

BOARD MEETING NOTICE

City of San Marcos Housing Authority
Board of Directors
Will Hold A Meeting at 6:00 p.m.
Dial by Phone: 346 248 7799
Via Telephone Conference at
Zoom Meeting ID: 852 0866 9156
Password: 412539
Tuesday, January 27, 2026
And physically at
San Marcos Housing Authority
1201 Thorpe Lane
San Marcos, TX 78666

I. Call to Order

II. Roll Call

III. Acknowledge Posting of Meeting Notice

IV. Public Comments: (Note: There will be a 3 Minute Time Limitation)

V. AGENDA

1. MINUTES

- a. REVIEW AND APPROVE MINUTES FROM DECEMBER 15-19, 2025, AND JANUARY 5-6, 2026, SPECIAL MEETING.**

2. PRESENTATIONS

- a. JASON ROBERTS FROM UPWARD COMMUNITIES TO SHARE VISUALS AND FINANCIAL DETAILS TO SHOW HOW UPWARD COMMUNITIES CAN THOUGHTFULLY INVEST IN THE SMPHA COMMUNITY'S PHYSICAL, ORGANIZATIONAL, AND RESIDENTIAL NEEDS.**

3. COMMISSIONER'S REPORT

4. Executive Director's Report

- a. SALTILLO UPDATE – INFORMATION ONLY**

- B. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING THE RESULTS OF THE EMPLOYEE QUALITY OF LIFE QUESTIONNAIRE AND A PROPOSED ACTION PLAN.**

C. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING THE RESULTS OF THE TENANT QUALITY OF LIFE SURVEY AND A PROPOSED ACTION PLAN.

5. ACTION ITEMS

- a. CONSIDERATION AND APPROVAL OF FINANCIAL REPORTS FOR NOVEMBER 2025.
- b. CONSIDERATION AND APPROVAL OF A RESOLUTION FOR DISPOSAL OF EQUIPMENT FOR PUBLIC HOUSING.
- c. CONSIDERATION AND APPROVAL OF A RESOLUTION TO POST THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) 30 DAY COMMENT PERIOD TO UPDATE THE LEASE AGREEMENT.
- D. CONSIDERATION AND APPROVAL OF A RESOLUTION TO UPDATE SIGNERS FOR THE SAN MARCOS REINVESTMENT CORP ACCOUNT HELD AT BANK OF AMERICA
- E. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING PROPOSED REVISIONS TO THE SMPHA HARASSMENT AND SEXUAL HARASSMENT POLICY WHICH WAS PREPARED BY NELROD AND COMPARISON WITH SIMILAR POLICIES AT OTHER PHAS.
- F. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING A SALARY COMPARABILITY STUDY PREPARED BY NELROD (MELLANY D. GASTON TO PRESENT).
- G. REVIEW AND DISCUSSION REGARDING THE HUD FINANCIAL SCORE FOR SMPHA.
- H. REVIEW AND DISCUSSION REGARDING THE HUD-APPROVED OPERATING FUND BUDGET FOR SMPHA.
- I. CONSIDERATION AND APPROVAL OF A RESOLUTION TO APPROVE THE HIRING OF A (PERMANENT) EXECUTIVE DIRECTOR FOR SMPHA.

6. EXECUTIVE SESSION: The Board may go into Executive Session (close its meeting to the public) pursuant to: Section 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer; and/or Section 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee. The Board may also announce that it will go into executive session on any item listed on this Agenda if the subject matter is permitted for a closed session by Chapter 551 of the Texas Gov't Code.

At the meeting notified by this Agenda, the Board expects to go into Executive Session to:

- a. Discuss specific personnel matters, including the hiring of a (permanent) Executive Director for SMPHA, including start date and compensation.

7. OPEN SESSION: If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

8. ADJOURNMENT

***The Board reserves the right to discuss and consider items out of order on the agenda on an as-needed basis.**