

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
BOARD OF COMMISSIONERS MEETING**

MINUTES OF December 18, 2014

Chair Moravec called the meeting of the Housing Authority of the County of Butte to order at 2:00 p.m.

1. ROLL CALL

Present for the Commissioners: Kate Anderson, Patricia Besser, Sharon Chambers, Larry Hamman, Gene McFarren and Laura Moravec

Present for the Staff: Ed Mayer, Executive Director; Roy Peters, Deputy Executive Director; Larry Guanzon, Housing Director; Sue Kemp, Finance Officer; and Tamra Young, Executive Assistant.

2. AGENDA AMENDMENTS

Executive Assistant Young requested that Item No. 11 Executive Session be moved before 5.2 on the Agenda.

3. CONSENT CALENDAR

Executive Director Mayer reported due to the required eviction of ineligible illegal families, the monthly deficit at Gridley Farm Labor Housing (FLH) is \$8,000. Staff is diligently working to reduce expenses and increase lease-up. The upside down mode of FLH's budget was anticipated, however it is early; It was anticipated to happen during rehab. Also the Ineligible Tenant Waiver at FLH has not been renewed, it expired in March. HACB has provided all required information to USDA-RD for its renewal and will begin to aggressively work with USDA-RD to get it resolved as soon as possible. At this point, HACB is managing FLH because it is the "right thing to do". Staff time is either underpaid or totally unpaid.

Commissioner McFarren moved that the Consent Calendar be accepted as presented. Commissioner Chambers seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 1010 Cleveland, Chico – The Housing Authority has been approached by the County of Butte regarding a county-owned parcel located at 1010 Cleveland,

Chico. The parcel is approximately ¼ acre in size, has an older single family home on site, and is currently zoned Public/Quasi-Public. It was originally acquired by the County for use as a Chapmantown Community Services center. However the County failed to secure the funding necessary to develop the community center. In order to determine whether the HACB would like to purchase the property for \$1, it would require a Phase I environmental, lead paint and title reports and an architect review to determine possible uses of the property. The estimated cost of those services is \$5,000. The consensus of the Board was to forego this opportunity.

11. EXECUTIVE SESSION

11.1 Section 54957.6: Conference with Labor Negotiators (Operating Engineers Local No. 3)

11.2 Section 54956.9a - Conference with Legal Counsel – Existing Litigation (one (1) case, David Crane vs. Housing Authority of the County of Butte, Case No. 2:14-CV-02840-MCE-CKD)

Adjourn: 2:33 p.m.

Reconvene: 2:59 p.m.

Chair Moravec reported that the Board authorized acceptance of the Union counter offer and discussed personnel litigation with Greg Einhorn, HACB attorney.

5.2 Personnel Policy – The revised Personnel Policy and Management Addendum, effective December 1, 2014, were presented for consideration. There were no substantive changes to the Personnel Policy; changes are a result of either change in law or due to Union negotiations.

RESOLUTION NO. 4564

Commissioner Hamman moved that Resolution No. 4564 be adopted by reading of title only: “RESOLUTION TO ADOPT PERSONNEL POLICY FOR THE HOUSING AUTHORITY OF THE COUNTY OF BUTTE”. Commissioner McFarren seconded. The vote in favor was unanimous.

5.3 Memorandum of Understanding (MOU) – The 2014-15 Union MOU with Operating Engineers Local No. 3 was presented for consideration. The Union contract is effective December 1st and coincides with the health insurance renewal. Commissioner Anderson had some concerns about the language under #5 Health-Dental-Vision Insurance Benefits, specifically related to the allowance. The Board requested that Management create a list of the give and take by the Union that has occurred over the past few years as a frame of reference for future negotiations.

RESOLUTION NO. 4565

Commissioner Anderson moved that Resolution No. 4565 be adopted by reading of title only: “MEMORANDUM OF UNDERSTANDING BETWEEN OPERATING ENGINEERS LOCAL UNION NO. 3 AND HOUSING AUTHORITY OF THE COUNTY OF BUTTE”. Commissioner Chambers seconded. The vote in favor was unanimous.

- 5.4 Recognition of Commissioner McFarren – The Board presented a Resolution to Commissioner McFarren acknowledging his 32+ years of service to the Board and thanked him for all he has done. Executive Director Mayer highlighted a few of the significant changes that have occurred at the HACB during Commissioner McFarren’s tenure including 278% increase in Public Housing stock and 317% increase in Section 8 housing assistance.

RESOLUTION NO. 4566

Commissioner Hamman moved that Resolution No. 4566 be adopted by reading of title only: “RECOGNITION OF COMMISSIONER GENE MCFARREN”. Commissioner Chambers seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

- 7.1 HACB Strategic Planning – The strategic planning work will coordinate with property analyses, including physical needs assessments, and viability, opportunity, and mission analyses. The work will take place in 2015. HACB is in the process of completing the physical needs assessments and finding financial and strategic planning consultants.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

12. COMMISSIONERS’ CALENDAR

- Holiday Luncheon, Roots Catering, 3221 Esplanade Chico – 12:00 noon, December 19, 2014 (including “ugly sweater” contest)

- Next Meeting – January 15, 2015

13. ADJOURNMENT

The meeting was adjourned at 3:22 p.m.

Dated: December 18, 2014.

ATTEST:

Laura Moravec, Board Chair

Edward S. Mayer, Secretary