

MINUTES

The Board of Commissioners of the Dracut Housing Authority met in regular session on March 17, 2014 at 65 Phineas Street, Dracut, Massachusetts. Vice Chairman Debbie DeWitt Ahern opened the meeting at 6:00 p.m. and upon roll-call vote those present were as follows:

Present: Brian J. Bond
Kenneth Cunha
Debra DeWitt Ahern
George M. Nangle

Absent: F. Russell Taylor

MINUTES OF REGULAR MEETING

Commissioner Bond made a motion to approve the minutes of the March 17, 2014 Board Meeting. Said motion was seconded by Commissioner Cunha and upon roll call vote passed unanimously.

FINANCIAL REPORT

Commissioner Cunha made a motion to approve the warrant. Upon second for discussion Commissioner Bond wanted to note that the electric bill was \$47,000, he is not complaining about it but wanted it on the record. Commissioner Bond also inquired about the McCartin's invoice; he thought that the price on the 1 pole 15 ARC fault was high. Commissioner Bond also inquired about the condo fees which are paid to Coventry Gardens, those fees are approximately \$72,000 a year. Commissioner Bond thought that it might be a good idea down the road to move the 15 seniors to the Richardson Property and build five family units on the Lakeview Avenue property and move those families to that site. Commissioner Cunha stated that logistically this would be very difficult to do. Commissioner Bond also inquired about the ice melt. Upon roll call vote passed unanimously.

A motion was made by Commissioner Cunha to place the financials on file for the audit. Said motion was seconded by Commissioner Bond. Upon roll call vote passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

- a. **A vote to accept the minimum wage rates to be paid to the Maintenance Laborers (\$23.88) and the Maintenance Supervisor (\$26.55).**

Commissioner Nangle made a motion to accept the minimum wage rates which are dictated by Department of Labor. Under discussion Commissioner Bond asked if this is their only increase for the year. The Director stated that these are mandated from the Department of Labor and some years the increases are high and some years they are not. The increase fluctuates. Commissioner Bond seconded the motion and upon roll call vote passed unanimously.

- b. A vote to award a contract to Mike's Construction Co. Inc, 332 Mason Road, Dudley, MA in the amount of \$35,700 for the removal and installation of 44 apartment windows as well as all the windows located in the Community Room at 65 Phineas Street.

The Director informed the Board that the first bidder was rejected because they did not submit a bid bond as well as submit a spec of the window that they were going to use which was required in the bid package. The bid required Harvey Windows. Commissioner Cunha made a motion to award the contract. Commissioner Nangle seconded the motion and upon roll call vote passed unanimously.

- c. Work Order Report.

The work order report was reviewed by the Board.

- d. Update on additional parking spaces at 113 Parker Avenue.

The Director informed the Board that an architect appointed from the State is currently working on a design plan for additional parking spaces.

COMMITTEE REPORTS:

Housing Sub-Committee Report:

Brian Bond reported that the following night Tuesday, March 18th we will be going to CPC to request funds for the development of the Richardson Property. There is a process that will be followed after that. There will be a vote by CPC and a Public Hearing prior to Town Meeting.

Demolition of 1530 Bridge Street:

The Director reported that there was an issue with the demolition in regards to shutting the water line off at the street. We have had to request a change order which was approved by the state. The Water Department requires this to be done. This has slowed the process down but we will be moving forward. The abutters will be notified prior to the actual demolition.

Heating Committee:

The Director stated that she has had a few conversations with DHCD and unfortunately right now there is no funding for this scope of a project. This type of a project is very expensive. Some of the sustainability grants that are available are more about alternative energy rather than high efficiency. The Director stated that she would look into the Air Source Heat Pumps which are also a source of cooling. The Director will report back.

Security Committee:

The Director reported that she is waiting for the proposal for the security cameras at 971 Mammoth Road.

Old Business:

None.

New Business:

None.

Resident & Public Participation:

Selectman Zimini spoke in support of the Richardson Property. He fully supports the program. He feels as though for the last nine years we have talked about doing something for elderly housing and for nine years we have not been able to do it. Selectman Zimini hopes that the program will be publicly supported. Selectman Zimini feels as though something needs to be done and that it is time for this to happen.

Commissioner Cunha requested a moment of personal privilege. Commissioner Cunha stated that his term ends on May 6th and he has chosen not to run for re-election because of personal reasons that have nothing to do with the housing authority. Commissioner Cunha stated that "tonight will be my last meeting because I will be out of town at the next meeting. Therefore, tonight will be my last night in attendance as a Commissioner of the Dracut Housing Authority." He went on to thank his colleagues, the unbelievable staff, and the residents for putting him in this position. He feels as though he has done his best and hopes that he leaves the Dracut Housing in a little better place than when he came on. Commissioner DeWitt Ahern thanked Commissioner Cunha for his five years of service. Commissioner Nangle stated that he has been involved with Commissioner Cunha on many projects in Town he stated that Commissioner Cunha and his wife have always served the Town of Dracut in many different ways. Commissioner Nangle stated that he is glad that he got to serve with Commissioner Cunha and stated that he is such an asset to the Town of Dracut.

Commissioner Bond stated that he understands why Commissioner Cunha is leaving but he reiterated that Commissioner Cunha is a huge asset on this Board. Commissioner Cunha made a motion to adjourn. Said motion was seconded by Commissioner Bond and upon roll call vote passed unanimously.

Meeting adjourned: 6:30 p.m.