

AGENDA

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, February 20, 2025 – 10:00 a.m.
100 Lake Meadows Dr. - Rockwall, TX 75087

1. **Call Public Meeting to Order / Declare a Quorum**
2. **Pledge of Allegiance**
3. **Open Forum for Public Comments**
4. **Consent Agenda Items**
 - a) Discuss / act on approval of minutes from the Dec. 19, 2024 board meeting
5. **Discuss / act on RHA's Official Business, Programs and Reports Related to Management of RHA including:**
 - a) Hear update from RHA's Executive Director regarding management of the RHA
6. **Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made at least 48 hours prior to this meeting. Please contact (972) 772-6570, M-F between 8 AM and 5 PM for further information.

The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development).

I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times., on the 13th day of February, 2025 at 2:45 p.m. and remained so posted for at least 72 continuous hours preceding the schedule time of said meeting.



**Kristy Teague, Rockwall City Secretary, on behalf of
Aurora Bueno, RHA Executive Director**

Date Removed



Rockwall Housing Authority
Where everyday is a new beginning

AGENDA

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 20, 2025 – 10:00 a.m.
100 Lake Meadows Dr. - Rockwall, TX 75087

1. **Call Public Meeting to Order / Declare a Quorum**
2. **Pledge of Allegiance**
3. **Open Forum for Public Comments**
4. **Consent Agenda Items**
 - a) Discuss / act on approval of minutes from the Feb. 20, 2025 board meeting
5. **Discuss / act on RHA's Official Business, Programs and Reports Related to Management of RHA including:**
 - a) Hear update from RHA's Executive Director regarding management of the RHA
 - b) Hear update regarding RHA's financials
6. **Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made at least 48 hours prior to this meeting. Please contact (972) 772-6570, M-F between 8 AM and 5 PM for further information.

The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development).

I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times., on the 13th day of March, 2025 at 3:00 p.m. and remained so posted for at least 72 continuous hours preceding the schedule time of said meeting.

A handwritten signature in blue ink that reads "Kristy Teague".

Kristy Teague, Rockwall City Secretary, on behalf of
Aurora Bueno, RHA Executive Director

Date Removed



Rockwall Housing Authority
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AGENDA

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, May 15, 2025 – 10:00 a.m.
100 Lake Meadows Dr. - Rockwall, TX 75087

1. **Call Public Meeting to Order / Declare a Quorum**
2. **Pledge of Allegiance & Introduction of Newly Appointed RHA Board Member**
3. **Open Forum for Public Comments**
4. **Consent Agenda Items**
 - a) Discuss / act on approval of minutes from the March 20, 2025 board meeting
5. **Discuss / act on RHA's Official Business, Programs and Reports Related to Management of RHA including:**
 - a) Hear update from RHA's Executive Director regarding management of the RHA
 - b) Hear update regarding RHA's financials
 - c) Consider a policy allowing for only one signature on RHA issued checks
 - d) Consider authorizing the addition of RHA Board Member, Maryann Hall, as a signatory on RHA bank / financial accounts
6. **Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made at least 48 hours prior to this meeting. Please contact (972) 772-6570, M-F between 8 AM and 5 PM for further information.

The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development).

I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times., on the 7th day of May, 2025 at 3:00 p.m. and remained so posted for at least 72 continuous hours preceding the schedule time of said meeting.

A handwritten signature in blue ink that reads 'Kristy Teague'.

Kristy Teague, Rockwall City Secretary, on behalf of
Aurora Bueno, RHA Executive Director

Date Removed

AGENDA

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, June 19, 2025 – 10:00 a.m.
100 Lake Meadows Dr. - Rockwall, TX 75087

1. Call Public Meeting to Order / Declare a Quorum
2. Pledge of Allegiance
3. Open Forum for Public Comments
4. Consent Agenda Items
 - a) Discuss / act on approval of minutes from the May 15, 2025 board meeting
5. Hold public hearing to receive input regarding the RHA's 5 Year Public Housing Agency Plan (for FY 2025-2029), and take any action necessary.
(NOTE: The draft plan is available in the RHA's office and on the website at <https://rockwallhousingauthority.com/rha-documents>)
6. Discuss / act on RHA's Official Business, Programs and Reports Related to Management of RHA including:
 - a) Hear update from RHA's Executive Director regarding management of the RHA
 - b) Hear update regarding RHA's financials
7. Executive Session: The Rockwall Housing Authority Board will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:
 - a) Legal consultation regarding tenant claims raised by a tenant and/or a tenant's daughter pursuant to Section 551.071 (Consultation with Attorney).
8. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made at least 48 hours prior to this meeting. Please contact (972) 772-6570, M-F between 8 AM and 5 PM for further information.

The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development).

I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times the 16th day of June, 2025 at 9:30 a.m. and remained so posted for at least 72 continuous hours preceding the schedule time of said meeting.



Kristy Teague, Rockwall City Secretary, on behalf of
Aurora Bueno, RHA Executive Director

Date Removed

Capital Fund Program—Five-Year Action Plan

Part I: Summary						
PHA Name: Housing Authority of the City of Rockwall/TX095		Locality (Rockwall/Rockwall County, Texas) Original 5-Year Plan: X Revision No:				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2025</u>	Work Statement for Year 2 FFY <u>2026</u>	Work Statement for Year 3 FFY <u>2027</u>	Work Statement for Year 4 FFY <u>2028</u>	Work Statement for Year 5 FFY <u>2029</u>
B.	Physical Improvements Subtotal	Annual Statement	\$106,773.00	\$106,773.00	\$106,773.00	\$106,773.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
E.	Administration		\$8,396.00	\$8,396.00	\$8,396.00	\$8,396.00
F.	Other		\$11,800.00	\$11,800.00	\$11,800.00	\$11,800.00
G.	Operations		\$5,292.00	\$5,292.00	\$5,292.00	\$5,292.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$134,261.00	\$134,261.00	\$134,261.00	\$134,261.00



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ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, July 17, 2025 – 10:00 a.m.

100 Lake Meadows Dr. - Rockwall, TX 75087

1. Call Public Meeting to Order
2. Pledge of Allegiance
3. Introductions
4. Discuss / act on selection of the following RHA officers:
 - a) Chair
 - b) Vice Chair
5. Open Forum for Public Comments
6. Consent Agenda Items
 - a) Discuss / act on approval of minutes from the June 19, 2025 board meeting
7. Discuss / act on RHA’s Official Business, Programs and Management, including:
 - a) Audit of the RHA for Fiscal Year Ending Sept. 30, 2024
 - b) Update from RHA’s Executive Director regarding management of the RHA
 - c) Update regarding RHA’s financials
8. Executive Session: The Rockwall Housing Authority Board will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:
 - a) Legal consultation regarding tenant claims raised by a tenant and/or a tenant’s daughter pursuant to Section 551.071 (Consultation with Attorney).
9. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made at least 48 hours prior to this meeting. Please contact (972) 772-6570, M-F between 8 AM and 5 PM for further information.

The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development).

I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times the 14th day of July, 2025 at 9:30 a.m. and remained so posted for at least 72 continuous hours preceding the schedule time of said meeting.

Kristy Teague, Rockwall City Secretary, on behalf of
Aurora Bueno, RHA Executive Director

Date Removed

AGENDA

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS MEETING

Thursday, September 18, 2025 - 10:00 AM

100 Lake Meadows Dr. - Rockwall, TX 75087

I. Call Public Meeting to Order

II. Pledge of Allegiance

III. Open Forum

This is a time for anyone to address the Board on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, the Board is not permitted to respond to or deliberate your comments since the topic has not been specifically listed on the agenda. (The TX Open Meetings Act requires that topics of discussion be posted on an agenda not less than 3 business days before the meeting. This, in part, is so others who may have the same concern may also be involved in the discussion).

IV. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed, and/or do not warrant Board deliberation. If you would like to speak on one of these items, please do so during Open Forum.

1. Consider approval of the minutes from the July 17, 2025 board meeting, and take any action necessary.

V. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider approval of a resolution adopting the RHA Budget for Fiscal Year 2026, and take any action necessary.
2. Discuss and consider authorizing the Executive Director to make an expenditure in the amount of \$26,300 to Echo Water Solutions for the replacement of two water heaters in the Reese Manor Building, and take any action necessary.

VI. Hear Updates Regarding RHA's Official Business, Programs, and Management, including:

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Update from RHA's Executive Director regarding management of the RHA
2. Update regarding RHA's financials.

VII. Executive Session

The Rockwall Housing Authority Board will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding Executive Director’s Employment Contract pursuant to §551.074 (Personnel Matters).

VIII. Adjourn Executive Session & Call Public Mtg. Back to Order

IX. Take Any Action as a Result of Executive Session

X. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Rockwall City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development).

I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times the 10th day of Sept., 2025 by 5:00 p.m.. and remained so posted for at least three business days before the scheduled time of said meeting.

**Kristy Teague, Rockwall City Secretary or
Aurora Bueno, RHA Executive Director**

Date Removed

AGENDA

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, October 16, 2025 - 10:00 AM

100 Lake Meadows Dr. - Rockwall, TX 75087

I. Call Public Meeting to Order

II. Pledge of Allegiance

III. Open Forum

This is a time for anyone to address the Board on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, the Board is not permitted to respond to or deliberate your comments since the topic has not been specifically listed on the agenda. (The TX Open Meetings Act requires that topics of discussion be posted on an agenda not less than 3 business days before the meeting. This, in part, is so others who may have the same concern may also be involved in the discussion).

IV. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed, and/or they do not warrant deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the Sept. 18, 2025 board meeting, and take any action necessary.

V. Action Items

If your comments are regarding an agenda item below, you are asked to speak during "Open Forum."

1. Discuss and consider three estimates pertaining to replacement of water heaters and related plumbing work in the Reese Manor Building, authorizing the Executive Director to make an expenditure not to exceed an amount established by the RHA Board and with the preferred company selected by the Board, and take any action necessary.
2. Discuss and consider approval of a resolution adopting a Records Management Program and associated policies for the RHA, and establishing RHA's Executive Director as the Records Management Officer, and take any action necessary.

VI. Hear Updates Regarding RHA's Official Business, Programs, and Management, including:

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Update from RHA's Executive Director regarding management of the RHA
2. Update regarding RHA's financials

VII. Executive Session

The Rockwall Housing Authority Board will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding Executive Director’s Employment Contract, including evaluation and incentive compensation, pursuant to §551.074 (Personnel Matters)

VIII. Adjourn Executive Session & Call Public Mtg. Back To Order

IX. Take Any Action as a Result of Executive Session

X. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development).

I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times the 10th day of Oct., 2025 at 12PM and remained so posted for at least three business days before the scheduled time of said meeting.

Kristy Teague, Rockwall City Secretary, on behalf of
Aurora Bueno, RHA Executive Director

Date Removed

AGENDA

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, November 20, 2025 - 6:00 PM

100 Lake Meadows Dr. - Rockwall, TX 75087

I. Call Public Meeting to Order

II. Pledge of Allegiance

III. Open Forum

This is a time for anyone to address the Board on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, the Board is not permitted to respond to or deliberate your comments since the topic has not been specifically listed on the agenda. (The TX Open Meetings Act requires that topics of discussion be posted on an agenda not less than 3 business days before the meeting. This, in part, is so others who may have the same concern may also be involved in the discussion).

IV. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed, and/or they do not warrant deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the Oct. 16, 2025 board meeting, and take any action necessary.

V. Hear Updates Regarding RHA's Official Business, Programs, and Management, including:

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Update from RHA's Executive Director regarding management of the RHA
2. Update regarding RHA's financials
3. Hear update regarding Atmos Energy Corp. gas meter project

VI. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information. The Rockwall Housing Authority Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and/or § 551.086 (Economic Development). I, do hereby certify that this Agenda was posted at the Rockwall Housing Authority in a place readily accessible to the general public at all times the 13th day of November, 2025 at 9:30 a.m. and remained so posted for at least three business days before the scheduled time of said meeting.

**Kristy Teague, Rockwall City Secretary, on behalf of
Aurora Bueno, RHA Executive Director**

Date Removed