

MINUTES

The Board of Commissioners of the Dracut Housing Authority met at a regular meeting on March 23, 2015 at 65 Phineas Street, Dracut, MA 01826. Chairman Russell Taylor opened the meeting at 5:30 p.m. and upon roll-call vote those present were as follows:

PRESENT: Matthew J. Sheehan
 Debra DeWitt Ahern
 F. Russell Taylor
 George M. Nangle
 Jesse Forcier

Chairman F. Russell Taylor introduced the new member of the Dracut Housing Authority Board, Matthew J. Sheehan.

Commissioner Forcier made a motion to approve the minutes of the February 23, 2015 Board Meeting. Said motion was seconded by Commissioner Nangle and upon roll passed with Commissioner Sheehan abstaining.

Commissioner DeWitt Ahern made a motion to accept the warrant. Said motion was seconded by Commissioner Nangle and upon roll call vote passed unanimously.

Commissioner Forcier made a motion to put the financial report on file for audit. Said motion was seconded by Commissioner DeWitt Ahern and upon roll call vote passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

- a. A vote for the Dracut Housing Authority to request \$3,000,000 from the Community Preservation Committee to help fund the development of low income senior housing.

Town Manager Duggan was at the meeting and gave a short synopsis on what has been happening to date in regards to the feasibility study that is being conducted on both the Richardson/Greenmont Avenue Site as well as Spring Park. He informed the Board that that due to the inclement weather we have had there has not been a lot of information in regards to the Richardson/Greenmont Site. This is because the Architects/Engineers have not been able to do any work on the site. There will be a definite site chosen based on feedback from the Architects/Engineers for Town Meeting.

Commissioner DeWitt Ahern made a motion that the Dracut Housing Authority request \$3,000,000 from the Community Preservation Committee to help fund the development of low income senior housing. Commissioner Forcier seconded the motion. Upon roll call vote passed unanimously.

- b. 2015 Maintenance Wage Rates issued by the Department of Labor and Workforce Development. Maintenance Laborers - \$24.52/hour. Maintenance Supervisor \$27.29/hour.

The Director informed the Board that these wage increases are dictated by the Department of Labor and Workforce Development and are included in the meeting as information only.

- c. A vote to accept the 2015 Capital Fund Program Amendment in the amount of \$36,538.00.

The Director informed the Board that this is something that the Board votes on annually. These monies are for our Federal Development (Phineas Street) and are to be used for capital projects. Currently, the capital project is installation of five walk in showers.

- d. Correspondence from DHCD in regards to budget revision for \$35.00 a unit – state only.

The Director informed the Board that the housing authority will be reimbursed thru a budget revision \$35.00 for each state unit (89 units) for the extra high costs associated with this year's storms.

- e. Correspondence from DHCD in regards to future reimbursements for the cost of snow and ice removal from housing authority roofs – state only.

The Director informed the Board that DHCD will be reimbursing housing authorities for some of the costs associated with the removal of snow and ice from roofs this past winter.

- f. Conflict of Interest Mandatory Training.

The Director notified the Board that they must take the mandatory training on line.

- g. Vacancy Report.

The Board received the vacancy report.

- h. Work Order Report.

The Board received the work order report.

- i. NAHRO Spring Conference.

The Director informed the Board that the spring conference is May 18 – 21.

COMMITTEE REPORTS:

Housing Sub-Committee:

The minutes from the joint housing sub-committee meeting with the housing sub-committee from the Board of Selectmen (2/24/15) were dispersed.

Heating Sub-Committee:

No Update.

Old business:

No Smoking Policy:

Commissioner Nangle stated that he went to the person's apartment that was discussed at last meeting but did not smell any smoke in his apartment.

Commissioner Nangle asked if the prison workers from the Sherriff's Department were still on site. The Director stated that they will be back later in the spring to complete the painting of interior common rooms in the elderly sites.

New Business:

The next two meeting of the housing authority will be changed due to holiday and the NAHRO conference conflicts. The meetings will be April 13th at 5:30 at 971 Mammoth Road and May 12th at 5:30 at 65 Phineas Street.

Resident and Public Participation:

None

Adjournment:

Motion to adjourn was made by Commissioner Forcier. Said motion was seconded by Commissioner Sheehan and upon roll call vote passed unanimously. Meeting adjourned 6:00 p.m.