

**Lexington Housing Authority**  
**Minutes 7-08-2020**

The Annual and regular meeting of the Lexington Housing Authority was held Wednesday July 8, 2020 at 609 East 3<sup>rd</sup> Street, Lexington, Nebraska, at 12:00 p.m. THIS MEETING WAS OFFERED VIA TELECONFERENCE OR IN PERSON AS THE BOARD ROOM WAS AVAILABLE TO COMMISSIONERS AND PUBLIC. Commissioners present were Vice Chairman John Salem, Vance Bricker, Bill Brecks and Kyle Ferguson along with director Derek Haines from LHA. Absent was Chairman Victoria Clements.

**NOTICE:** Notice of the meeting was given in advance, thereof by posting in the local newspaper, LHA lobby and other public places in Lexington, the designated method for giving notice. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

**CALL TO ORDER:** The regular meeting was called to order by Vice Chairman Salem at 12:00 PM who informed the public that the Open Meetings Act is posted at the Lexington Housing Authority, located at 609 E 3<sup>rd</sup> Street, Lexington, Nebraska.

**Public Comment Period**

There were no parties in attendance for public comment period.

**Consent Agenda Items:**

Minutes of the Regular Meeting held June 10, 2020 were presented to the Commissioners for consideration and approval. Claims and Bills including the check registers were presented to the Commissioners for consideration and approval. Financial Reports including Board Summary Reports for May 2020 for all programs were presented to the Commissioners for consideration and approval.

THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that they accepted Consent Agenda as presented by the Executive Director as of July 8, 2020.

Commissioner Bricker moved that the resolution be adopted as introduced and read, which motion was seconded by Commissioner Ferguson and upon roll call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem Aye  
Brecks Aye  
Ferguson Aye  
Bricker Aye

**Directors Report**

Activities since the last board meeting on June 10, 2020

**CORONAVIRUS**

We continue to have the full staff working in the office and maintenance however we are still trying to avoid contact and promoting social distancing. The office areas and laundry rooms are being cleaned nightly. The community rooms remain closed to the tenants.

**General Business**

Bulk Rate Cable TV. I am pursuing the cancellation of our bulk rate cable TV service. Notice must be sent by December 2020 to cancel effective June 2021. Cable TV comes at a high cost per month to the Housing Authority for units that chose not to have cable service. My options after removal of service is to offer nothing or to provide WIFI services for the residents. If we chose not to offer Bulk Rate Cable the residents can still purchase cable services from the current provider, however the rate may increase.

**Lex Development Corp**

None

**Training Dates / Travel**

Any training will be done online, and business travel is suspended until further notice.

**Public Housing 1-50 and Scattered Sites**

We had a kitchen fire in one of the units. The kitchen cabinets, lighting fixtures and stove were destroyed. We moved the tenant out to turn off power to the unit until the safety of the electrical system checked by an electrician. The tenant understands he is responsible to pay for the repair of the damages. The repairs to the property will be less than our insurance deductible and we will complete the repairs as much as possible in house.

**East Lawn Addition (Section 8 New Construction) 51-98**

We had a kitchen fire in a unit on the Eastlawn Addition Block. The kitchen cabinets and stove were destroyed in this unit. We advised the tenant he needed to relocate until we could get the safety of the electrical system checked by an electrician. The unit was checked and deemed safe by the electrician on July 1, 2020. The tenant has not replied to the message left for him on July 1 to let him know.

**East Lawn East 101 – 118**

None

**Pioneer Homes**

None

**Vouchers**

We have begun to offer direct deposit payments to our voucher landlords. We will have this available to all landlords effective August 1, 2020

**Legend Oaks**

No Report

**Legend Oaks II**

No Report

**Personnel**

None

**Evictions / Court Actions**

None

The Occupancy Report was reviewed and discussed.

Camera and Wifi bid was presented to the board. Haines received new information about one hour before the board meeting with respect to potential future cable contracts. Wifi bids are tabled until next month.

Commissioner Ferguson moved for approval of the new business items, which motion was seconded by Commissioner Bricker and upon roll call the "Ayes" and "Nays" were as follows:

Clements NA  
Salem Aye  
Brecks Aye  
Ferguson Aye  
Bricker Aye

Roundtable discussion:

Commissioner Bricker discussed the housing development to be built surrounding our storage building on Taft Street. At this time it appears the development will go around the building but we are waiting for plans to be finalized.

Commissioner Bricker asked when the community rooms will be opened. Haines stated that we do not have staff to adequately clean the four community rooms on the properties owned or managed by LHA. Mesner Development who built Legend Oaks told Haines they are not opening community rooms until at least the first of the year. Haines will continue to monitor the situation with hopes of getting the rooms open.

Meeting Adjourned 12:25 PM

Next Meeting: August 12, 2020 at 12:00 PM

Respectfully submitted

---

Vice Chairman

---

Executive Director