

MINUTES

HOUSING AUTHORITY OF THE CITY OF ABILENE BOARD OF COMMISSIONERS' MEETING

Meeting of September 25, 2008, 9:30 a.m.

The Housing Authority of the City of Abilene, Texas, met in a Regular Session on September 25, 2008, at 9:30 a.m. in the Cypress Plaza Board Room, 534 Cypress Street. Housing Chair Dr. Brice was present and presided. Other Commissioners present were: Kiddy Boswell and Larry Holmes.

Staff members present were: Megan Santee, Assistant Director Planning and Development/Interim Executive Director; Genette Edmond, Public Housing Manager; Stanley Smith, Assistant City Attorney; Paul Falade, Chief Financial Officer; and Mary Ann Martell, Housing Secretary. Guests included: Mark Zachary, Mona Anderson and David Webb.

CALL TO ORDER

1.0 Routine Announcements, Recognitions and Presentations

Megan Santee, Interim Executive Director, announced that Housing Counselor Vicky Almaguer from Public Housing has resigned effective 9/19/2008.

Chairperson Brice called the meeting to order at 9:40 a.m.

2.0 Approval of the August 28, 2008, Board Meeting Minutes and the September 2, 2008, and the September 12, 2008, Special Called Meeting Minutes

Megan Santee relayed to the Board that there were two corrections to the minutes. Commissioner Boswell made a motion to approve all three amended sets of the minutes. Commissioner Holmes seconded the motion. The Board voted.

AYES: Commissioners Boswell, Holmes and Brice

NAYS: None

The motion carried.

3.0 Open discussion for Citizen General Comment and Resident/Landlord Input

David Webb, a Section 8 landlord, was present. An update on one of his tenants was given by Megan Santee. A discussion followed on HQS violations and on improving communications between the landlords and the HA.

4.0 Consent Agenda

Commissioner Boswell asked to pull Item 4.2 from the Consent Agenda. Commissioner Holmes made a motion to approve Consent Agenda 4.0, Items 4.1 and 4.3. Commissioner Boswell seconded the motion. The Board voted.

AYES: Commissioners Boswell, Holmes and Brice

NAYS: None

The motion carried.

Discussion followed on Agenda Item 4.2, the resolution approving the 2007-2008 Operating Budget for Low Rent Public Housing. Paul Falade explained that Coy Watkins, the HA's fee accountant, had sent the budget, expiring at the end of the month. If a housing authority is troubled, the budget along with the resolution must be submitted to HUD. However, if the housing authority is not troubled, it only needs to be approved by the Board. Generally, the budget will come to the Board for approval before the beginning of the fiscal year. Commissioner Holmes made a motion to approve the resolution approving the 2007-2008 Operating Budget for Low Rent Public Housing. This was seconded by Commissioner Boswell. The Board voted.

AYES: Commissioners Boswell, Holmes and Brice

NAYS: None

The motion carried.

5.0 Regular Agenda

5.1 Discussion and possible approval of the Section 8 Housing Choice Voucher Program Status/Financial Report for August 2008

Ebony Bond, Programs Coordinator, summarized the report for the Board. She said the massive pull of 200 applicants from the Waiting List done on August 23 resulted with a 50% turnout. Out of them, 50% are expected to find a unit. This will increase the number of people with vouchers. A discussion occurred on if funding from HUD would increase if the HA improves lease-up. In addition, the Board and staff discussed reasons for terminations of tenants and stressed the importance of reducing the number of terminations.

Commissioner Holmes made a motion to approve 5.1, the Section 8 Housing Choice Voucher Program Status/Financial Report for August 2008. This was seconded by Commissioner Boswell. The Board voted.

AYES: Commissioners Boswell, Holmes and Brice

NAYS: None

The motion carried.

5.2 Update on Patterson and Associates'(PAC) progress on the transition of the HA to an independent agency

It was questioned whether PAC is conducting the reference check on Mr. Reed. PAC said it was out of their perimeters. Commissioner Boswell agreed to complete the reference checks and to report to the Chair.

5.3 Discussion and possible approval of a contract for telephone services

Megan Santee stated that the current phone system is the City's. The City's IT department sent out a request for proposals from companies who worked with Toshibas. From the two proposals, staff recommends NTS since the HA could keep the current phone numbers and they have a better warranty.

Commissioner Holmes made a motion for the HA to accept the proposal from NTS for phone services. Commissioner Boswell seconded the motion. The Board voted.

AYES: Commissioners Boswell, Holmes and Brice

NAYS: None

The motion carried.

6.0 Executive Session

The Board went into Executive Session at 10:25 a.m.

The Board came out of Executive Session at 10:30 a.m., with no action taken.

7.0 Adjournment

Commissioner Holmes made a motion to adjourn the meeting. This was seconded by Commissioner Boswell. The Board adjourned at 10:31 a.m.

Kiddy Boswell, Board Secretary

Dr. Tanya Smith Brice, Board Chair