

Jackson Housing Commission

Minutes of the Special Meeting

June 6, 2013

The Jackson Housing Commission held a special meeting at Reed Manor in the Board Room at 8 am on June 6, 2013.

Interim Executive Director Kimberly Truman called the meeting to order at 8 am and upon roll call, the following Commissioners were present: Michelle Pultz-Orthaus, Gerald Montgomery, Patricia Davis-Dye, James Stark Absent: Arlene Robinson

Also present were: Kimberly D. Truman, Interim Executive Director
Shari Boyce, Section 8 Director
Connie Crandall, Public Housing Program Director
Katie Dickerson, Executive Secretary

13-06-001 Healthcare

Commissioner Stark **MOVED** to reconsider the Healthcare coverage.
Commissioner Montgomery **SECONDED** the motion and, upon vote, the motion was adopted:

AYES: Stark, Montgomery, Pultz-Orthaus
NAYS: Davis-Dye
ABSTAIN: None
ABSENT: Robinson

Commissioner Pultz-Orthaus presented the board with a packet outlining the costs for each healthcare plan. Commissioner Pultz-Orthaus recommended to the board that the JPF plan was better than the Craft plan because they offered coverage for out of state retirees and hoped the board would vote to opt for the BCN 5000 plan through JFP Benefits via the City of Jackson.

Commissioner Davis-Dye asked why we were reconsidering the healthcare after the board already voted and why was the board voting again on the issue?
Commissioner Stark responded and stated, in response to Commissioner Davis-Dye, that the board previously did not want to jeopardize the JHC employee's healthcare coverage. He also believed they were misinformed on the enrollment time frame and given new information, he wished to change his vote. Commissioner Davis-Dye asked why then would we stick with the City's plan? Commissioner Pultz-Orthaus stated the situation is due to the board receiving blanket resolutions that are passed without proper backup.
Commissioner Pultz-Orthaus stated that JHC employees will remain on the City's current health plan until they receive notice to make changes. She also stated that

HUD does not set local policy; the City is the authorizing agency which is how board members are seated for the JHC and to approve compensation for the JHC employees.

Commissioner Davis-Dye asked that why now are we not separating services from the City when the previous board approved to do? Commission Pultz-Orthaus asked where that information was at because it does not appear in any of the board minutes. Furthermore, should the current board wish to vote for a separation, the City will still retain the authorization to appoint Board Members and approve compensation; which would never allow for the separation be a complete separation.

Commissioner Pultz-Orthaus stated that the board will no longer be making any decisions without being properly informed; and that is why they are revisiting previously voted upon issues.

Commissioner Stark stated this board is going to do what is in the best interest of JHC employees and do what they can with the assets they have available to them. The City doesn't have a say in what the Board does; if the City doesn't like what he or any other member of the board is doing, they have a the authority to remove the members by asking for our resignation. The board can hire the executive director and the director serves the Board; neither HUD nor the City can say what the JHC board does. The Board can ask for the Executive Directors resignation if it so wishes. HUD does not establish policy and has no control over JHC. HUD doesn't have authority over what policies and procedures the board passes.

Commissioner Pultz-Orthaus stated HUD only controls and guides the funding.

Commissioner Stark **MOVED** to rescind Resolution 2013-17 due to new information concerning Healthcare. Commissioner Pultz-Orthaus **SECONDED** the motion and, upon roll call vote, the motion was adopted:

AYES: Stark, Montgomery, Pultz-Orthaus
NAYS: Davis-Dye
ABSTAIN: None
ABSENT: Robinson

Commissioner Montgomery **MOVED** to accept the City's Plan. Commissioner Pultz-Orthaus clarified that the motion was to approve the BCN 5000 plan through the City. Commissioner Stark **SECONDED** the motion, and upon roll call, the motion was adopted:

AYES: Stark, Montgomery, Pultz-Orthaus
NAYS: Davis-Dye
ABSTAIN: None
ABSENT: Robinson

13-06-002 Auto Insurance

Commissioner Pultz-Orthaus would like to move forward with the insurance. The Board postponed the resolution due to receiving a naked resolution on the insurance coverage. The information was received at a later date from HAIG and Craft Agency. Commissioner Pultz-Orthaus wants to make noted that since we have started looking at new insurance; it was brought to the insurance company's attention that insures the City vehicles, should not have been insuring the JHC vehicles since they were not titled in the City of Jackson's name. Therefore, the board must make a selection from the two bids that were received.

Commissioner Pultz-Orthaus **MOVED** to contract with Housing Authority Insurance Group for vehicle insurance in the amount of \$8,481.00. Commissioner Stark **SECONDED** the motion.

Interim Executive Director Truman wanted to make clear that she did not instruct the City Attorney to remove the vehicles. Commissioner Pultz-Orthaus apologized for her misreading of the email and sent her apologies from her. It was from the actions to look into other insurance, brought up the issue.

Commissioner Montgomery asked if this policy was the cheaper of the two. Commissioner Pultz-Orthaus answered with a yes.

Upon roll call, the motion carried:

AYES:	Stark, Montgomery, Pultz-Orthaus, Davis-Dye
NAYS:	None
ABSTAIN:	None
ABSENT:	Robinson

Commissioner Pultz-Orthaus was happy to see everyone in agreement on the insurance for vehicles.

13-06-003 Personnel Matters

Commissioner Pultz-Orthaus wished to discuss the performance of the Interim Executive Director and offered an executive session to discuss. Ms. Truman declined the offer of an executive session.

Commissioner Pultz-Orthaus commented on the unhealthy nature of the board and other issues and there is too much going on and it is not right. For those reasons Commissioner Pultz-Orthaus **MOVED** to terminate Kim Truman from the Jackson Housing Commission. Commissioner Stark **SECONDED** the motion, with confidence.

Commissioner Stark commented on the numerous incidences of insubordination and the Executive Directors reliance on HUD and feels it is causing the conflict between the Executive Director, employees and the board. Not sure why there is the reliance, is it for the Executive Director to use HUD as a shield or does the Executive Director not understand how to the job. He also feels the misconception on the 45 days enrollment for the healthcare; Ms. Truman stated she has evidence now that the number of days changed after sending out the information. He also stated that given to the response of the FOIA requests fulfillment to former Commissioner Dobies. He received communication from the Reed Manor Resident Board and wants to make clear that the mayor is not his cousin, but his nephew and that Michelle is a female, not a male. Where the board is getting their information is causing to misinform them. JHC needs to ensure the tenants are not going to lose their housing and they are going to get their housing. Letter also states that the anxiety the tenants are having is due to lack of JHC informing them properly, thus leading to Ms. Truman not doing her job correctly. He feels the only way to resolve this conflict is to continue with the termination.

Ms. Truman stated she didn't want the job as Executive Director and she stepped in only because she was appointed. She also does not have control over the Resident Council and where they obtain their information from and she never once told them they would lose their housing.

Commissioner Davis-Dye asked if the board continues with the termination, who will run the JHC until a new Executive Director can be selected and asked Commissioner Pultz-Orthaus how the applications were coming? Commissioner Pultz-Orthaus stated she has received about 13 or 14 and the posting is set to expire on June 21st. They will then form a committee to review applications and some preliminary interviews and then bring 2-3 applications to the entire board.

Commissioner Stark recommended that Commissioner Davis-Dye and Commissioner Robinson be involved.

Ms. Truman stated she feels it is a set up and she has never fought to obtain the Executive Director position and has only doing the job. Commissioner Pultz-Orthaus said that by doing the job, Ms. Truman has displayed insubordination, inciting/encouraging discord among Board members, withholding information from the Board to enable it to make informed decisions, taking steps to separate from the City of Jackson without Board authorization, nonfeasance, destroyed the trust of the board in the Executive Director and severely damaged the fifty year amicable working relationship with the City, however not entirely Ms. Truman's doing. Ms. Truman wanted to know how she took steps to separate or procure auto insurance. Commissioner Pultz-Orthaus stated that RFP's were sent out for healthcare and auto insurance without their knowledge and no reason to do so. Ms. Truman stated the reasons for the procurement were due to the letter from HUD stating the services were not procured properly and they needed to be procured properly. Commissioner Pultz-Orthaus stated that there was no procurement required for the healthcare. Ms. Truman stated that Commissioner Burch asked how the procurement was going for the healthcare and the Board knew it was occurring and that she would never procure services without the Board's approval. Commissioner Davis-Dye stated that Ms.

Truman is being punished for actions of Mr. Hill and HUD directed Ms. Truman to continue with the course of actions already in place. She felt the City was going behind the boards back to remove previous members without asking for resignation and failure to inform members they were being removed and the mayor can do what he wants and where the dissention came about. Ms. Truman was continuing the course of actions she walked into and she has not had time to correct any actions the board wishes to have changed. The conflict occurred when Mr. Dobies and Mr. Burtch were on the board and then would vote for the City's favor at City Council. Commissioner Stark commented that the Council voted to remove members. And that his recommendation for termination was not personal and why they needed to move in a new direction and make amends with Pat and Arlene and the board can work together to benefit the tenants, repair the relationship with the City and HUD and employees. That is the reason why he was asked to sit on the board because he is objective from his previous role on the planning commission. Ms. Truman felt that the board and City wants someone else in the Interim Executive Director for it be to be a white female and that she has an email proving that. Mr. Dobies and Mr. Burtch stated to Katie Dickerson that they would not appoint her unless she met with them before the meeting; she feels it is a setup (*speaking to her termination*), since she never met with them and they appointed her as Interim Executive Director. Commissioner Pultz-Orthaus feels the amount of time dealing with issues for the JHC is too time consuming and Ms. Truman feels the same way and that she feels it the board is working against her and not with her. Commissioner Montgomery asked why no documentation presented for healthcare, and that Ms. Truman stated there was never any back up documentation so she continued with that same process. He commented on her racial conflict, and Commissioner Montgomery felt that is never been an issue. He felt that Mr. Hill brought it up when he was leaving and now she is as well. Ms. Truman feels that it is an issue and how the board makes her feel. Commissioner Davis-Dye stated that Mr. Fracker never provided documents for the resolutions, and it was done that way for thirty five years and Commissioner Montgomery stated that we now have the technology to do so, and it should be done this way. Mr. Hill brought the Commission into the new age and that he updated a lot of things from Mr. Fracker. Commissioner Davis-Dye asked if you are making a motion to terminate Ms. Truman who will run the agency. It is not a good idea to leave the agency in that state, Commissioner Pultz-Orthaus agreed. Commissioner Pultz-Orthaus MOVED to terminate Kim Truman immediately from the Jackson Housing Commission. Commissioner Stark SECONDED it. Commissioner Pultz-Orthaus was going to do roll call, but Ms. Truman stated she could handle it. Upon a roll call, the motion carried:

AYES:	Stark, Montgomery, Pultz-Orthaus
NAYS:	Davis-Dye
ABSTAIN:	None
ABSENT:	Robinson

Commissioner Pultz-Orthaus stated that Mr. Fracker has agreed to come in for

twenty to thirty hours a week for a six month period and **MOVED** to negotiate with Mr. Fracker to be Interim Executive Director. Commissioner Montgomery **SECONDED** the motion.

Commissioner Montgomery asked about his salary and benefits he will receive. Commissioner Pultz-Orthaus stated that benefits wouldn't be necessary since Mr. Fracker is retired and for salary he would like to stay under a threshold so he can continue to receive Social Security and it will be nominal. Commissioner Montgomery asked when he could start and Commissioner Davis-Dye asked that if she had no intention of firing Ms. Truman, then why she had already talked with Mr. Fracker. Commissioner Pultz-Orthaus said her decision came after serious thought and prayer to come to it and keep the best interest of the Commission, Employee, and tenants and she spoke with Mr. Fracker to have someone, as Commissioner Davis-Dye stated, it would be a bad idea to leave the Commission without leadership. Commissioner Davis-Dye asked if she spoke with employees and tenants, and if she hasn't spoken with them, how can she know it is the best for them? Commissioner Stark commented that the employees and tenants may not feel it is in the best interest, but it is what the board feels is best and he also prayed over it.

Roll call vote on the motion is:

AYES:	Stark, Montgomery, Pultz-Orthaus
NAYS:	Davis-Dye
ABSTAIN:	None
ABSENT:	Robinson

Commissioner Stark **MOVED** to adjourn the meeting. Commissioner Montgomery **SECONDED** the motion. All were in favor. The meeting adjourned at 9:04am.

Respectfully submitted,



Connie Crandall PHM
Public Housing Program Director, Secretary Pro-Temp

ATTESTED: 
Michelle Pultz-Orthaus, President