

MINUTES

The Board of Commissioners of the Dracut Housing Authority met at a regular meeting on June 16, 2014 at 971 Mammoth Road, Dracut, MA 01826. Chairman Russell Taylor opened the meeting at 6:00 p.m. and upon roll-call vote those present were as follows:

Present: Brian J. Bond
 Debra DeWitt Ahern
 Russell Taylor
 George M. Nangle
 Jesse Forcier

Brian Bond informed the Board that he was going to record the meeting.

MINUTES

A motion was made by Commissioner Forcier to approve the minutes of the May 12th Board Meeting. Commissioner DeWitt seconded the motion and upon roll call vote passed unanimously.

FINANCIAL REPORT

A motion was made by Commissioner Forcier to place the April financial report on file for audit. Said motion was seconded by Commissioner Nangle and under discussion Commissioner Bond commented that electric was up 24% and interest expenses was up 222%. The Director stated that the financial report is for the full fiscal year ending 9/30/2014. At that point most projected expenses even out. Upon roll call vote passed unanimously.

A motion was made by Commissioner Nangle to approve the warrant. Said motion was seconded by Commissioner Forcier. Under discussion Commissioner Bond inquired about the bill for Dillon and Sullivan Lawn Care. The Director stated that we received two quotes to cut grass at both 971 Mammoth Road and 65 Phineas Street. We are charged \$450 for 971 Mammoth Road and \$400 for Phineas Street. The bill was for \$1700 which was for two cuts at each site. The Director stated that she decided to go out to bid for lawn care. Commissioner Bond noted that the electric bill for heat was \$5,100 and typically it's about \$3,800. Upon roll call vote passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

- a. **A vote to make the first and final payment to Mike's Construction in the amount of \$35,700 for the installation and replacement of 44 apartment windows and all windows in the community room at 65 Phineas Street.**

A motion was made by Commissioner DeWitt Ahern and seconded by Commissioner Forcier to approve the final payment to Mike's Construction. Under discussion Commissioner Bond inquired if the job was 100% completed and the Director stated yes. Upon roll call vote passed unanimously.

- b. **A vote to approve the purchase of new lights for Phineas Street from Frank P. McCartin's Co. Inc. who submitted the low quote of \$7,928.00.**

The Director reported that we received three different quotes on this purchase. McCartin's was the low quote. A motion was made by Commissioner Forcier to approve the purchase and seconded by Commissioner Nangle. Upon roll call vote passed unanimously.

- c. **A vote to approve four change orders for the roof replacement that is currently being being done by New Heights Roofing & Construction.**

Change Order #1 – rip off garage roof and replace with new shingles at Bouchard Ave. for \$1,600.00.

A motion was made By Commissioner Nangle to approve the motion. Commissioner DeWitt Ahern seconded the motion. Under discussion Commissioner Bond requested that in the future the square footage should be on the invoices. Upon roll call vote passed unanimously.

Change Order #2 – Install metal ice panels across front of main house at Varnum Road \$1,800.00.

The Director informed the Board that we have had issues at this house over the years where ice dams have built up over the front door. This is the reason we installed the ice panels. A motion was made by Commissioner Forcier and seconded by Commissioner Nangle to approve the change order. Upon roll call vote passed unanimously.

Change Order #3 – Replace old skylight with new Velux no-leak skylight at Varnum Road for \$1,500.00.

A motion was made by Commissioner DeWitt Ahern and seconded by Commissioner Nangle. Upon roll call vote passed unanimously.

Change Order #4 – Replace rotted plywood on roof at Hildreth Street \$1,200.00.

A motion was made by Commissioner Nangle and seconded by Commissioner DeWitt Ahern to approve the change order. Upon roll call vote passed unanimously.

- d. **A vote to make a final payment to New Heights Roofing & Construction in the amount of \$39,400 for the replacement of seven roofs on homes owned by the DHA scattered throughout Dracut.**

A motion was made by Commissioner Nangle to approve the final payment. Said motion was seconded by Commissioner DeWitt Ahern. Upon roll call vote passed unanimously.

- e. **A vote to award a contract to Marc L'Heureux for the installation of three walk in showers at 971 Mammoth Road in the amount of \$19,694.00**

A motion was made by Commissioner Forcier and seconded by Commissioner Nangle to award the contract. Under discussion Commissioner Bond asked how long it takes to replace the unit and what do we do with the residents. The worst case scenario is that the residents do not have a shower for no more than two days. Upon roll call vote passed unanimously.

- f. **A vote to award a contract to Marc L'Heureux for the installation of four walk in showers at 65 Phineas Street in the amount of \$26,258.00.**

A motion was made by Commissioner Forcier and seconded by Commissioner Nangle. Upon roll call vote passed unanimously.

- g. **A vote to approve a Budget Revision in the amount of \$2,759.00 for snow removal during the 2014 winter season.**

The Director informed the Board that because it was such a bad winter the state is giving each state agency \$31.00 per unit for snow removal. A motion was made by Commissioner Nangle to approve the Budget Revision. Said motion was seconded by Commissioner DeWitt Ahern and upon roll call vote passed unanimously.

- h. **Moved to New Business.**

- i. **Work Order Report.**

The Board reviewed the work order report. Commissioner Nangle stated that it is good to see that most of the work orders are closed.

- j. **Vacancy Report.**

The Board reviewed the vacancy report.

- k. **Update on boilers at Parker Avenue.**

The Director stated that we have had some issues over the past few years at Parker Avenue in regards to the heat. The Director informed the Board that we will be getting new boilers for free through a state program. The Director also gave kudos to Brian

Martin for pushing this boiler program through fruition. We are also going to look into additional boilers for other sites.

4. **COMMITTEE REPORTS:**

Housing Committee:

No updates.

Heating Committee:

BLW Engineers are looking into the Air Source Heat Pumps and they will have a report over the next couple of months.

Security Committee:

Work has started on the security cameras.

Old Business.

The cook-out is June 26th, 2014 from 11:30 – 1:30.

New Business:

As per MGL, Chapter 121B, Section 6 a vote to make and forward written charges to the Board of Selectmen against Board Member Brian Bond.

Chairman Taylor stepped down as Chairman and Vice Chairperson Debbie DeWitt Ahern took over the meeting.

Chairman Taylor made a motion to make and forward written charges to the Board of Selectmen against Board Member Brian Bond. Chairman Taylor read his motion. Said motion is attached. Said motion was seconded by Commissioner Nangle. Under discussion Commissioner Bond stated that Commissioner Taylor stated ½ truths. He stated that he was not thinking of Mr. Taylor's situation at the time and he apologized immediately. He stated that he has a cousin that is also battling the disease. He stated that his comments about Mr. Taylor were politically aggravated by his comments about Mr. Bond during the election. He also stated that Warren Shaw made comments about him on his radio show saying that there was a connection between Brian Bond and Mike McLaughlin. Commissioner Bond stated that Mr. Taylor also sent threatening texts back to Commissioner Bond. Commissioner Bond stated that he was not going to repeat them. He stated that Mr. Cox was in the audience and that his son also sent texts to Commissioner Bond. Vice Chairperson DeWitt Ahern stated that Mr. Bond

should only discuss issues relating to the members of the Board of Commissioners. Commissioner Bond stated that on election night he received threatening phone calls. Someone called him and said that they were going to drag him out of the house and beat him. In the middle of the night he had banging on his doors. Gerry Flynn the Union Representative wrote a letter to DHCD. Commissioner Bond stated that Gerry Flynn has nothing to do with this and it is not union business. He stated that this is a political witch hunt. He stated that these were private texts between him and Commissioner Taylor. Commissioner Bond stated that the Bill of Rights affords him freedom of speech. Mr. Taylor and Mr. Shaw sent him a text message which he believes is extortion. Brian read the text for the record "Brian sorry you need to deal with your issues. Russ and I will not go to the paper with this stuff if you resign immediately. If I do not hear from you by noon I will assume you are staying". Mr. Bond believes that this is extortion. "Is that your answer?" "Giving these copies to them now". Mr. Bond stated that he has been in contact with the FBI, Attorney General, and State Police. The extortion part of it. So there is an investigation going on there. The extortion laws are MGL Chapter 265 Section 25 (refer to). Commissioner Bond stated that the Selectmen can only do something if he was elected or appointed by the Town. He went on to state that it is a political witch hunt, it was a private text sent between himself and Mr. Taylor.

Vice Chairperson DeWitt Ahern stated that what is being taken to the Selectmen is the activity between Mr. Bond and Mr. Taylor. Vice Chairperson DeWitt Ahern said that it has nothing to do with anyone else. The motion is stating that the action towards other Board Members is the only thing we can act on. The only remedy we have per the law is to bring it to the Selectmen. The Board of Commissioners does not have the authority to take any action on this. We are taking the next step which is really with heavy heart. Commissioner Bond has done good work but his emotions clearly took over. The only thing we can do as a Board is to forward it to the Selectmen and let the Selectmen do what they deem necessary. Commissioner Bond said that there was communication going in two ways and that the Board should also send a letter to the Selectmen against Russ Taylor. Upon roll call vote passed unanimously.

Chairman Taylor took over control of the meeting.

Resident and Public Participation

Don Jean a resident at 971 Mammoth Road stated that with all the fighting going on with the Board he thinks that Commissioner Bond should step down and let someone else take his place, someone that could work with the Board. He stated that Brian Bond seems like a good guy but he over stepped his boundaries and a lot of the tenants wish that he would move on.

Jackie Chausse stated that she feels the same way and she does not think that he is helping the seniors and that he should step down.

Adjournment

A motion to adjourn was made by Commissioner Forcier. Said motion was seconded by Commissioner DeWitt Ahern and upon roll call vote passed unanimously.

Meeting adjourned 6:38 p.m.