

## **PUBLIC NOTICE OF MEETING**

**NOTICE IS HEREBY GIVEN THAT A BOARD OF COMMISSIONERS MEETING OF THE HOUSING AUTHORITY OF THE CITY OF ABILENE, TEXAS (THE “ABILENE HOUSING AUTHORITY”) WILL BE HELD IN THE COMMUNITY ROOM located at 4398 N 7<sup>th</sup> Street, Abilene, TX 79603 AT 9:00 AM ON THE 20<sup>th</sup> DAY OF October, 2021 FOR THE PURPOSE OF CONSIDERING THE FOLLOWING AGENDA ITEMS. ALL AGENDA ITEMS ARE SUBJECT TO ACTION.**

**The Abilene Housing Authority Board of Commissioners reserves the right to meet in a closed session on any agenda item, should the need arise, and, if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.**

### **AGENDA**

**October 20, 2021**

#### **-CALL TO ORDER-**

- 1.0 Call to Order**
- 2.0 Hear Comments from Public/Residents**
- 3.0 Review and Adopt Minutes of the Previous Meeting(s)**
  - 3.1 Approval of the Regular Board Meeting Minutes from September 15, 2021.**
- 4.0 Review Financial and Other Reports By Consent**

**All items listed below are considered routine by the Abilene Housing Authority Board of Commissioners and will be enacted with one motion. There will be no separate discussions of an item unless a citizen or Board Member requests, at which time it will be removed from the Consent Agenda and considered separately.**

#### **Financial Reports**

- 4.1 Low Rent Public Housing Status/Financial Report for September 2021.**
- 4.2 Housing Choice Voucher Status/Financial Report for September 2021.**
- 4.3 Parkridge Place Apartments Status/Financial Report for September 2021.**
- 4.4 Prairie Gardens Apartments Status/Financial Report for August 2021.**

#### **Human Resource Report**

- 4.5 Human Resource Report for September 2021.**

## **5.0 Review and Adopt Regular Agenda Items**

- 5.1** Fiscal Year 2021-2022 Operating Budget in Reference to Employee Medical Benefits
- 5.2** MOU Between the Abilene Housing Authority and Zimmerman Properties and Issuance of Bonds in Reference to Villages of Westlake Located in Abilene, Texas
- 5.3** Nelrod Salary Comparison Study
- 5.4** HCV Payment Standards Update
- 5.5** HUD Waiver for High Performer Status and Employee Bonus
- 5.6** Public Housing Electrical Panel Replacement RFP Procurement
- 5.7** Public Housing Corrected Utility Allowances
- 5.8** CEO Evaluation and Contract
- 5.9** Internal Monitor Manager Report relating to Personnel Matters, including but not limited to Chief Executive Officer and Chief Financial Officer

## **6.0 Chief Executive Officer and Other Staff Reports**

### **6.1 Chief Executive Officer's Report**

#### **6.1.1 Operations Report**

- HCV Lease-up Update
- Investment Report
- Employee Community Recognition
- CEO Presentation at Hardin Simmons University
- COVID-19 and AHA Re-opening Plan

#### **6.1.2 Legal Report:** President Biden and Governor Abbott's Orders and Mandates concerning COVID-19

## **7.0 Executive Session**

**The Abilene Housing Authority reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any item on the agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney) which includes the list that is hereafter set forth in the "Executive Session" paragraph, 551.072 (Deliberations about real property) 551.073 (Deliberations about gifts and donations), 551.074 (Personnel matters), 551.087 (Business Prospect/Economic Development) and 551.076 (Deliberations about security devices). After discussion in executive session, any action or vote will be taken in public.**

## **8.0 Reconvene**

Any action, if needed, from Executive Session.

## **9.0 Adjournment**

## Certification

I hereby certify that the above notice of the meeting was posted at the **Main Entrance**, inside the door to the building, at **1149 E. South 11<sup>th</sup> Street**, Abilene, Texas, on this **15<sup>th</sup> day of October, 2021 at 11:45 a.m.**

*Tana Kauffman-Hubbard*  
**Abilene Housing Authority**  
**HCD Director**

In compliance with the Americans with Disabilities Act, the Abilene Housing Authority will provide for reasonable accommodations for persons attending the Abilene Housing Authority meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact **Tana Kauffman-Hubbard, Housing and Community Dev. Director, Abilene Housing Authority** at **(325) 676-6385 x6379**. Telecommunication device for the deaf is 711 or 1-800-RelayTX.

### **EXECUTIVE SESSION**

In accordance with Texas Government Code, Subchapter D:

#### **(Litigation/Consultation with Attorney) Section 551.071**

The Abilene Housing Authority (AHA) may seek advice from its attorney regarding a pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney representing the AHA under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code, Chapter 551.

In addition to any other item that is described on the Agenda, the following are pending or contemplated litigation subjects which may be discussed in Executive Session: N/A.

#### **(Personnel) Section 551.074**

AHA may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees, Chief Executive Officer and Chief Financial Officer.

#### **(Real Property) Section 551.072**

AHA may deliberate the purchase, exchange, lease, or value of real property in a closed meeting when deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

#### **(Business Prospect/Economic Development) Section 551.087**

AHA may discuss or deliberate on commercial or financial information that has been received from a business prospect that the AHA seeks to conduct economic development negotiations with or deliberate the offer of a financial or other incentive to a business prospect.

#### **(Deliberations about Gifts and Donations) Section 551.073**

AHA may deliberate a negotiated contract for a prospective gift or donation to the AHA if deliberation in an open meeting would have a detrimental effect on the position of the AHA in negotiations with a third person.

#### **(Deliberations about Security Devices) Section 551.076**

AHA may deliberate the deployment, or specific occasions for implementation, of security personnel or devices.