

MINUTES OF REGULAR MCHA BOARD MEETING

6:30 P.M. BOARD MEETING

January 9th, 2025

Board members Present: Kim Harding, Joel Gordon, RaSchelle Richens, Richard Ross, Yankton Johnson, Rodney Rowley

Absent: Ashley Anderton,

Interim Clerk Present: Carrie Boren

Visitors: Jolene Daniels, Christina Gordon

The meeting was called to order at 5:36 P.M.

Kim Harding welcomed everyone to the meeting and asked Richard Ross to start with a prayer and Rodney Rowley to lead The Pledge of Allegiance.

MOTION: JOEL GORDON MOITONED TO ACCEPT DECEMBER 5TH 2024 MINUTES AS READ. RICHARD ROSS SECONDED. RASHELLE RICHENS VOTED AYE. KIM HARDING VOTED AYE. RICHARD ROSS VOTED AYE. JOEL GORDON VOTED AYE. RODNEY ROWLEY VOTED AYE. THE MOTION CARRIED.

PUBLIC COMMENT

No public comment

UPDATE FROM INTERIM EXECUTIVE DIRECTOR-JOLENE DANIELS

Jolene Daniels introduced herself and gave her background on working with the housing program for over thirty years. Jolene Daniels stated that she now has access to the software and the old director has been removed. She was made aware that there are about 19 people who need to recertify. That means a lot of work must be completed by February 1st, 2025. She has already started meeting the tenants, 3 are complete and 5 more have been scheduled. She explained some of the challenges she was experiencing when trying to get the clients in to recertify. Jolene Daniels stated all landlords have been paid, some of the checks were being returned due to an approval process that she wasn't aware of that the old management had set. That stipulation has been removed and fixed. She has been in contact with all the landlords to make them aware of the issues. She has contacted Ronnie Mieure to see if she could obtain bank statements for Myton City Housing Authority from 2022 to now, so she could start establishing a paper trail. The license with the Department of Commerce has been reactivated and she now has access to REAC for updating HUD documents and to complete the Semap report. She has also been in contact with The Government Trust about the insurance and MCHA is still covered and if they suspect a misuse of funds to report a claim. Kim Harding stated we have two good things going for us due to Jolene and Joel putting in a lot of hard work.

BUSINESS OPTIONS

Kim Harding asked Jolene Daniels for some suggestions on operations moving forward. They could hire a part-time employee to help with the day-to-day functions but the budget as of right now restricts this. They need to figure out someone to help with payroll or higher an accountant for payroll considering everything that has happened and there should be a separation of duties especially when it comes to payroll.

UPDATE ON MCHA FINANCES

Jolene Daniels stated what money has been received and what she has paid out, she reviewed a proposed budget and what she is projecting the costs would be annually, after paying the rents, utilities, insurance, etc. There isn't much left for administrative costs or wages. She explained how many of MCHA's vouchers are active and how many they have total. She stated there may be ways to get more funding and has written a letter to the state to inquire about more funding.

DISCUSSION AND ACTION ON WAGES FOR MCHA INTERIM DIRECTOR

Carrie Boren stated what the attorney's recommendations were on discussing wages in an open session. There was a discussion about how the wages should be paid hourly vs salary. Jolene Daniels stated she knows they can't afford \$30.00 an hour but she honestly can't take less than \$20.00 an hour. Kim Harding stated he isn't sure that's enough but doesn't want to set an amount if they can't afford it. Joel Gordon stated that they start with the minimum amount and then revisit it once they have all the finances.

MOTION: JOEL GORDON MOTIONED TO PAY THE INTERIM EXECUTIVE DIRECTOR \$20.00 AN HOUR WITH THE MAXIMUM OF 30 HOURS PER WEEK. SECONDED BY RODNEY ROWLEY. KIM HARDING VOTED AYE. RASHELLE RICHENS VOTED AYE. YANKTON JOHNSON VOTED AYE. RICHARD ROSS VOTED AYE. JOEL GORDON VOTED AYE. RODNEY ROWLEY VOTED AYE. THE MOTION PASSES UNANIMOUSLY.

RESOLUTION 01092025-001 RELEASING SMITH HARTVIGSEN AS LEGAL COUNSEL AND OBTAINING AMY HUGIE AS LEGAL COUNSEL

Kim Harding stated what the resolution consists of and why it needed to be passed, that Myton City had agreed to cover the attorney's costs up to a certain amount and when they got the billing, she had already billed the allotted amount the city had set.

MOTION: JOEL GORDON MOTIONED TO ACCEPT RESOLUTION 01092025-001 AS PRESENTED. YANKTON JOHNSON SECONDED. JOEL GORDON VOTED AYE. RICHARD ROSS VOTED AYE. YANKTON JOHNSON VOTED AYE. RASHELLE RICHENS VOTED AYE. KIM HARDING VOTED AYE. RODNEY ROWLEY VOTED AYE. THE MOTION PASSES UNANIMOUSLY.

CLOSED EXECUTIVE SESSION – 52-4-205 (1)(A) – DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL(S)

MOTION: RICHARD ROSS MOTIONED TO GO INTO CLOSED EXECUTIVE SESSION FOR PURPOSES ALLOWED UNDER UTAH CODE 52-4-205. RODNEY ROWLEY SECONDED. KIM HARDING VOTED AYE. RASHELLE RICHENS VOTED AYE. RICHARD ROSS VOTED AYE. JOEL GORDON VOTED AYE. YANKTON JOHNSON VOTED AYE. RODNEY ROWLEY VOTED AYE. THE MOTION CARRIED.

MOTION: RICHARD ROSS MOTIONED TO END THE CLOSED EXECUTIVE SESSION. RODNEY ROWLEY SECONDED. KIM HARDING VOTED AYE. RASHELLE RICHENS VOTED AYE. RICHARD ROSS VOTED AYE. JOEL GORDON VOTED AYE. YANKTON JOHNSON VOTED AYE. RODNEY ROWLEY VOTED AYE. THE MOTION CARRIED.

OTHER

Jolene Daniels stated she had a question about her wages and was wondering how they feel about her not being an employee but being a contract worker or technical support or something like consulting. Carrie Boren stated they would still have to do a 1099. Kim Harding said if they did that, she would be responsible for paying for all the social security etc. and with an employee the company helps pay for that. Jolene Daniels stated to let her think about what she would like to do.

ADJOURNMENT

There was no further business to discuss the meeting adjourned 7:00 p.m.

MOTION: RICHARD ROSS MOTIONED TO ADJOURN. RODNEY ROWLEY SECONDED. KIM HARDING VOTED AYE. JOEL GORDON VOTED AYE. RICHARD ROSS VOTED AYE. RASHELLE RICHENS VOTED AYE. RODNEY ROWLEY VOTED AYE. YANKTON JOHNSON VOTED AYE. THE MOTION CARRIED.