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

**TIMOTHY S. BARROW
EXECUTIVE DIRECTOR**

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**KEVIN SBARDELLA
DEPUTY EXECUTIVE DIRECTOR**

REVISED

May 5, 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, May 10, 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 and social distancing guidelines will be strictly adhered to)** for the following purposes:

1. Roll Call

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

2. Minutes of the Regular Meeting held on April 12, 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/Report
7. Director of Modernization Monthly Report

Recommended Action: to accept

5. Financial Reports (Director of Finance)

a. State Quarterly Modernization Report (for Quarter Ending 3/31/21)

Recommended Action: approve

b. State Budgets

Recommended Action: approve

c. Operating Budget Books (for FYE 3/31/22)

Recommended Action: approve

3.

6. Update from Executive Director

New Business

1. Modernization

- a) Contract Award for Roof Replacement at Bullock/Oak Grove Avenue
(Chapter 689-4)

Recommended Action: award contract to lowest responsive & responsible bidder, Collins Construction Company, Inc., in the amount of \$33,185.00

- b) Change Order No. 2 for Elevator Improvement Project at Cardinal Medeiros Towers

(Change Order No. 2 is an INCREASE of \$4,918.00 to the contract for Elevator Pit Foundation Waterproofing) (Note: Change Order No. 2 is the actual time and material costs for item PCO #4 approved by the Board of Commissioners on March 8, 2021 as a time and material item with \$1.00 value)

Recommended Action: approval

- c) Certificate of Substantial Completion for Bathroom Improvements at Sunset Hill, Heritage Heights, Father Vincent Diaferio Village, North Rocliffe Apartments, Fordney Apartments, Bennie Costa Plaza and George E. Riley Plaza

Recommended Action: approval

- d) Change Order No. 1 for Bathroom Improvements at Sunset Hill, Heritage Heights, Father Vincent Diaferio Village, North Rocliffe Apartments, Fordney Apartments, Bennie Costa Plaza and George E. Riley Plaza

4.

(Change Order No. 1 is an INCREASE OF \$3,168.08 to the contract due to unforeseen conditions following the removal of existing fixture and material components, including a 62 day extension to the contract period due to delays in project scheduling due to COVID 19)

Recommended Action: approval

- e) Certificate of Substantial Completion for Fire Alarm Control Panel Upgrades at Cardinal Medeiros Towers and Nicholas W. Mitchell Heights

Recommended Action: approval

2. Miscellaneous

- a) Open Meeting Law Complaint(s) Filed by Patrick Higgins

Recommended Action: authorize General Counsel to draft a response to Mr. Higgins and Office of the Attorney General regarding e-mailed complaints filed

- b) Permission to Advertise for Interior Painting of Vacant Units (Federal and State) (5 Year Contract)

Recommended Action: approval

- c) Permission to Advertise for Labor Attorney Services (5 Year Contract)

Recommended Action: approval

3. Personnel

- a) Compliance Officer Position

Recommended Action: approve job description and in-house posting

5.

b) Inventory Asset Data Entry Clerk Position

Recommended Action: ratify appointment of Justice Crevier

c) Clerk Interviewer Position

Recommended Action: ratify appointment of Khalie Reth

d) “Temporary” Property Manager Position

Recommended Action: ratify appointment of Betsy Guzman

e) Leave of Absence Request Submitted by Timothy McCoy

Recommended Action: discussion and possible action

f) Director of Finance Position

Recommended Action: approve appointment of Amber Burns

g) Labor Relations Case No. 648-20

Recommended Action: anticipated Executive Session in accordance with M.G. L. c. 30A, sec. 21(a)(3), to discuss strategy with respect to collective bargaining (AFSCME Council 93 v. Fall River Housing Authority—Labor Relations Connection Case No. 648-20)

h) Wage Re-Opener for Year 2021 (Units A & B)

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

6.

i) Watuppa Heights Lititgation 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

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

Sincerely,



Timothy S. Barrow, Executive Director

TSB:mjg