

REGULAR MEETING

MASSAC COUNTY HOUSING AUTHORITY

February 27, 2017

Members of the Massac County Housing Authority Board of Commissioners met in regular session on February 27, 2017 at the Spence Apartments office in Metropolis, Illinois. The meeting was called to order by Chair Burnett at 6:00 pm and upon roll call those present and absent were as follows:

Present

Nelda Burnett

Jeremy Staton

Chris Cromeenes

Absent

Randal Eskridge

Nancy Parker

Also in attendance were: Paul McKnight; executive director and Linda Vogt; office manager.

There being a quorum present and the meeting duly convened by the chair, business was conducted as follows:

Upon a motion by Commissioner Cromeenes and seconded by Commissioner Staton, and a roll call of ayes from Commissioners Burnett, Cromeenes, and Staton, the January 23, 2017 meeting minutes were approved as read.

It was moved by Commissioner Staton, seconded by Commissioner Cromeenes, and approved by a roll call of ayes from Commissioners Burnett, Cromeenes, and Staton, that payment of the following bills be authorized from funds of projects IL 41-1 through 9: (January 20, 2017 – February 23, 2017).

Financial reports were available for discussion. Commissioners examined bank reconciliations for all accounts.

Tenants Accounts Receivable total for January 2017 was \$2,666.00.

Vacancies for all projects are: 1 (1 bedroom) and 1 (2 bedroom) for a total of two vacancies.

Upon a resolution (see resolution below this paragraph) by Commissioner Cromeenes and a motion by Commissioner Staton to adopt, and a second by Commissioner Burnett, and a roll call of ayes from Commissioners Cromeenes, Burnett, and Staton, the board approved to award pest control services to treat termites to Story Pest Control for two years with an option at a 3rd year at the following rate:

Spence apt blds \$650 each for treatment and \$110 each for annual inspection.

Spence Community Room \$550 treatment and \$60 for annual inspection.

Office \$650 treatment and \$75 for annual inspection.

Spence apt blds \$650 each for treatment and \$110 each for annual inspection.

Young apt blds \$550 each for treatment and \$60 each for annual inspection.

Spence/Strickland addition blds \$550 each for treatment and \$60 each for annual inspection.

Bunchman apt blds \$550 each for treatment and \$60 each for annual inspection.

Fairmount apt blds \$550 each for treatment and \$60 each for annual inspection.

Storage bld \$300 for treatment and \$50 for annual inspection.

Resolution No. 02-2017-1

Whereas. The Massac County Housing Authority has a need to control termites and the damage they cause.

Therefore be it Resolved that we accept the bid for services from Story Pest Control to perform those services.

Upon a resolution (see resolution below this paragraph) by Commissioner Staton and a motion by Commissioner Cromeenes to adopt, and a second by Commissioner Burnett, and a roll call of ayes from Commissioners Cromeenes, Burnett, and Staton, the board approved a bid for Lawn Care services to Smith Lawn Care Services for one year at \$16,020 with an option at a 2nd year.

Resolution No. 02-2017-2

Whereas. The Massac County Housing Authority has a need to mow our property;

Therefore be it Resolved that we accept the bid from Smith Lawn Care.

Upon a resolution (see resolution below this paragraph) by Commissioner Staton and a motion by Commissioner Cromeenes to adopt, and a second by Commissioner Burnett, and a roll call of ayes from Commissioners Cromeenes, Burnett, and Staton, the board accepted bid from Eggemeyer & Associates for two years with an option at a 3rd year to perform our architecture services.

Resolution No. 02-2017-3

Whereas. The Massac County Housing Authority has a need for architect services;

Therefore be it Resolved that Eggemeyer & Associates conduct those professional services.

Upon a resolution (see resolution below this paragraph) by Commissioner Cromeenes and a motion by Commissioner Staton to adopt, and a second by Commissioner Burnett, and a roll call of ayes from Commissioners Cromeenes, Burnett, and Staton, the board accepted a revised FYE 2017 Operating Budget.

Resolution No. 02-2017-4

Whereas. The Massac County Housing Authority has a need to readjust income and expenses as the year progresses;

Therefore be it Resolved that the attached revised operating budget be adopted.

Discussion was held on:

- Nonsmoking policy and charging for cleaning fee
- ACOP changes.
- Should check into possible criminal charges when tenants leave apartment with severe damage.

Director's Report was provided.

Board Chair comments: Contacted Hearing Officers Terry Foster and he has agreed to continue on in the role of hearing officer. Will be contacting Dianna Douglas to see if she is still interested.

Public Comment: None

Our next regular meeting is scheduled for March 27, 2017 at 6:00 pm at the housing authority office.

Upon a motion by Commissioner Cromeenes, seconded by Commissioner Staton, and a roll call of ayes from Commissioner Burnett, Cromeenes, and Staton, the meeting was adjourned at 6:55 pm.

Nelda Burnett

Nelda Burnett, Board Chair

Paul McKnight

Paul McKnight, Secretary-Treasurer