



MEXICO HOUSING AUTHORITY



PO Box 484 – 828 Garfield Avenue – Mexico, Missouri 65265 Phone: (573) 581-2294 – Fax: (573) 581-6636 –
www.mexicoha.com

Board of Commissioners
Housing Authority of the City of Mexico, Missouri

AGENDA Regular MEETING
at
MHA office,
828 Garfield Avenue, Mexico, MO 65265
Scheduled for
Tuesday, May 17, 2022 at 2:00pm

1. **Call to order** by Chairperson
2. **Roll Call** by Dawn Mahaney, Interim Executive Director
3. **Adoption of Agenda.**
4. **Comments from the Public** (limit 3 minutes per person).
5. **Approval of Regular Meeting Minutes.**

Approval of board minutes from March 15, 2022 meeting
6. **Executive Director's Report:**
 - a. Financials (none due to end of fiscal year)
 - b. S8/PH Report
 - c. S8/PH Waitlist
 - d. Contract/Capital Fund/Modernization Projects
7. **Unfinished Business.**
8. **New Business.**
Resolution 2964 Revision of the Personnel Policy 2022 adding Juneteenth as a Federal Holiday
9. **Other Business.**
10. **Adjournment.**

A complete agenda packet is available for review at the MHA office during regular business hours and posted on the MHA website at: www.mexicoha.com

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact MHA at (573) 581-2294 press 241 and leave a message, at least one working day prior to the meeting.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO
HELD ON March 15, 2022

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, March 15, 2022, at 2:00 PM at Administration Building. Commissioner Rita Jackson presided.

1. **Call to order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on March 15, 2022. Commissioner R Jackson called the meeting to order at 2:03pm.
2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Tad Dobyms
Commissioner Rita Jackson
Commissioner Martin Keller
Commissioner

Commissioners excused:

Commissioner Sandy Lecoque

Others present:

Executive Director/Secretary Finance Manager	Tammy Dreyer Dawn Mahaney
---	------------------------------

3. Adoption of Agenda

R Jackson requested a motion to adopt the agenda. Commissioner M Keller made a motion and T Dobyms second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes:	M Keller, T Dobyms, R Jackson
No:	None
Absent:	Sandy Lecoque

4. Comments from the public:

None

5. Approval of Meeting Minutes

R Jackson requested a motion to approve Meeting Minutes for February 15, 2022. Commissioner T Dobyms made a motion and M Keller second. All commissioners present voted “aye” and Commissioner R Jackson declared the motion approved.

6. Executive Director’s Report

T Dreyer started with a summary of the reports verbally. Financials are late due to Budget Preparation. T Dreyer gave her report on the PH occupancy numbers of 99% and that we did have one PH vacant last month and that we were at 142 active vouchers.

R Jackson requested a motion to accept the Executive Director Report. Commissioner T Dobyms made a motion and M Keller second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: T Dobyms, M Keller, R Jackson
No: None
Absent: Sandy Lecoque

7. Unfinished Business

Board looked over the proposal from Sound Solutions and stated to have T Dreyer to take it over to Ione at the Senior Center to see if they would like to install them at their cost.

8. New Business

Resolution 2961 Approving Write Off of Tenant Accounts Receivable FYE 2021/2022

R Jackson requested a motion to accept the Resolution 2961. Commissioner T Dobyms made a motion and M Keller second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: T Dobyms, M Keller, R Jackson
No: None
Absent: Sandy Lecoque

Resolution 2962 Approving/Authorizing FY 2022/2023 Operating Budget

R Jackson requested a motion to accept the Executive Director Report. Commissioner M Keller made a motion and T Dobyms second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: T Dobyms, M Keller, R Jackson
No: None
Absent: Sandy Lecoque

Resolution 2963 Approving/Authorization FY 20212/2022 Operating Budget Revision #1

R Jackson requested a motion to accept the Executive Director Report. Commissioner T Dobyms made a motion and M Keller second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: T Dobyms, M Keller, R Jackson
No: None
Absent: Sandy Lecoque

9. Other Business:

None

10. Adjournment of Open Meeting:

Commissioner R Jackson requested a motion to adjourn the Open meeting on March 15, 2022, Commissioner M Keller made a motion and Commissioner T Dobyms seconded. The open session meeting was adjourned at 2:51pm

ATTEST:

R Jackson, Board Chair

Dawn Mahaney, Interim Executive Director

Certification of Public Notice

I, Dawn Mahaney, Interim Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on March 9, 2022, I posted public notice of the March 15, 2022 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Dawn Mahaney

A - Low Rent Waiting List

Housing Authority of the City of Mexico

Effective Date : 5/9/2022

Bedroom Size: ALL

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	8	0	0	0	0	0	0	8
Near Elderly	0	1	0	0	0	0	0	0	1
Handi/Disabled	0	12	1	2	1	0	0	0	16
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	0	19	4	4	2	0	0	0	29
Hispanic	0	1	0	0	1	0	0	0	2
White	0	28	1	4	1	0	0	0	34
Black	0	5	3	2	2	0	0	0	12
Indian/Alaskan	0	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	2	1	0	0	0	0	0	3
Other	0	1	0	0	0	0	0	0	1

Income Limit Breakdown

High:	0
Low:	4
Very Low:	5
ExtLow:	41

Waiting List Recap by Voucher Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	8	0	0	0	0	0	0	8
Near Elderly	0	0	0	0	0	0	0	0	0
Handi/Disabled	0	13	4	2	1	0	0	0	20
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	3	10	10	9	1	0	0	0	33
Hispanic	0	1	2	0	1	0	0	0	4
White	3	22	5	6	0	0	0	0	36
Black	0	4	5	5	2	0	0	0	16
Indian/Alaskan	0	0	1	0	0	0	0	0	1
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	2	2	0	0	0	0	0	4
Other	0	0	1	0	0	0	0	0	1

Income Limit Breakdown

High:	1
Low:	2
Very Low:	7
ExtLow:	48



MEXICO HOUSING AUTHORITY



PO Box 484 – 828 Garfield Avenue – Mexico, Missouri 65265 Phone: (573) 581-2294 – Fax: (573) 581-6636 –
www.mexicoha.com

RESOLUTION NO. 2964

REVISIONS OF THE MEXICO HOUSING AUTHORITY PERSONNEL POLICY

Whereas, the revision to the Mexico Housing Authority's personnel policy is needed to update the policy with new guidelines and requirements, and

Whereas, the Board of Directors approves the updates and revision to this policy to best meet the needs of the Mexico Housing Authority and requirements of current Federal and State laws,

Whereas, the Federal Government made the decision to make Juneteenth a National Federal Holiday which commemorates the effective end of slavery in the United States and other minor changes to editing,

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 17th day of May 2022, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners of the Housing Authority of the City of Mexico, hereby approves to adopt Resolution 2953 approving the revisions to the MHA Personnel Policy.

Passed this 17th day of May, 2022.

Rita Jackson, Chairperson

ATTEST:

Dawn Mahaney
Interim Executive Director, Mexico Housing Authority

Juneteenth (short for “June Nineteenth”) marks the day when federal troops arrived in Galveston, Texas in 1865 to take control of the state and ensure that all enslaved people be freed. The troops’ arrival came a full two and a half years after the signing of the Emancipation Proclamation. Juneteenth honors the end to slavery in the United States and is considered the longest-running African American holiday. On June 17, 2021, it officially became a federal holiday.

Confederate General Robert E. Lee had surrendered at Appomattox Court House two months earlier in Virginia, but slavery had remained relatively unaffected in Texas—until U.S. General Gordon Granger stood on Texas soil and read General Orders No. 3: “The people of Texas are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free.”

The Emancipation Proclamation

The Emancipation Proclamation issued by President Abraham Lincoln on January 1, 1863, had established that all enslaved people in Confederate states in rebellion against the Union “shall be then, thenceforward, and forever free.”

But in reality, the Emancipation Proclamation didn’t instantly free any enslaved people. The proclamation only applied to places under Confederate control and not to slave-holding border states or rebel areas already under Union control. However, as Northern troops advanced into the Confederate South, many enslaved people fled behind Union lines.

Juneteenth and Slavery in Texas

In Texas, slavery had continued as the state experienced no large-scale fighting or significant presence of Union troops. Many enslavers from outside the Lone Star State had moved there, as they viewed it as a safe haven for slavery.

After the war came to a close in the spring of 1865, General Granger’s arrival in Galveston that June signaled freedom for Texas’s 250,000 enslaved people. Although emancipation didn’t happen overnight for everyone—in some cases, enslavers withheld the information until after harvest season—celebrations broke out among newly freed Black people, and Juneteenth was born. That December, slavery in America was formally abolished with the adoption of the 13th Amendment.

The year following 1865, freedmen in Texas organized the first of what became the annual celebration of “Jubilee Day” on June 19. In the ensuing decades, Juneteenth commemorations featured music, barbecues, prayer services and other activities, and as Black people migrated from Texas to other parts of the country the Juneteenth tradition spread.

In 1979, Texas became the first state to make Juneteenth an official holiday; several others followed suit over the years. In June 2021, Congress passed a resolution establishing Juneteenth as a national holiday; President Biden signed it into law on June 17, 2021.

CHAPTER 8

LEAVE

Section 8.1 — Official Holidays

New Year's Day, Martin Luther King's Birthday, President's Day, Good Friday, Memorial Day, Juneteenth Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and the Friday after, 1/2 day Christmas Eve, Christmas Day, 1/2 day New Year's Eve and other holidays that may be declared by the Executive Director, at the direction of the Board, will be observed as official holidays for MHA employees in accordance with the following rules:

- a. As many employees possible will be given each holiday off as consistent with the maintenance of the essential MHA functions.
- b. Full time regular employees shall be entitled to paid holidays.
- c. Part time, temporary, intermittent, or seasonal employees who would normally have worked on a day or week observed as a holiday will not be entitled to holidays with pay.
- d. Supervisors will ensure that eligible employees working unusual schedules or on shifts, receive benefits for the full number of holidays.
- e. If a holiday falls on Saturday, the preceding Friday shall be observed and if a holiday falls on Sunday, the following Monday shall be observed.
- f. An employee in a non-pay status on the holiday or on the scheduled workday immediately preceding or following shall not receive pay for the holiday.
- g. Employees desiring to observe religious holidays not coinciding with official holidays will utilize annual leave for this purpose.
- h. Full time regular employees that are required to work on a holiday or overtime, will receive 1 1/2 times regular pay or will be given compensatory time off at the authorized rate in lieu of overtime pay.