



MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF FALLS CITY

Wednesday, December 19th, 2018 – 12:30 PM

The Commissioners of the Housing Authority of the City of Falls City, Nebraska met in regular session at the office of the Housing Authority, Wednesday, December 19, 2019 at 12:30 PM.

Ms. Wittwer moved to declare the meeting to be an open meeting, which was preceded by published notice and is hereby declared to be full convened and in open session, seconded by Ms. Deckinger. Voting Yes: Capps, King, Caverzagie, Sells Voting No: None Motion carried.

Upon roll call, the following members answered present: Vice-Chairman Marilyn Capps, Commissioner Janice Wittwer, Commissioner John Caverzagie, Commissioner Gracie Deckinger, Commissioner Sharon Sells.

Members absent: Commissioner Richard King

A motion was made by Mr. Caverzagie seconded by Ms. Wittwer to approve the agenda. Voting Yes: Capps, Caverzagie, Deckinger, Sells Voting No: None Motion carried.

A motion was made by Mrs. Deckinger, seconded by Mr. Caverzagie, to approve the minutes of the regular meeting on September 26, 2018. Voting Yes: Capps, Wittwer, Sells Voting No: None Motion carried.

A report by the Chairperson, Darlene Mertens, was given regarding the East View Resident Council meetings and discussions. No action was taken.

The Pioneer Plaza resident Council was not provided as the group decided to not organize as a group to become a Resident Council.

A motion was made by Mrs. Deckinger, seconded by Mrs. Sells to approve the Director's report. Voting Yes: Capps, Caverzagie, Wittwer, Voting No: None Motion carried.

The Check Vouchers were reviewed and ACH vouchers are as follows:

Public Housing	18509 to 18656 (Checks)
	EV 69 to 112 (ACH Transactions)
Section 8	N/A
CHSP	N/A

A motion was made by Mrs. Deckinger, seconded by Mr. Caverzagie to approve the financial report. Voting Yes: Capps, Sells, Wittwer Voting No: None Motion carried.

The occupancy report was reviewed. A motion was made by Ms. Wittwer, seconded by Ms. Deckinger to approve the occupancy report. Voting Yes: Capps, Caverzagie, Sells, Voting No: None Motion carried.

A motion for Resolution 455 was made to approve setting the 2019 Fair Market Rents (FMR's) for Public Housing at \$402-1 Bed, \$486-2 Bed, \$610-3 Bed. Approval of the FMR's was made by Ms. Sells and seconded by Mr. Caverzagie. Voting Yes: Capps, Wittwer, Deckinger Voting No: None Motion carried.

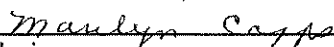
A motion was made for Resolution 456 to approve the removal of excess utility fees for dishwashers, dryers and freezers effective February 2019 was made by Ms. Deckinger and seconded by Ms. Wittwer. Voting Yes: Capps, Caverzagie, Sells Voting No: None Motion carried.

A motion was made for Resolution 457 to adopt the Community Room Use Policy. Approval of the adoption was made by Ms. Wittwer and seconded by Mr. Caverzagie. Voting Yes: Capps, Sells, Deckinger Voting No: None Motion carried.

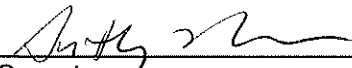
A discussion and review regarding the FCHA Annual Report as presented by the Executive Director and review of the draft FYE 2018 audit by Niewedde & Wiens was performed. NO action was taken.

A discussion and review of the PHAS Report score was performed along with an update of the progress with the HUD Action Plan. It was agreed to host a NAHRO Commissioners Training Session and for all commissioners to attend to complete Item G001. The Executive Director discussed Item S001 which is the Sustainability Plan. The Executive Director has held meetings with City Administration and Community Development Officials to build relationships and align goals. These meetings will be held routinely to assure the FCHA is a leader in housing development and/or housing planning for the community and low-income families. In addition, the Executive Director has promoted and developed the creation of Resident Councils to assure tenant involvement with planning processes and site improvements.

There being no further business to come before the Board, meeting adjourned.



Chairperson



Secretary