

## MINUTES

The Board of Commissioners of the Dracut Housing Authority met in regular session on April 28, 2014 at 971 Mammoth Road, Dracut, MA 01826. Chairman Russ 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
Absent:	Kenneth Cunha

### **MINUTES OF REGULAR MEETING**

Commissioner Bond made a motion to approve the minutes of the April 28, 2014 Board Meeting. Said motion was seconded by George Nangle and upon roll call vote passed unanimously.

### **FINANCIAL REPORT**

Commissioner Nangle made a motion to approve the warrant. Upon discussion Commissioner Bond noted that the electric bill was \$42,503.36. Commissioner DeWitt Ahern seconded the motion and upon roll call vote passed unanimously. A motion was made by Commissioner Nangle to put the financials 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 to approve a change order to Jay-Mor Enterprises in the amount of \$7,855.00. This amount includes asbestos removal in the amount of \$4,500 and termination of water service in the amount of \$3,355. This work was done on 1530 Bridge Street.**

Commissioner Nangle made a motion to approve the change order. Commissioner DeWitt Ahern seconded the motion. Upon discussion Commissioner Bond inquired if the \$4,500 was for the demolition of the shed and the asbestos removal. The Director stated yes it was for both. He also inquired whether or not there was a lot of asbestos and Brian Martin stated that it was a layer on the bottom of the shed. Upon roll call passed unanimously.

- b. **A vote to approve a payment to Jay-Mor Enterprises for the demolition of 1530 Bridge Street in the amount of \$15,900. This is less the 5% retainage.**

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

- c. **A vote to approve and authorize the execution of the Contract with the Commonwealth of Massachusetts for the revised Amendment #1 Capital Improvement Work Plan 5001 in the amount of \$400,095.00.**

The Executive Director explained that this is money that we are getting for formula funding for FY 15, 16, & 17. The Board has to take a vote to accept the funding. Commissioner Bond made a motion to approve the execution of the Contract. Said motion was seconded by George Nangle. Upon roll call vote passed unanimously.

- d. **Work Order Report.**

The work order report was reviewed by the Board.

- e. **Vacancy Report.**

The vacancy report was reviewed by the Board.

- f. **A discussion on Dracut Housing Authority Board of Commissioner's Community Input Policy.**

The Executive Director stated that Commissioner DeWitt Ahern requested that this be put on the agenda for discussion. The Director put the Board of Selectman Policy inside the packet. Commissioner DeWitt Ahern stated that she wanted to make sure that Residents understood that the Commissioners are very much interested in what they have to say. She thought that they misinterpreted what was said a few months ago. Commissioner DeWitt Ahern stated that under the Roberts Rules of Order and Open Meeting Law there has to be some sort of order in the public participation part of the meeting. Commissioner DeWitt Ahern stated that if there is something that is not on the agenda that Residents would like to discuss they should let the Director know prior to the meeting. Anything on the agenda can be discussed. Commissioner DeWitt Ahern stated that it should not be a personal attack against anyone. Commissioner DeWitt Ahern stated that she noticed that when this was discussed at a previous meeting Residents stopped coming to the meeting. Commissioner DeWitt Ahern stated that we want Residents to come to the meeting and we want to hear what they have to say. We just want to make this happen in an orderly fashion. The Executive Director stated that if a Resident wants to speak at a meeting they could register with the Director up to ten minutes before the meeting. If this can be done earlier in the week that would be fine also. Commissioner Bond stated that he does not believe that we have been doing it right, the residents have a right to speak but if they have an issue they should speak with the Director first. He stated that community input is for anyone to talk about whatever they want to but there should be no dialogue back and forth with the Board. Commissioner Taylor stated that boards have to discuss what is on the agenda they should not discuss anything else. Commissioner Bond said that there can be discussion if it is on the agenda. One resident inquired whether or not there was a time limit for Residents. Commissioner Bond stated that it is three minutes for individuals and 15 minutes in total. The Director stated that she would find out if it is ok to talk about something that is not on the Agenda. Commissioner Bond said that he agrees with the concept. The Director will check with the Town Clerk.

g. **Coventry Garden Report.**

The Director submitted the monthly report from the Coventry Garden Condo Association. Commissioner Bond would like to sell those units and utilize the funds to build additional units. He would like to alleviate the high cost of the condo fees at Coventry Garden.

**Committee Reports:**

**Housing Committee:**

**Housing Sub-Committee Report:**

The Director distributed the minutes of the last housing sub-committee meeting. Commissioner Bond stated that we are not moving forward at this time. The Director stated that there was also discussion in regards to building on the Lakeview Avenue parcel. The Director stated that there was a site survey that was done approximately three years ago. The Housing Sub Committee had some questions in regards to the site. The site work was approximately \$554,000. It was decided at the housing sub-committee meeting to wait on this project and see what happens. The Director stated that she also needed to get direction from the housing authority board. Not too much has been done since that meeting. Commissioner DeWitt Ahern stated that at this point in time Selectman DiRocco and Selectman Cox are not in favor of the building on the Richardson Property. They wanted us to look at the Lakeview Avenue Property. The site plan was done three years ago. It was discussed that we would have to do an updated site survey. Commissioner DeWitt Ahern stated that the housing authority board would have to discuss this. Commissioner Bond stated that the site work at Richardson Property would cost less than the site work at Lakeview Avenue. Commissioner Bond stated that putting 13 units on 13,000 square feet does not make sense; you would be looking out your window at neighbor's houses. He stated that putting 13 units on 17 acres at the Richardson site would a better environment. Commissioner Bond stated that he personally does not think that we should move forward with the Lakeview Avenue site. He believes that the Lakeview Avenue parcel is a distraction and we should be moving forward with what Town Meeting voted on.

Commissioner Taylor stated that we went to Town Meeting and stated that we were going to put 60 units of housing on that site. We initially thought that we were going to get funds from the Federal Government, unfortunately that money is not available at this time. Commissioner Taylor stated that he does not think we will be getting any money soon. He would like to see this get built but we told the people that we were going to put 60 units and now we are not able to do that. Should we wait and see if more money becomes available. Commissioner Taylor stated that this is not political it is a financial issue. Commissioner Taylor believes that we should let the taxpayers have a say in this. Commissioner Bond stated that whether it's 13 units on Richardson or 13 units on Lakeview Avenue, what is the difference? Commissioner Bond stated that Town Meeting already voted to move forward on the Richardson Property. They voted to spend \$900,000 on the Richardson Property.

Commissioner DeWitt Ahern stated that we do not know what it would cost to build on Lakeview Avenue. Commissioner DeWitt Ahern stated that the Board needs to give direction to the Director on whether or not we are going to move forward with another site plan at the Lakeview Avenue site. We also need funding to do the site plan. In 2011, CPC gave us \$5,000 to do a site plan on the Lakeview Avenue site. The Director stated that the cost on the site work was \$554,000 this includes demolition and removal of asbestos on the barn, and that there is ledge on the site also. Commissioner Taylor

stated that he would like to wait and see what happens with the funding. Commissioner Nangle stated that nothing can happen until November so we should hold off for now. Commissioner Bond stated that the consensus of the CPC was that they did not want to build on Lakeview Avenue but wanted to move forward with the Richardson Property. Commissioner Bond stated that we have not built senior housing in 25 years.

Commissioner DeWitt Ahern made a motion that we put the development of senior housing on hold for the time being. Said motion was seconded by Commissioner Nangle upon roll call passed unanimously.

#### **Heating Committee:**

The Director reported that she has started the process with DHCD to see if there is some funding for the Air Source Heat Pumps. Commissioner Bond inquired whether or not we could fund the gas conversion with our own money. The Director reported that DHCD advised that we look at the Air Source Heat Pumps before we do anything else.

#### **Security Committee:**

The cameras have been ordered and we are waiting on installation.

#### **Old Business:**

Commissioner Taylor thanked Ken Cunha for serving on the Board. He stated that he has done very good work over the years. The housing authority will miss him and hopefully he will still be around if we need some advice in the future.

#### **New Business:**

None.

#### **Resident and Public Participation:**

Residents are very happy about the installation of security cameras. Ms. Kelly requested a new bookcase for the library. Ms. Hall asked about additional walk-in showers. The Director stated that we will be going out to bid for additional walk in showers. Ms. Schaeffer stated that outside her slider the cement is all breaking up due to the winter weather.

#### **Adjournment.**

Commissioner Nangle made a motion to adjourn. Said motion was seconded by Commissioner DeWitt Ahern and upon roll call vote passed unanimously. Meeting adjourned at 6:45 p.m.