration was given and discussion held on Resolution No. 1031 (Approval of Independent Audit by Benton CPA for Fiscal Year Ending June 30, 2018). A motion was made by Commissioner Chrystie Braden to approve Resolution No. 1031 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes, Chrystie Braden, Deanna Gicante and David Heumader.

Nays: None

Absent: None

PUBLIC HEARING:

A Public Hearing on the Annual Plan was opened at 6:17 p.m. by Chairperson David Heumader. There were no public comments made. The public hearing was closed at 6:18 p.m.

Consideration was given and discussion held on Resolution No. 1032 (Approval of Submission of Required Documents for Annual Plan as a Qualified PHA for 2019). A motion was made by Commissioner Chrystie Braden to approve Resolution No. 1032 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Linda Barnes, Chrystie Braden, Deanna Gicante, David Heumader and Michael Turnbull

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 1033 (Approval of 2019-2020 Health, Dental and Vision Insurance Plan for Full-time Employees with Midwest Public Risk. Motion was made by Commissioner Linda Barnes to approve Resolution No. 1033 as written. The motion was seconded by Commissioner Chrystie Braden. Discussion was held by Commissioners and Director about the increase and options that might need to be evaluated in the future. The Executive Director stated that as budget for new year is finalized that there may need to be some adjustments in other line items. Commissioner Michael Turnbull expressed concern on the short notice with such a substantial increase and wanted us to explore other options in the future. A vote was taken and recorded as follows:

Ayes: Commissioners Chrystie Braden, Deanna Gicante David Heumader, Michael Turnbull and Linda Barnes

Nays: None

Absnet: None

Consideration was given and discussion held on Resolution No. 1034 (2019 Annual Sewer Payment to the City of Nevada, MO). A motion was made by Commissioner Chrystie Braden to approve Resolution No. 1034 as written in the amount of \$43,125.28. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Deanna Gicante, David Heumader, Michael Turnbull, Linda Barnes and Chrystie Braden

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 1035 (Removal of Past Due Accounts from the Books of the Housing Authority of the City of Nevada, MO). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1035 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

**Ayes; Commissioners David Heumader, Michael Turnbull,
Linda Barnes, Chrystie Braden and Deanna Gicante**

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 1036 (2019 Income Limits). A motion was made by Commissioner Chrystie Braden to approve Resolution No. 1036 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

**Ayes: Commissioners Michael Turnbull, Linda Barnes,
Chrystie Braden, Deanna Gicante and David Heumader**

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 1037 (Submission of Letter of Intent to Apply for the Moving To Work Grant). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1037 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

**Ayes: Commissioner Linda Barnes, Chrystie Braden,
Deanna Gicante, David Heumader and Michael Turnbull**

Nays: None

Absent: None

MISCELLANEOUS MATTERS

Executive Director Branham informed the Board that the St. Louis HUD staff will be scheduling an on-site visit the last week in June if budget permits.

Being no further business to come before the board, motion was made by Commissioner Linda Barnes to adjourn, seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

**Ayes: Commissioners Chrystie Braden, Deanna Gicante, David
Heumader, Michael Turnbull and Linda Barnes**

Nays: None

Absent: None

Chairperson David Heumader adjourned the meeting.

The open session adjourned at 6:50 p.m.

DAVID HEUMADER, 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 April 2019 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 30th day of May 2019.

/s/_____

Carol Branham, Executive Director

(SEAL)