

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Thursday, October 19, 2017  
12 noon

Administrative Bldg.  
1124 N. 9<sup>th</sup> Street

On the 19th day of October 2017 at 12 noon the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matt Watkins, Chairman  
Rev. Jimmie L. Banks, Vice-Chairman  
Jacques Barber, Commissioner  
John Breitenstein, Commissioner (via conference call)  
P. Anne McDonald, Commissioner  
Timothy J. Rhodes, Commissioner  
Alvin Sykes, Commissioner  
Denise Tomasic, Commissioner  
Linda Warner, Commissioner  
Charles Wilson, Commissioner

ABSENT: Robert G. Frey, Commissioner  
Rachel Jefferson, Commissioner

ALSO PRESENT: Milton Scott, Executive Director  
Paula K. Draves, Director of Section 8  
Cherrie Escobar, Section 8 Coordinator  
Gerald Glavin, Superintendent  
Melinda L. Linnell, Director of Housing Management  
Sharron Davis-Mays, Self-Sufficiency Coordinator  
Benice Meeks, Director of Finance  
Jacqueline D. Randle, Executive Services Manager  
Veronica Sanders, Financial Analyst  
Anthony J. Shomin, Director of Facilities Management  
Sheria Howard, Intern with Unified Government  
Willie Davis, Bethany Towers  
Yvonne Stewart, Bethany Towers

\*\*\*\*\*

Chairman Watkins discussed voting protocol. He explained that he would ask for the motion, then a second and he would call for discussion. He would then ask for those in favor to say *aye* and those opposed to do the same and then offer an opportunity for abstentions. He explained that with so much coming up to be

voted on, he wanted to make sure board members have an opportunity to abstain, if the choose to do so.

\*\*\*\*\*

Vice-Chairman Banks made a motion to approve the minutes of September 21, 2017. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Breitenstein, McDonald, Rhodes, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Frey, Jefferson

ABSTAIN: None

Motion carried.

\*\*\*\*\*

### **Executive Director's Report**

- The Board was directed to page 11 for the written report. Mr. Scott then discussed some of the items in his report.
- The contractor training program was passed out to the Board. This training was done to encourage minority and women-owned businesses to bid on Housing Authority projects. There will probably be another contractor training held in the spring. The Inclusion and Public Information committee will be involved with this, as well.
- A list of committees and Board meeting dates and times was provided in the handouts.
- Commissioner Sykes provided written information concerning his work with Emmitt Till and other civil rights cases. Commissioner Sykes noted he was the President of the Emmitt Till Justice Campaign. Congress has appropriated \$13.5 Million a year to go back and look at unsolved civil rights murders. He recently attended funeral services in Chicago for Emmitt Till's cousin that was present when he was taken from his uncle's home.
- Ms. Davis-Mays asked the Board to remain after the board meeting and judge posters in the poster contest, similar to what they did last year. Public Housing students made the posters. Cash prizes will be awarded for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place. The contest took place Saturday at Juniper Gardens and St. Margaret's Park.

\*\*\*\*\*

## **Committee Reports**

### Finance

Commissioner Rhodes noted the Finance Committee would meet on November 8, 2017.

### Inclusion and Public Information

Commissioner Warner noted the Inclusion and Public Information committee would hold its first meeting, under her leadership as Chair, on Monday, October 23, 2017.

### Personnel

Vice-Chair Banks noted the Personnel Committee has had a couple of meetings; the most recent was this morning at 11 a.m. They met with staff and are looking at making Personnel Policy changes. A formal report may be provided at the next board meeting.

### Development and Improvement

Commissioner Rhodes explained that the Development and Improvement Committee will meet next week. He will report back on any action taken at the next board meeting.

### Resident Participation

Commissioner Wilson noted that October 18, 2017, he and Commissioner Sykes had a resident participation meeting to discuss smoking cessation. He noted there was concern about the electronic cigarettes and the burning of incense. He noted there are religious reasons as to why some people burn incense. He offered that electronic cigarettes can be used as a means to help people cut down on smoking.

Commissioner Sykes added that he and Commissioner Wilson met with Mrs. Linnell on yesterday to discuss the smoking ban. He explained that he had an action item that he would like to have voted on, and He questioned how that would work. The Chair noted that he would be guided to Mr. Scott unless it is something we could take action on today. He noted the agenda is prepared in advance and proper notice is given to the Board members. Commissioner Sykes noted that they voted to remove those two items. The Board then discussed the burning of incense and electronic cigarettes. Mr. Scott explained that this must be balanced with public safety as we have to be mindful of open flames. Commissioner Sykes noted that he has been a Buddhist since he was introduced

it to by Herbie Hancock 43 years ago. He explained that Buddhist burn incense and use electronic candles. He further explained that the elderly also use incense because they like the way it makes their homes smell. Commissioner Sykes also bought up medical marijuana and noted that Kansas does not have a law in place concerning medical marijuana. However, Senator Haley would be bringing this up in the senate and this might be an issue that will need to be addressed in the future.

Chairman Watkins relayed that the CHIG board met on Tuesday and notes from the previous meeting are in the handouts. He and Vice-Chairman Banks would answer any questions the Board might have. There were no questions.

The following committees did not provide a report: Bylaws, Executive, Finance, Inclusion and Public Information, and Personnel.

\*\*\*\*\*

### Public Comments

There were not comments.

\*\*\*\*\*

### **Old Business Consent Item**

Resolution No. 3348, authority to implement authority-wide smoking policy, was introduced.

Mr. Scott explained that this matter has been before the board previously and last month it was tabled. One of the biggest changes is the enforcement of the policy and the length of time. He discussed the first, second and third breach. He explained it would require a lot of work prior to an eviction. Individuals would still be encouraged to attend smoking cessation during this process. Some grammatical changes were also made to the policy.

Commissioner Sykes noted he was for the seven chances up until yesterday when he reviewed the National Low-Income Resident's Association views on this issue. They echoed Vice-Chairman Banks' concerns, but they added a fourth chance. Commissioner Sykes noted he was comfortable with three or four chances. He asked for further clarification on the three chances and Mr. Scott provided the explanation. The final step will be going before the judge. Commissioner Sykes then expressed a preference for four chances. His next concern was with the January 1, 2018 implementation date. Commissioner Sykes recommended four chances, but he was not stuck on that. He noted confusion with the wording in the resolution. He noted that the first paragraph lists January 1 as a HUD requirement, but that is not the HUD date as it is July 2018. He suggested moving the date to July 2018 to implement the smoking

ban. Mr. Scott suggested that we could correct the resolution to remove the date in the first paragraph. Chairman Watkins agreed with striking the date and noted any other concerns could be addressed through a committee. Commissioner Warner noted that Commissioner Sykes wanted to set the date back to July 2018. She noted that this was the appropriate moment to voice this concern. While Commissioner Sykes appreciated that, he was satisfied with the Chairman's remarks. Commissioner Warner noted that January 1 is a universally acceptable date to address a change and this change is inevitable. Commissioner Tomasic asked was there a drop dead date and it was noted that date is July 2018. After more discussion, there was consensus to remove that date from the first paragraph of Resolution No. 3348 and to implement the agency-wide smoking policy January 1, 2018. Mr. Scott explained this would not deter the Board from making changes to the policy at a later date.

Vice-Chairman Banks made a motion to approve Resolution No. 3348 and strike the date of January 1, 2018 from the first paragraph. Commissioner Sykes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Breitenstein, McDonald, Rhodes, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Frey, Jefferson

ABSTAIN: None

Motion carried.

\*\*\*\*\*

### **New Business Consent Item**

Commissioner Rhodes made a motion to approve Resolution No. 3351. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Breitenstein, McDonald, Rhodes, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Frey, Jefferson

ABSTAIN: None

Motion carried.

Resolution No. 3351, authority to implement 2017 flat rent schedule.

This resolution maintains the Fair Market Rents (FMR's) at 80% at all the sites. This is a HUD requirement under Section 238, Title II of P.L. 113-235. Families have the option of paying flat rent or income-based rent, and are given this option once a year, except when the family has chosen flat rent and experience a

financial hardship. Families are provided with sufficient information to make an informed decision.

**RESOLUTION NO. 3351—AUTHORITY TO IMPLEMENT 2017 FLAT RENT SCHEDULE.**

\*\*\*\*\*

**New Business Discussion Item**

Resolution No. 3352, authority to authorize a contract for architectural and engineering services for a new maintenance facility.

Mr. Shomin noted this was on the agenda today because a RFP is currently out for architectural and engineering services for the new maintenance facility. A pre-proposal meeting took place yesterday. There were 13 architects present and we asked them if they were awarded a contract the first of November, would it be possible to have the documents for the 27<sup>th</sup> deadline? The planning commission would meet in December and the full commission would meet in January. Consensus was that this would be impossible. Mr. Shomin explained that with this timeline there would not be a decision on zoning until March 1, 2018. He added there is a 150 day due diligence to meet our deadline with the seller. We are suggesting that instead of a special meeting for the Board in November, the Development Committee would review and score proposals and award the contract based on the Board's approval of this resolution. Vice-Chairman Banks asked about the cost of the building. Mr. Shomin noted the cost is estimated at \$3 Million. Chairman Watkins explained that this work is necessary to produce the plans to give to the City. Mr. Shomin added that we met with the UG and they explained what would be required with zoning. Commissioner Warner asked about the property across the street. Mr. Scott noted we are still in negotiation with them.

Commissioner Rhodes made a motion to approve Resolution No. 3352. Commissioner Warner seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Breitenstein, Jefferson, McDonald, Rhodes, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Frey, Jefferson

ABSTAIN: None

Motion carried.

RESOLUTION NO. 3352—AUTHORITY TO AUTHORIZE A CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR A NEW MAINTENANCE FACILITY.

\*\*\*\*\*

Commissioner Sykes asked to introduce two of his Board members, Willie Davis and Yvonne Stewart as members of the Bethany Towers Resident Association.

Ms. Davis-May introduced Sheria Howard, an intern from the Unified Government. Ms. Howard is a student at the University of Kansas where she is doing her clinicals. Mr. Scott noted that the Unified Government connected Ms. Howard with us. She will be assigned projects such as resident retention, etc.

Chairman Watkins welcomed them all to the Board meeting and then called for adjournment. It passed unanimously.

---

Matt Watkins, Chairman

---

Milton Scott, Executive Director