

**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 SBARDELLS  
DEPUTY EXECUTIVE DIRECTOR**

February 3, 2021

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

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Regular Session** on **Monday, February 8, 2021** at **5:00 o'clock p.m.**) **for the following purposes:** (Due to social distancing guidelines related to the COVID-19 state of emergency, this meeting will be held remotely, and will not be held at the Fall River Housing Authority administrative offices. The public is invited and encouraged to listen to the meeting via telephone by calling **1-646-558-8656**, meeting ID number—**987 5825 2031**, wait for the verbal prompts, then enter **passcode 579616#**). The Board chairwoman will instruct participants on the appropriate time and manner for public comment during the meeting.

**1. Roll Call**

**--Citizen Input  
--Resident Input**

**2. Minutes of the Annual Meeting held on January 11, 2021**

**Recommended Action: to accept**

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

2.

**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
7. Director of Modernization Monthly Report

**Recommended Action: to accept**

**5. Financial Reports (Director of Finance)**

- a. Monthly Financial Report
- b. State Quarterly Operating Statements for FYE12/21/20
- c. State Modernization Report for FYE12/31/20

**Recommended Action: accept**

**6. Update to Board from Executive Director**

**Recommended Action: for information only (no vote required)**

**7. New Business**

**1. Modernization**

a) Physical Needs Assessment Report

**Recommended Action: information**

3.

- b) Change Order No. 1 for Exterior Building Envelope Repairs (Phase 2) at Bates/Tower Apartments

(Change Order No. 1 is for an extension of 179 days to the contract period. There is no change to the contract amount.)

**Recommended Action: approval**

- c) Certificate of Completion-Consolidated for Exterior Building Envelope Repairs (Phase 2) at Bates/Tower Apartments

**Recommended Action: approval**

- d) Permission to Advertise for Bids for Boiler Upgrades at Cardinal Medeiros Towers

**Recommended Action: approval**

- e) Permission to Advertise for Bids for Smoke & Carbon Monoxide (CO) Alarm Replacements at Multiple Sites

**Recommended Action: approval**

- f) Permission to Advertise for Bids for Bathroom Improvements at Heritage Heights

**Recommended Action: approval**

- g) Permission to Advertise for Bids for Handicap (HC) Bathroom Improvements at Multiple Sites

**Recommended Action: approval**

- h) Permission to Advertise for Bids for Roof Replacement and Building Masonry Repairs at O'Brien Apartments

**Recommended Action: approval**

4.

- i) Permission to Advertise for Bids for Apartment Electrical Panel Replacements at Multiple Sites

**Recommended Action: approval**

2. Miscellaneous

- a) Lead-Based Paint Certificate of Compliance

(Requirement by the Department of Housing & Community Development (DHCD) certifying FRHA compliance with all applicable State and Federal Lead-Based Paint Notification Laws—for Fiscal Year 2021)

**Recommended Action: execution of Certificate by each Commissioner and Executive Director**

- b) Residential Emergency Security Guard Services (COVID-19)

**Recommended Action: ratify permission to continue security guard coverage at elderly high-rises with Best Security at the hourly rates of \$22.64 (regular) and \$33.96 (overtime) up to February 20, 2021**

- c) Residential Emergency Security Guard Services (COVID-19)

**Recommended Action: permission to advertise for written quotes for a 120-day contract (from March to June)**

- d) Integrated Pest Management Services Contract

**Recommended Action: award a three (3) year contract to A&D Professional Pest Control Company, in an amount of \$355,680, with two (2) separate and distinct one (1) year options to renew**

5.

e) Trash Container and Pick-Up Services

**Recommended Action: award a one (1) year indefinite quantities contract to Republic Services for the rental of one (1) thirty (30) yard container to be placed at 201 Eddy Street, and disposal services of bulky items and mattresses, with a price breakdown as follows: One-time delivery charge-\$75; Hauling fee-\$125; Mattresses-\$25 each; Bulky Items-\$120 per ton**

f) Maintenance Tractor

**Recommended Action: permission to advertise for the purchase of one (1) John Deere Sub-Compact Snow Removal Tractor**

3. Personnel

a) Modernization Office Coordinator Position

**Recommended Action: ratify appointment of Tammy Carneiro**

b) Inventory Asset Data Entry Clerk Position

**Recommended Action: ratify in-house posting and outside advertising, if necessary**

c) Maintenance Mechanic 1/Floater Positions (3)

**Recommended Action: ratify appointments of Michael Carvalho, Steve Sampson and Ken Landy**

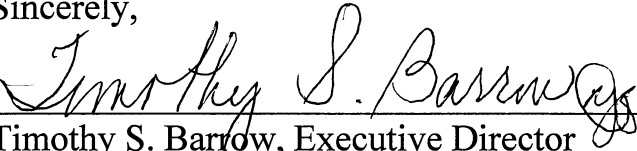
d) Warehouse Maintenance Custodian Position

**Recommended Action: ratify in-house posting, and outside advertising, if necessary**

6.

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

Sincerely,

  
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Timothy S. Barrow, Executive Director

TSB:mjg