

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on October 21, 2020.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, October 21, 2020 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:05 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 October 15, 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, October 21, 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 October 15, 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 October 22, 2020.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on September 9, 2020

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

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

5. RESIDENT CONCERNS

Resident Pat Wilber from Properzi Manor 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 Director of Operations, Kevin Bumpus, stated that Maintenance is currently working on these concerns.

Pat stated that Michael Febo is continuing to disturb the peace. Executive Director, Joe Macaluso, stated that SHA has been doing everything within its power to handle this ongoing issue. He stated it's important for residents to not let him into the building and for residents to call Public Safety immediately when Febo is on property.

Commissioner Santana stated Officer Sean Brown recently assisted her with connecting another resident to mental health services. She would like to thank Officer Brown for his help and concern for residents in SHA developments.

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 and utilized with the virus surge that is currently taking place.

The Executive Director stated that the Zoning Board approved the Clarendon Project. Plans for relocation will begin in January 2021 and construction in June 2021.

The Executive Director congratulated Director of Management, Katie Gallant, on becoming the Executive Director at the Reading Housing Authority.

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

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by the Chairman Ronald Bonney to elect Somerville Housing Authority's Officers for 2020-2021. **(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. Santana		
Comm. McCallum		
Comm. Ferrara		
Chairman Bonney, Jr.		

SO VOTED

- (b) Consideration of request by the Executive Director to approve the Federal Public Housing Program Flat Rents effective December 1, 2020.

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 the 2020-2021 Section 8 Voucher Program Payment Standards effective December 1, 2020, allowing SHA to adopt 100% FMR for all adopted FMR areas.

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

SO VOTED

- (d) Consideration of request by the Executive Director to enter into a contract with Tecogen Inc from Waltham, MA for the Cogen System Monthly Service SHA Job #2026 for the sum of **\$74,160.00**.

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 contract with EdgePro Flooring from Middleton, MA for Admin Building Carpet SHA Job #2027 for the sum of **\$21,880.00**.

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

SO VOTED

- (f) Consideration of request by the Executive Director to enter into a contract with Donnegan Systems, Inc from Northboro, MA for Maintenance Garage Shelving SHA Job #2031 for the sum of **\$28,058.00**.

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

SO VOTED

- (g) Consideration of request by the Executive Director to proceed with the second lowest bidder for SHA Job #2025 Mystic River Roof Repairs Phase 4 project. CBI Consultants, LLC has deemed the lowest bidder, Caruso & McGovern Construction, Inc, as unfit to complete the project because of their limited experience with the roofing system being installed. The Somerville Housing Authority Modernization department would like to proceed with Reliable Roofing & Sheet Metal LLC, the second lowest bidder, to complete the project.

The Director of Modernization, Brian Langton, stated that the lowest bidder has no previous experience that is necessary for this upcoming project, therefore the next lowest bidder would be the best option for the job. He doesn't anticipate an appeal from the lowest bidder.

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

SO VOTED

- (h) Consideration of request by the Executive Director to enter into a contract with Reliable Roofing & Sheet Metal LLC from Framingham, MA for Mystic River Roof Repairs Phase 4 SHA Job #2025 for the sum of **\$186,200.00**.

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

SO VOTED

- (i) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to Site Improvements, Inc for SHA Job #2004 Weston Manor Parking Lot. On August 1, 2020, the Somerville Modernization department performed a site inspection and deemed the project 95% complete.

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

SO VOTED

- (j) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to Cassidy Paving for SHA Job # 2004 Weston Manor Parking Lot for the sum of **\$1,640.35**.

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

SO VOTED

- (k) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to Site Improvements, Inc for SHA Job #2005 Brady Towers Parking Lot. On September 1, 2020, the Somerville Modernization department performed a site inspection and deemed the project 95% complete.

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

SO VOTED

- (l) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to Site Improvements, Inc for SHA Job #2005 Brady Towers Parking Lot for the sum of **\$2,727.20**.

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

SO VOTED

- (m) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to New Kappa City Construction, Inc for SHA Job #1828 Mystic River Penthouse Doors. On October 9, 2020, the Somerville Modernization department and EHA Design performed a site inspection and deemed the project 95% complete.

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

SO VOTED

- (n) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to John Skouras & Co, Inc for SHA Job #2021 Capen Court Exterior Painting for the sum of **\$0**.

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

SO VOTED

- (o) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to E5 Builders, LLC for SHA Job #1908 Brady Towers Front Entrance. On September 3, 2020, the Somerville Modernization department and Reverse Architecture performed a site inspection and deemed the project 95% complete.

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

SO VOTED

- (p) Consideration of request by the Executive Director to approve SHA State Grievance Procedure.

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

SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

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

Upon motion made by Comm. Ferrara, seconded by Comm. Santana, it was voted to adjourn at 1:30 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy