



501 W Medina, Pearsall, Texas 78061  
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State of Texas  
County of Frio

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## 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, February 18, 2023, 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 meetings held on December 21, 2022. **ACTION ITEM**
6. Discussion and appropriate action to approve and/or correct the minutes of the regular meetings held on January 18, 2023. **ACTION ITEM**
7. Executive Director Reports for January 2023
  - 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
  - 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
  - c. HUD CARES ACT balance

8. **Action Items:**

- A. Discussion and appropriate action regarding amending the Pearsall Housing Authority Bylaws.
- B. Discussion and appropriate action regarding amending the Procurement Policy.
- C. Discussion and appropriate action regarding the approval to update the HCV Program Administrative Plan Policy with The Nelrod Company.
- D. Discussion and appropriate action regarding the approval to update the Public Housing ACOP Policy with The Nelrod Company.
- E. Discussion and appropriate action regarding the approval to conduct a Salary Study with the Nelrod Company.
- F. Discussion and appropriate action regarding the approval to update the Financial Policy Package with The Nelrod Company.
- G. Discussion and appropriate action regarding the approval to update the Procurement Policy with The Nelrod Company.
- H. Discussion and appropriate action regarding the approval to update the Personnel Policy with The Nelrod Company.
- I. Discussion and appropriate action regarding the approval of suggested items for the next meeting.

**CLOSED SESSION-** In accordance with the Texas Open Meetings Act Section 551.074, Personnel Matters

- a. Discussion regarding the dismissal of an employee.
- b. Discussion regarding the reassignment of an employee.

**OPEN SESSION-** In accordance with the Texas Open Meetings Act 551.102, Final Actions

- a. Discussion regarding the dismissal of an employee.
- b. Discussion regarding the reassignment of an employee.

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, February 9, 2023, at 2:00 PM in compliance with the Texas Open Meetings Act.

*J. Ramos*

Jessica Ramos, Secretary/Executive Director

