

HOUSING AUTHORITY OF THE CITY OF NEVADA, MO

HELD THIS 2nd DAY OF JUNE 2020

On this 2nd day of June 2020 at 5:32 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 Chairperson David Heumader

Roll call was taken with the following present:

Commissioners: Linda Barnes, David Heumader and Michael Turnbull

Absent: Commissioners Chrystie Braden and Deanna Gicante

Also, present: Carol Branham, Executive Director

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

Ayes: Commissioners David Heumader, Michael Turnbull and Linda Barnes

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

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 Utilization Rate
2. Section 8 Utilization Rate
3. Work Order Summary
4. EnVision Center Official Visit
5. Resident Stipend – Resident Garden
6. Audit Public Hearing June 18, 2020 at 5:30 p.m.
7. Informational Guide on COVID19 Responses and Policies
8. Healthy Nevada - Community Health Assessment Town Hall Meeting June 4th
9. Housing Assessment Update – Build VC
10. Letter for AARP Foundation’s SCSEP Program
11. Update document with Metz Banking
12. COVID-19 Impact on Agency
13. Organizational Chart
14. Guest Policy
15. Paddock House – Mail Drop
16. Volunteers During Pandemic

Discussion was held with Commissioners by the Executive Director and questions answered. Motion was made by Commissioner Linda Barnes to accept the Executive Director’s report. The motion was seconded by Commissioner Michael Turnbull. Motion carried.

PRESIDENT

Chairperson David Heumader reported on the HUD site visit for the EnVision Center. He noted that the HUD officials were very positive about the meeting with community partners and site visit. The HUD officials noted that they have been to several site visits for EnVision Centers and have not had so many community partners show up in support.

FINANCIAL

Consideration was given and discussion held on written financial report for April 30, 2020 from Urlaub & Co. A motion was made by Michael Turnbull to accept the report. The motion was seconded by Linda Barnes. Motion carried.

CONSENT AGENDA

A motion was made by Commissioner Michael Turnbull to approve the Consent Agenda which included special meeting minutes of May 5, 2020. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes and David Heumader

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

UNFINISHED BUSINESS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

Consideration was given, and discussion held on Resolution No. 1084 (Approval of Annual Sewer Payment to the City of Nevada, MO). A motion was made by Commissioner Linda Barnes to approve Resolution No. 1084. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Linda Barnes, David Heumader and Michael Turnbull

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1085 (Approval of Contract with Fidelity Communications for Phone/Internet Service). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1085 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Michael Turnbull and Linda Barnes

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion was held on Resolution No. 1086 (Workers Compensation Insurance Coverage July 1, 2020 thru June 30, 2021 with

Midwest Public Risk). A motion was made by Commissioner Linda Barnes to approve Resolution No. 1086 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes and David Heumader

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1087 (Approval of Waiver of Over Limits Accrued Leave Set by Personnel Policy Earned by Full Time Employees for Fiscal Year Ending June 30, 2020). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1087 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Linda Barnes, David Heumader and Michael Turnbull

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1088 (Operating Budget Revision #1 for Fiscal Year Ending June 30, 2020 HUD Form 52574). A motion was made by Commissioner Linda Barnes to approve Resolution No. 1088 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Michael Turnbull and Linda Barnes

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1089 (Operating Budget for Fiscal Year Ending June 30, 2021 HUD Form 52574). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1089 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes and David Heumader

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1090 (Approval of Agreement with Richman Inspection Services to Conduct REAC Inspection Training for Housing Authority of the City of Nevada, MO). A motion was made by Commissioner Linda Barnes to approve Resolution No. 1090 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Linda Barnes, David Heumader and Michael Turnbull

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1091 (Approval of Employee Accrued Leave Pay FYE 6-30-20). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1091 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Michael Turnbull and Linda Barnes

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1092 (Approval of HUD Waiver in NOTICE PIH 2020-05 for the Housing Authority of the City of Nevada, MO). A motion was made by Commissioner Linda Barnes to approve Resolution No. 1092 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes and David Heumader

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1093 (Approval of Contract for Extra Policing Services with the City of Nevada, MO). A motion was made by Commissioner Linda Barnes to approve Resolution No. 1093 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Linda Barnes, David Heumader and Michael Turnbull

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1094 (Approval of 2020-2021 Life Insurance Benefit with Sun Life for Full Time Employees). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1094 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Michael Turnbull and Linda Barnes

Nays; None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Consideration was given and discussion held on Resolution No. 1095 (Contract with Urlaub & Co. for Housing Software Upgrade to Cloud Base and Support Services). A motion was made by Commissioner Linda Barnes to approve Resolution NO. 1096 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes and David Heumader

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

EXECUTIVE SESSION

There was no need for an Executive Session.

MISCELLANEOUS MATTERS

There were no miscellaneous matters.

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 Linda Barnes, David Heumader and Michael Turnbull

Nays: None

Absent: Commissioners Chrystie Braden and Deanna Gicante

Chairperson David Heumader adjourned the meeting.

The open session adjourned at 6:20 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 2nd day of June 2020 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 18th day of June 2020.

/s/ _____

Carol Branham, Executive Director

(SEAL)