



A G E N D A

Meet for Regular Session at the Pharr Housing Authority, Administration Building, Board Room, located at 104 W. Polk Ave., in Pharr, Texas at 5:30 p.m. on September 27, 2016 to discuss and act upon the following: If during the course of the meeting, the Board of Commissioners should determine that a closed or executive session or meeting is authorized by Sections 551.071 to 551.084 of the Government Code, Vernon's Texas Codes, and Annotated. (Open Meetings Act) notice of closed or executive session will be given after the commencement of the meeting covered by this notice pursuant to Section 551.101 of the Government Code.

Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item deliberated during a closed meeting, then such final action, decision, or final vote shall be made during the open meeting held in compliance with Chapter 551, Government Code, V.T.C.A. The Board of Commissioners will deliberate and consider action on the following matters:

- A. Chairman Call Meeting to Order.
- B. Pledge of Allegiance/Invocation
- C. Excuse the Absence of Any Board Member.
- D. Public Comments.
A registered speaker may speak on several items or topics of public concern; however a speaker may not exceed three (3) minutes as a whole when addressing the Board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.
- E. Consideration and Possible Action to Approve Minutes of Regular Meeting held on August 29, 2016 and Special Meeting held on September 9, 2016.
- F. Jaime X. Pena, Certified Public Accountant, Financial Report for July 2016 for the Low-Rent Program, Housing Choice Vouchers, ROSS 14, CFP 501-14 and CFP 501-15.
- G. Consideration and Possible Action to Approve Request for Proposals for Audit Services for Fiscal Year Ending September 30, 2016.
- H. Consideration and Possible Action to Adopt Resolution No. 618, – Resolution Approving the Pharr Housing Authority; Section 8 Housing Choice Voucher Program, Payment Standards as per the U.S. Department of HUD Published Fair Market Rent's (FMR) Effective October 1, 2016 through September 30, 2017.
- I. Consideration and Possible Action to Approve Resolution No. 619 – Resolution

Approving the Operating Budget form HUD 52574 for the Public Housing Program for Fiscal Year October 1, 2016 through September 30, 2017.

- J. Consideration and Possible Action to Authorize Mr. Noel De Leon, Executive Director of the Housing Authority of the City of Pharr and Hidalgo Housing Authority; To be able to Participate and Execute Interlocal Cooperation Agreement Assessment and execute any necessary documentation pursuant to the provisions of the Texas Interlocal Cooperation Act on Affirmatively Furthering Fair Housing.
- K. Consideration and Possible Action to Approve Resolution No. 620 – Resolution Authorizing the Executive Director of the Housing Authority of the City of Pharr; Implement Utility Allowance Schedules for Residents of its Public Housing and Housing Choice Voucher (Section 8) Programs.
- L. Discussion and Possible Action on Pharr Housing Authority Contribution to Employee Health Plan for Dependent Coverage.
- M. Consideration and Possible Action to Approve Resolution No. 621 – Resolution to Approve Mr. Noel De Leon, Executive Director to request Loan on Line of Credit in the amount of \$100,000; and Authorize to open a Checking Account and Execute Draws on Loan and any or all Documents, Necessary or Needed with Lone Star National Bank.
- N. Discussion and Possible Action on the Purpose of Police Officers that Live Rent-Free at our Unites.
- O. Consideration and Possible Action to Write-Off Delinquent Accounts for Public Housing tenants that vacated units with unpaid balances or move-out damages.
- P. Executive Directors Report: • Certificates of Deposits • Check List • Vacancy & Rent-Roll for Public Housing and Housing Choice Voucher Program • PHA Web Page Stats • Texas “Open Government Training” • Sunset Senior Village Report • NAHRO 2016 National Conference • “Open Waiting List” -Public Housing Program.
- Q. Adjourn.

EXECUTIVE SESSION:

In accordance with Chapter 551 of the Texas Gov't. Code, the Housing Authority of the City of Pharr, Board of Commissioners hereby gives notice that it may meet in executive session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below:

Pursuant to Section 551.071, the Board of Commissioners may convene in a Closed, non-public meeting with its attorney and discuss any matters related to Legal advice on pending or contemplated litigation, settlement offer, And/or on a matter in which the duty of the attorney to the governmental body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Board of Commissioners and Its attorney may also discuss such issues with the appropriate staff so as to obtain. Necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real**

property as such would be detrimental to negotiations between the Pharr Housing Authority and a third party. The Board of Commissioners and its attorney may also discuss Such issues with the appropriate staff so as to obtain necessary and relevant Information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters related to **appointment, Employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Board of Commissioners and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.075, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters with any and all **Employees to Receive information or question the employees.** The Board of Commissioners and its attorney may also discuss such issues with the appropriate staff so as to Obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters on the **deployment, or specific Occasions for implementation, of security personnel or devices.** The Board of Commissioners and its attorney may also discuss such issues with the appropriate Staff so as to obtain necessary and relevant information so that such discussion is Informative and developed.

Pursuant to Section 551.084, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters involving an **investigation and May exclude a witness from hearing during the examination of another Witness in the investigation.** The Board of Commissioners and its attorney may Also discuss such issues with the appropriate staff so as to obtain necessary and Relevant information so that such discussion is informative and developed. **RECONVENE** into regular session and consider action, if any, on items discussed in executive session.

