

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

**KEVIN SBARDELLA  
EXECUTIVE DIRECTOR**

**TELEPHONE 508-675-3500  
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**TIMOTHY MCCOY  
DEPUTY EXECUTIVE DIRECTOR**

October 5, 2022

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 **Postponed Regular Session** on **WEDNESDAY, OCTOBER 12, 2022**, at **4:30 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 September 12, 2022**

**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 Reports
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. Monthly Financial Statements (June)

**Recommended Action: approval**

**6. Update from Executive Director**

**Recommended Action: for information**

**New Business**

1. **Modernization**

- a) Certificate of Final Completion for Tree Removal & Building Repairs at Chor-Bishop Eid Apartments

**Recommended Action: approval**

- b) Change Order No. 1 for the Gazebo at Oak Village

(Change Order No. 1 is an increase of the project duration of 63 days due to manufacturing of Gazebo)

**Recommended Action: approval**

- c) Certificate of Substantial Completion for the Gazebo at Oak Village

**Recommended Action: approval**

- d) Certificate of Completion-Consolidated for the Gazebo at Oak Village

**Recommended Action: approval**

- e) Change Order No. 1 for the Smoke Alarm Replacement Project at Sunset Hill

(Change Order No. 1 is an INCREASE of \$2,390.58 to the Contract for the installation of 29 additional smoke detectors)

**Recommended Action: approval**

- f) Certificate of Substantial Completion for the EMG Fire Pump Replacement at Chor-Bishop Eid Apartments

**Recommended Action: approval**

4.

- g) Certificate of Final Completion for the EMG Fire Pump Replacement at Chor-Bishop Eid Apartments

**Recommended Action: approval**

- h) Certificate of Completion-Consolidated for the Roof Replacement (Phase 4) at Buildings 14, 19 and Administration Building at Sunset Hill

**Recommended Action: approval**

2. **Miscellaneous**

- a) Supplemental Police Services Contract

**Recommended Action: continuation of contract for one (1) year period, beginning October 1, 2022 to September 30, 2023, for five (5) officers, in an amount not to exceed \$410,000.00**

- b) Vehicle Use Policy

**Recommended Action: discussion/approval**

- c) Drug & Alcohol Testing Policy

**Recommended Action: discussion/approval**

- d) Department of Public Utilities—Consent Order

**Recommended Action: information**

- e) Section 8 Payment Standards (effective 12/1/22)

**Recommended Action: approval**

5.

3. **Personnel**

a) Purchasing Agent Position

**Recommended Action: approve job description and permission to post in-house**

**EXECUTIVE SESSION**

b) Union Negotiations Update (Unit A)

**(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)**

**Recommended Action: update/discussion**

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg