

**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**

August 4, 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, August 9, 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. Minutes of the Regular Meeting held on July 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. Financial Reports (June, 2021)
- b. State Quarterly Modernization Report (for period ending 6/30/21)
- c. State Quarterly Operating Statements (for period ending 6/30/21)

Recommended Action: approve

6. Update from Executive Director

New Business

1. Modernization

- a) Permission to Advertise for Bids for Mold Remediation (Phase II) at Sunset Hill

Recommended Action: approval

3.

- b) Certificate of Substantial Completion for Roof Replacement at Oak Grove Ave./Bullock St., 689-4 (DHCD #095172)

Recommended Action: approval

- c) Change Order No. 1 for Roof Replacement at Oak Grove Ave./Bullock St., 689-4 (DHCD #095172)

(Change Order No. 1 is a CREDIT of \$1,272.00 for unused plywood. There is no change in contract time.)

Recommended Action: approval

- d) Certificate of Final Completion for Roof Replacement at Oak Grove Ave./Bullock St., 689-4 (DHCD #095172)

Recommended Action: approval

- e) Contract Award for Bathroom Renovations at Sunset Hill, Heritage Heights and Father Diaferio Village

Recommended Action: award contract to low bidder, Dandis Contracting, in the amount of \$636,700.00, which includes four (4) alternates

- f) Change Order No. 1 for Fire Alarm Control Panel Upgrades at Cardinal Medeiros Towers and Nicholas W. Mitchell Heights

(Change Order No. 1 is an INCREASE of \$5,302.46 for four (4) items. There is no change to contract time.)

Recommended Action: approval

4.

- g) Contract Award for Emergency Replacement of Underground Gas Lines and Service Meters at Maple Gardens (DHCD #095183)

Recommended Action: award contract to lone bidder, Gliona Plumbing & Heating Services, Inc., in the amount of \$21,000.00

2. Miscellaneous

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

Recommended Action: response/information

- b) Maple Gardens National Grid Underground Easement Agreement

Recommended Action: approve

3. Personnel

- a) Painter Position

Recommended Action: approve in-house posting (due to retirement)

- b) Assistant Director of Leased Housing Position

Recommended Action: ratify appointment of Marie Afonso

- c) Leased Housing Clerical Staff Supervisor Position

Recommended Action: approve updated job description

- d) Public Housing Inspector—New Position

Recommended Action: approve

5.

e) Working Out of Classification

Recommended Action: ratify appointment of Allyson Fagan as “Temporary” Property Manager, beginning on July 22, 2021

f) Proposed Wage Increase for Units A & B (AFSCME, Council 93, Local 1990)

Recommended Action: approve a 2% wage increase, plus a one-time payment of .50% of wages in effect on 3/31/21, retroactive to April 1, 2021

g) Proposed Wage Increase for Non-Union and Grant Employees

Recommended Action: approve a 2% wage increase, plus a one-time payment of .50% of wages in effect on 3/31/21, retroactive to April 1, 2021

h) Request for Board Review from Public Housing Resident

Recommended Action: anticipated Executive Session in accordance with M.G. L. c. 30A, sec. 21(a)(1), to discuss complaints against an individual

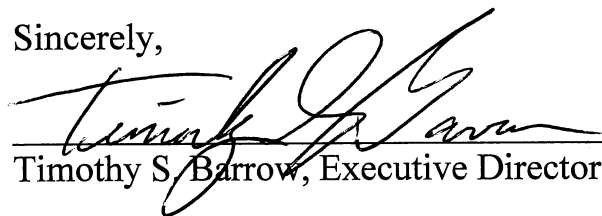
i) Watuppa Heights Litigation Update

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

6.

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

Sincerely,



Timothy S. Barrow, Executive Director

TSB:mjg