

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on October 27, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, October 27, 2021, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:01 a.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Comm. Santana

Comm. McCallum

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated October 21, 2021, given in accordance with Section 23B, Chapter 39 of the General Laws with certificate as to Service of Meeting attached which was ordered spread upon the minutes.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B, Chapter 39 of the General Laws that a meeting of the Somerville Housing Authority will be held virtually on Wednesday, October 27, 2021, at 11:00 a.m.

CERTIFICATE AS TO SERVICE OF NOTICE
OF MEETING
(Sec. 23B, Chapter 39, General Laws)

I, Joseph R. Macaluso, the duly appointed qualified Secretary of the Somerville Housing Authority, do hereby certify that on October 21, 2021, I filed, in the manner provided by Sec. 23B, Chapter 39 of the General Laws with the Clerk of the City of Somerville, a Notice of Meeting of which the following is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the said Authority this October 28, 2021.


Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on September 22, 2021

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to waive the reading and approve the minutes.

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

None this month.

5. RESIDENT CONCERNS

Resident Pat Wilber asked for more bait and rat traps near and inside the dumpsters. Director of Maintenance, Joe Whalen, stated that he would ask Housing Inspector, John Sullivan, if this is possible.

Pat thanked SHA for outgoing mail slot/box in the mail area.

Pat requested for the trash chutes be power washed. Joe W. stated that a cleaning is scheduled for November 2, 2021, and that the chutes will be washed 3 times a year rather than 2.

Pat asked when the automatic door will be installed to the laundry room and if the lint from the dryers could be cleaned out. Joe W. stated that the automatic doors will be installed, he's just waiting on materials to be delivered, which are delayed due to the pandemic. He stated that he would put in a workorder to have the dryers cleaned.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director, Joseph Macaluso, stated that the Financials are on schedule for the fiscal year.

Joe updated the Board on COVID-19 funding and the usage of the remaining funds given by the government. He stated that SHA will stock up on any necessary supplies, including masks, cleaning products, at-home testing kits, etc. in preparation for any future outbreaks that may occur.

Upon motion by Comm. Santana, seconded by Comm. Ferrara, it was voted to accept the Executive Director's Report as written.

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by the Executive Director to approve a Proprietary Specification to be used on the apartment locksets at Corbett Apartments for the upcoming Corbett Apartments Rear Entry Door Replacement project. Under MGL c30B the Modernization Department is requesting to use the same locksets on the rear entry doors to Corbett apartments as the recently installed front doors. This would allow us to maintain uniform replacement parts for the Maintenance Department.

Joe explained that typically it's required to put out a request for bids for any procurement of goods, however when requesting to use of goods with the same proprietary specification, as in this case, a proposal will be sent to the IG for approval.

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to approve Item 7(a).

SO VOTED

- (b) Consideration of request by the Executive Director to appoint permanent the following employee:

- 1. Brian Gay, Maintenance Mechanic II

Joe stated that Brian has been doing a great job and proposed he be made permanent.

Upon motion made by Comm. McCallum, seconded by Comm. Santana, it was voted to approve Item 7(b).

SO VOTED

- (c) Consideration of request by the Executive Director to approve the 2021-2022 Section 8 Voucher Program Payment Standards effective December 1, 2021, allowing SHA to adopt 110% FMR for all adopted FMR areas.

Joe stated SHA would like to adopt 110% of the fair market rents to increase the payment standards in Somerville.

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to approve Item 7(c).

SO VOTED

- (d) Consideration of request by the Executive Director to enter into a contract with Terminix for three years in the amount of \$517,740.00.

Joe stated the previous extermination company was having issues keeping up with demand of its contract with SHA, therefore asking to mutually terminate it between parties. Joe stated that Terminix is a well-known, larger company that was previously used by SHA to ensure extermination services are consistent routinely and on-demand.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(d).

SO VOTED

- (e) Consideration of request by the Executive Director to amend the Pet Policy, removing the \$50 pet deposit requirement. **(Roll Call Vote Required).**

Joe stated that upon advisement by SHA attorney, Jonathan Driscoll, it was determined that the administrative burden of the pet deposit was greater than the benefits of charging residents. Therefore, it was concluded to remove the pet deposit requirement from the Pet Policy and refund all current residents that have previously paid a deposit.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Rances		
Comm. Ferrara		
Comm. Santana		
Comm. McCallum		
Chairman Bonney, Jr.		

SO VOTED

- (f) Consideration of request by the Executive Director to enter into executive session regarding personnel matters. **(Roll Call Vote Required).**

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Rances		
Comm. Ferrara		
Comm. Santana		
Comm. McCallum		
Chairman Bonney, Jr.		

SO VOTED

8. ANY OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

- (a) Schedule for next Regular Board Meeting:

The upcoming Board Meeting date is TBD.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to adjourn at 11:41 a.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy