

**FALL RIVER HOUSING AUTHORITY
85 MORGAN STREET
P.O. BOX 989
FALL RIVER, MA 02722**

**TIMOTHY S. BARROW
EXECUTIVE DIRECTOR**

**TELEPHONE 508-675-3500
FAX 508-677-1346**

**KEVIN SBARDELLA
DEPUTY EXECUTIVE DIRECTOR**

September 8, 2021

To: Mary L. Sahady, Chairwoman
David Underhill, Vice-Chairman
Jason Burns, Treasurer
Jo Ann Bentley, Commissioner
John Medeiros, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Regular Session** on **Monday, September 13, 2021** at **5:00 o'clock p.m.** in the **James A. O'Brien, Sr. Apartments Community Hall, 34 Whipple Street, in the City of Fall River, Massachusetts, (please use Second Street entrance)** for the following purposes:

1. Roll Call

--Citizen Input

--Resident Input

2. a. Minutes of the Regular Meeting held on August 9, 2021

Recommended Action: to accept

**ADA Fair Housing Coordinator
Michael Sousa, Esquire 508-675-3500**

2.

b. Executive Session Minutes for September, 2020--to present

Recommended Action: to accept

3. Bills and Communications

a. Vouchers

Recommended Action: to accept

4. Management Reports

1. Applications
2. Occupancy Report
3. Tenants Accounts Receivable
4. Work Order Report
5. Monthly Section 8 Voucher Activity Report
6. Monthly Personnel Count/Report
7. Director of Modernization Monthly Report
8. Bank, Investment & Bond Debt Balance Reports

Recommended Action: to accept

5. Financial Reports (Director of Finance)

a. Financial Reports (July, 2021)

Recommended Action: approve

6. Update from Executive Director

New Business

3.

1. **Modernization**

- a) Request that the New Video Security System for Chor-Bishop Joseph Eid Apartments be a proprietary item for Salient Systems Complete View Video Management System (VMS) Platform

Recommended Action: approval

- b) Change Order No. 1 for the Maple Gardens Basement Upgrades

(Change Order No. 1 is an INCREASE in the contract of \$48,833.23 for four (4) items)

Recommended Action: approval

- c) Permission to Advertise for Bids for Site Improvements at Frank B. Oliveira Apartments; Site Improvements for Underground Gas Service at Edward F. Doolan Apartments and Site Emergency Generator Improvements at Nicholas W. Mitchell Heights

Recommended Action: approval

- d) Certificate of Substantial Completion for Balcony Repairs at Raymond D. Holmes Apartments and Francis J. Barresi Heights

(The General Contractor, East Coast Masonry & Restoration, Inc., substantially completed work on September 2, 2021)

Recommended Action: approval

2. **Miscellaneous**

- a) Open Enrollment for Blue Cross/Blue Shield Dental Blue (effective October 1, 2021)

Recommended Action: to approve

4.

b) Supplemental Police Services Contract

Recommended Action: continuation of contract for one (1) year period, beginning October 1, 2021 to September 30, 2022, for five (5) officers, in an amount not to exceed \$410,000.00

c) Animal Control Officer Contract

Recommended Action: continuation of contract for one (1) year period, beginning October 1, 2021 to September 30, 2022, in an amount not to exceed \$17,500.00

d) Section 8 Payment Standards (Effective October 1, 2021)

Recommended Action: approve adoption of new payment standards at 107% of FMRs

e) HUD Flat Rent Schedule (Effective October 1, 2021/January 1, 2022)

Recommended Action: approve

f) Electrical Inventory Supplies Contract

Recommended Action: approve a one (1) year contract to Electrical Wholesalers, Inc., in an amount not to exceed \$35,000.00

g) City of Fall River Community Preservation Committee

Recommended Action: approve appointment of Commissioner Jason Burns

5.

h) Personnel

- a) Public Housing Inspector Position

Recommended Action: approve job description and in-house posting, and outside advertising, if necessary

- b) Leased Housing Clerical Staff Supervisor Position

Recommended Action: approve appointment of Susan Ratier

- c) Rental Integrity Specialist Position

Recommended Action: ratify outside advertising

- d) Public Housing Administrative Assistant Position

Recommended Action: ratify outside advertising

- e) "Temporary" Maintenance Custodian/Floater Position

Recommended Action: approve appointment of Lawrence Fonseca

- f) Security Camera/Information Technology Position

Recommended Action: discussion

- g) 2% C.O.L.A. Increase for Executive Director (Retroactive to 4/1/21)

Recommended Action: approval

- h) Board Appointment of John Medeiros

Recommended Action: information

6.

i) Lawsuit—Docket #2173CV00570

Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares

j) Litigation Status of Maple Gardens Basement Lawsuit

Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares

k) Employees on Extended Workman's Compensation

Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares

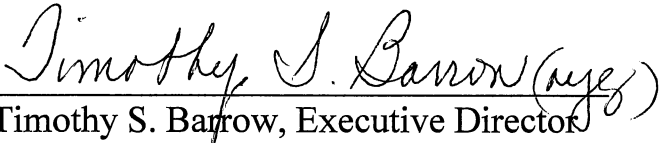
l) Watuppa Heights Litigation Update

Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares

7.

and the transaction of any other business that may come before the meeting.

Sincerely,


Timothy S. Barrow, Executive Director

TSB:mjg