



501 W Medina, Pearsall, Texas 78061

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www.PearsallHA.org

State of Texas
County of Frio

Board Meeting

The Housing Authority of the City of Pearsall Board of Commissioners, do hereby declare that a legal notice was posted in words and figure to wit. A regular meeting of the Housing Authority of the City of Pearsall Board of Commissioners will be held Wednesday, September 21, 2022, beginning at 6:00 PM at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas.

Agenda

1. Call the meeting to order.
2. Roll call. Establish quorum.
3. Pledge of Allegiance.
4. Residents and citizens to be heard.
Public comment during the public participation period of regular Board meetings shall be limited to three (3) minutes per speaker, and the subject matter of the public comment shall be limited to PHA business.
5. Discussion and appropriate action to approve and/or correct the minutes of the regular meeting held on August 17 2022. **ACTION ITEM**
6. Executive Director Reports for August 2022
 - A. Consent Agenda: **ACTION ITEM**
 - a. Financial Reports (balance sheets and statements of revenues and expenses drafted by Lindsey Software, PHA Fee Accountant)
 - b. Disbursements
 - c. Security State Bank balances
 - d. Credit card activity
 - B. Housing Choice Voucher Program Update
 - a. Program Update
 - b. Waiting List Trend
 - C. Low Rent Public Housing Program Update

- a. Vacancy Report
 - b. Waiting List Trend
 - D. On-going work by PHA Staff
 - a. None
7. Discussion regarding the Public Housing Assessment System (PHAS) Score Report.
8. **Action Items:**
- A. Discussion and appropriate action regarding the accessibility route of parking areas.
 - B. Discussion and appropriate action regarding the background services.
 - C. Discussion and appropriate action regarding the appropriate way to investigate fraud.
 - D. Discussion and appropriate action regarding the hiring of a contractor for the removal of tree stumps.
 - E. Discussion and appropriate action regarding amending the Pearsall Housing Authority Bylaws.
 - F. Discussion and appropriate action regarding the updating of the 5 Year Plan.
 - G. Discussion and appropriate action regarding the assessment by the PHA maintenance for the securing of fences.
 - H. Discussion and appropriate action regarding the updating of the Procurement Policy.
 - I. Discussion and appropriate action regarding HVAC training for the PHA maintenance.
 - J. Discussion and appropriate action declaring the PHA an emergency site with Red Cross.
 - K. Discussion and appropriate action regarding amending the Personnel Policy to include a Pandemic Policy with procedure details.
 - L. Discussion and appropriate action regarding the approval of the Fair Market Rents (FMR) for the Public Housing Program and the Housing Choice Voucher Program.
9. **CLOSED SESSION-** In accordance with the Texas Open Meetings Act 551.074 Personnel Matters
- a. Discussion of medical, GAP, dental, vision, and Life insurance coverages for all employees.
 - b. Discussion of compensation for Jessica Ramos, Yesly Martinez, Cynthia Ortiz, Maria Cantu, Patrick Elizondo, Johnnie Carrizales, and Luis Salinas.
10. **OPEN SESSION-** In accordance with the Texas Open Meetings Act 551.102, Final Actions
- c. Discussion and appropriate action regarding the coverages for medical, GAP, dental, vision, and Life Insurance for all employees. **ACTION ITEM**
 - d. Discussion and appropriate action regarding the compensation for Jessica Ramos, Yesly Martinez, Cynthia Ortiz, Maria Cantu, Patrick Elizondo, Johnnie Carrizales, and Luis Salinas. **ACTION ITEM**
11. Discussion and appropriate action regarding the approval of suggested items for the next meeting. **ACTION ITEM**
11. Adjournment
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The Board of Commissioners reserve the right to move any agenda item into closed session for the limited purpose of discussing matters or receiving information related to such agenda items as authorized under Chapter 551 of the Texas Government Code.

I, the undersigned, Jessica Ramos, Secretary of the Board of Commissioners of the Housing Authority of the City of Pearsall, do declare that legal notice for this meeting was posted on Thursday, September 15, 2022, at 3:00 PM in compliance with the Texas Open Meetings Act.



Jessica Ramos, Secretary/Executive Director

