

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on September 9, 2020.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, September 9, 2020 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:02 p.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 September 3, 2020 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, September 9, 2020 at 1:00 p.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 September 3, 2020, 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 September 10, 2020.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on August 5, 2020

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

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

(a) Email from James W. Igoe, President and Erin D. A. Kelly, Associate Director with Preservation Massachusetts informing SHA that Mystic Waterworks has been selected to receive a **2020 Mayor Thomas M. Menino Legacy Award**.

The Executive Director, Joseph Macaluso, congratulated the architect and SHA staff for their contribution to the preservation of the Mystic Waterworks building. Commissioner Rances stated she would inform the Somerville Community Preservation Committee of this reward.

(b) Interoffice Memorandum from SHA Chief of Police, Dan Meade, to Executive Director, Joseph Macaluso, detailing Officer Sean Browne's response to a shooting that occurred on 7/2/20.

The Executive Director stated this memo is to memorialize Officer Browne's actions during a recent shooting that took place in the Mystic Development. He stated that a community meeting was recently held at the Mystic Activity Center with Councilor Jesse Clingan about defunding the housing police. About 30 members of the community attended to show their support for the housing police and vocalized their resistance to defunding the SHA police force.

5. RESIDENT CONCERNS

Resident Pat Wilber from Properzi Manor stated that a resident's son, Michael Febo, continues to cause disturbances at the building, doesn't wear a mask when entering and is spitting and urinating in the halls and elevators. The Executive Director stated that several methods and changes have been made to try to address this issue. He stated that SPD refuses to arrest Mr. Febo because of his mental health needs. He requested that SHA police and/or SPD be called immediately when he arrives to deter him from coming back to the building. He stated that a ROBO call will be sent to remind residents not to let unknown guests into the building. He also advised for residents to not risk their health and safety by cleaning common areas. Cleaning services will be sent immediately to decontaminate.

Pat Wilber stated that white paint is chipping on the exterior of the building, tiles need replacing on the ceiling of the outside awning area and the benches out front are rusting.

The Executive Director stated that Maintenance will follow up on these issues immediately.

Pat asked if change machines were going to be installed in the laundry room. Director of Operations, Kevin Bumpus, stated he would follow up on this request.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director stated that additional funding has continued to be used during the Covid-19 pandemic. Touchless fixtures, sanitation spray and additional product has been purchased to prepare in case there is another virus surge in Massachusetts.

The Executive Director stated that the Zoning Board is eager to vote on the upcoming Clarendon Project, but the city has about 10 conditions that need to be addressed before the vote occurs. He stated he's hoping for approval at the next meeting held September 9, 2020.

Upon motion by Comm. McCallum, 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 appoint permanent the following employees:

1. Kyle Roche, Maintenance Mechanic II

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

SO VOTED

(b) Consideration of recommendation by the Executive Director to approve the Winter Hill Bank CD #220004618 renewal for 0.40% for 12 months.

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

SO VOTED

(c) Consideration of request by the Executive Director to approve modifications to the SHA Family Self-Sufficiency (FSS) Action Plan.

The Executive Director stated that SHA would like to modify the policy to allow graduates of the FSS program to rejoin the program to reach other goals they have set for themselves.

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

SO VOTED

(d) Consideration of request by the Executive Director to approve Change Order #1 for the Weston Window Replacement SHA Job #1910 to Homer Contracting Inc. for repainting 46

existing railings on the front of Weston Manor due to excessive peeling of the existing paint for the sum of \$53,000.

The Director of Modernization, Brian Langton, stated during the window replacement process it was decided to use the same company to repaint the railings while equipment was onsite.

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

SO VOTED

- (e) Consideration of request by the Executive Director to enter into a Design Contract with Nangle Engineering Inc from Danvers, MA for SHA Project #2030 Highland Gardens Rooftop Exhaust Fan Replacement in the amount of \$13,255.

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

SO VOTED

- (f) Consideration of request by the Executive Director to enter into a Design Contract with Nangle Engineering Inc from Danvers, MA for SHA Project #2017 Federal Elderly E-Call, Intercom System, and Smoke Detector Replacements in the amount of \$29,358.

The Director of Modernization stated that the smoke detectors are about 7 years old and are in need of replacement.

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

SO VOTED

- (g) Consideration of request by the Executive Director to enter into a contract with U.S. Pavement Services from Woburn, MA for Capen Court Cracksealing and Paving SHA Job #2023 for the sum of \$15,532.

Director of Modernization stated this is to repair the numerous cracks in the parking lot.

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

SO VOTED

- (h) Consideration of request by the Executive Director to enter into a contract for Generator Maintenance and Repair with FM Generator Inc. for 3 years. The contract three-year total is \$97,725.00, year 1-\$33,125.00, year 2-\$32,525.00 and year 3-\$32,075.00.

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

SO VOTED

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

(a) Schedule for next Regular Board Meeting:

The scheduling of the October Board Meeting is postponed until further notice due to the COVID-19 outbreak.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to adjourn at 1:38 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy