

# MINUTES

## ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 19, 2026 - 10:00 AM

100 Lake Meadows Dr. - Rockwall, TX 75087

### I. Call Public Meeting to Order

Chair Maryann Hall called the meeting to order at 10:04 a.m. Present were Chair Maryann Hall and board members Carla Wise, Rick Crowley, and D.L. Mailloux as well as RHA Executive Director Aurora Bueno, Rockwall Mayor Tim McCallum, Rockwall City Manager Mary Smith, Rockwall Assistant City Manager Joey Boyd, and Rockwall's Director of Administrative Services David Sweet. Board Member Constance Paris was absent from the meeting

### II. Pledge of Allegiance

Those present recited the Pledge of Allegiance.

### III. Open Forum

Reese Manor resident, Marie Markely came forth and thanked the board and the executive director for all they've done to make improvements. She knows some residents are happy with the changes, while others are unhappy; however, she pointed out that some of those same residents were also unhappy when the former Executive Director was here also. There being no one else wishing to come forth and speak, Chair Hall then closed open forum.

### IV. Consent Agenda

1. Consider approval of the minutes from the January 22, 2026 regular board meeting, and take any action necessary.

Board Member Crowley moved to approve the minutes, as presented. Board Member Mailloux seconded the motion, which passed unanimously of those present (4 ayes with 1 absence (Paris)).

### V. Discuss RHA's Official Business, Programs, and Management, including:

1. Discuss and consider approval of a dedicated utility easement to Atmos Energy MidTex Division for providing natural gas services to facilities located on Rockwall Housing Authority property on Sam Buffington St. and Throckmorton St., authorizing the Executive Director to finalize and execute documents on behalf of the RHA, and take any action necessary.

Joey Boyd, Rockwall Assistant City Manager, indicated that Atmos is needing the RHA board to dedicate a 10' utility easement in order to install lines and provide gas service to RHA-owned property on Sam Buffington and Throckmorton Streets. He explained that this project will provide safer gas lines and that Atmos will direct bill each customer. In addition, once the project is complete, the RHA will no longer have to report to the Railroad Commission. Board Member Crowley moved to approve the needed, dedicated

utility easement to Atmos Energy MidTex Division to provide natural gas services to facilities located on RHA property on Sam Buffington St. and Throckmorton Streets, including authorizing RHA's Executive Director to finalize and execute documents on behalf of the RHA. Board Member Wise seconded the motion, which passed unanimously of those present (4 ayes with 1 absence (Paris)).

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

Discussion took place regarding the many flooding issues that continue to occur because of old, outdated, malfunctioning plumbing in the building. Pinhole leaks in the old, corroded pipes abound and keep on causing issues. In addition, Ms. Bueno shared that five new walk-in showers will soon be installed, so once those are finished an overall total of 10 will have been installed. Ms. Bueno shared that she has been researching possible grants, and she is waiting to hear back from Lakepointe Church. Board Member Crowley is curious what the cost may be to completely overhaul all of the utilities in Reese Manor. He may try to reach out to some contractors that have done work for the city in the past to seek further information on costs to completely replace plumbing and electrical throughout the building. General discussion ensued regarding if it would be best to do that sort of work all at once or in phases. Mr. Crowley shared that it would be preferable to do it all at once, taking it in small chunks so as to not displace residents. This sort of project would be a good use of capital funds, grants and local contributions. Further evaluation on these matters is needed. Board Member Wise mentioned that when the leaks occur, other repairs become necessary as well (i.e. pin hole plumbing leaks end up causing damage to ceilings and walls, so drywall repairs end up being needed as well). Board Member Crowley indicated that he will get with Mr. Boyd at the City of Rockwall to get some information on possible contractors he can reach out to in order to inquire about a project like this and possible costs.

Ms. Bueno then shared that there is currently a 2 bedroom unit on Throckmorton that's available, and she may reopen the public housing waiting list soon. Regarding existing people on the waiting list, as she's been making her way through them, many don't meet the income requirements (they earn too much money) or they're no longer interested. She also mentioned that there is one 3 bedroom unit that is totally trashed, and it's going to require a major overhaul (new floors, walls, cabinets). She has reached out to the Rockwall Housing Development Corporation to get some referrals to builders who may be able to assist with this overhaul. Also, she and city staff recently finished going through old records to prepare for an upcoming records destruction that the city will soon schedule. Four large polycarts of records will end up being destroyed.

Mayor McCallum asked if Ms. Bueno is still looking into possibly establishing a veteran's housing program. Ms. Bueno suggested that perhaps that RHA should ask for three or four of these type of vouchers as a first step as a way to try it out and see how it goes. She mentioned that this particular HUD program is called VASH. The mayor mentioned that any increase in the number of vouchers is an issue that would have to go before the city council for consideration of approval, which is something that's been unsuccessful in the past; however, since this program is related to assisting veterans, he cannot imagine that Council would not be in favor of approving it. Also, he imagines Council would be far more likely to approve a request of that nature especially given that the RHA is now being far more efficiently and professionally run than it has been in the past.

Ms. Bueno shared that about 30 volunteers from Lakepointe Church would be sprucing up some of the landscaping at units along Throckmorton and Sam Buffington Streets. Also, \$4,000 was donated for the

purchase of a refrigerator and ice maker.

Board Member Crowley thanked the City of Rockwall, the RHA Board, and Ms. Bueno, indicating that the Housing Authority being run responsibly and well is a big asset to the City.

Board Member Wise suggested that pro-active maintenance of air conditioning units take place (i.e. pulling them and cleaning them proactively so as to try and avoid clogs). Ms. Bueno shared that 8 new a/c units were recently ordered and that she will inquire with the a/c contractor that's currently being utilized to see if this is possible and how much it may cost. Board Member Wise suggested that perhaps a reminder could be sent to residents to encourage them to be sure to keep their a/c filters clean. City Manager Mary Smith indicated that she recalls that it was a high six-figure number associated with removal of individual a/c units and upgrading them because doing so would require quite a bit of associated electrical upgrades and work to be performed. Ms. Bueno mentioned that the current a/c contractor does already proactively pull and clean about 10 a/c units each month, but she will work to get a quote on pulling and cleaning them all.

Ms. Bueno went on to thank city staff for all of their assistance, indicating that she and city staff really do work well together as a team.

Mrs. Smith shared that, related to the efforts to move RHA bank accounts from Lakeside National to American National Bank, HUD has had a lot of requests and 'to dos' along the way, and this has caused a lot of delay. Ms. Bueno shared that she just received notification from HUD that their process has recently changed again. This is disappointing since the efforts to switch banks have been ongoing since before Christmas. Board Member Wise asked if residents would be allowed to pay rent electronically or with 'auto pay' instead of having to write a check after the new bank accounts get established and the City takes over managing the funds / accounts. Mrs. Smith shared that each 'auto pay' costs about \$10/month and that credit or debit card-related transaction fees are usually somewhere between 2-3%. She explained that there is cost associated with electronic transactions, and – although a lot of times companies will absorb / cover those costs – as a public entity, the city is not able to do so. Instead, those costs would have to be passed along to the person paying the rent.

General discussion took place related to other fees and costs, such as for cable TV. Ms. Bueno asked if board approval would be needed in order to raise the monthly fee for cable. Board Member Crowley indicated that, yes, the board would have to approve such an increase. Ms. Bueno indicated she may 'shop around' because right now residents are paying \$22/month for this; however, it may need to be raised to \$30/month. Board Member Wise wonders if it's necessary for every resident to be paying this monthly fee when not every resident uses it. Ms. Bueno and Board Member Crowley will work together to shop rates and further discuss the possibilities and costs associated with cable. The mayor urged them to keep in mind that when residents are living on a fixed income, raising fees even just \$10 per month can be burdensome to them, so please keep this in mind. A resident who was a guest at the meeting asked if residents who do not currently utilize cable tv can no longer have to pay for it. Mr. Crowley shared that he and Ms. Bueno will look into this further.

Ms. Bueno shared that she recently finished working with the city's HR Director to develop the job description for a Housing Case Worker. She indicated that she needs to hire someone who has experience, and she will soon begin advertising the job on various job boards / sites. The position will be for 32 hours per week (with no benefits), and her existing office staff person will continue working as well.

VI. Adjournment

Board Member Carla Wise moved to adjourn the meeting. Board Member Mailloux seconded the motion, which passed unanimously (Paris absent). The meeting was adjourned at 10:38 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA) ON THIS 16<sup>th</sup> DAY OF APRIL, 2026.

  
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Maryann Hall, Board Chair

ATTEST:

  
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Richard R. Crowley, Board Secretary