



4 CAPEN STREET
STOUGHTON, MA 02072-2579

COMMISSIONERS
BARRY CRIMMINS, CHAIRMAN
MICHAEL HORAN, VICE CHAIRMAN
DONALD BRADY, TREASURER
ERIC ANDERSON, MEMBER
WILLIAM LARKIN, MEMBER

EXECUTIVE DIRECTOR
COLLEEN M. DOHERTY

**STOUGHTON HOUSING AUTHORITY
MEETING MINUTES
Tuesday, January 4, 2022
6:30 pm**

The Stoughton Housing Authority met on Tuesday, January 4, 2022, at 6:30 PM (Virtual Video Call Meeting)

The following members were present:

Barry Crimmins, Chairman
Michael Horan, Vice Chairman
Donald F. Brady, Treasurer
Eric Anderson, Member
Bill Larkin, Member

The following members not present:

Other's present were Colleen Doherty, Kristen Anderson, Amarily Mercado and Rosalind Texeira

*The January 4, 2022, meeting of the Stoughton Housing Authority was called to order by:
Mr. Crimmins at 6:34 PM.*

2. Consent Agenda

(a) Board Meeting Minutes

N/A

3. Ratification

Ratification was discussed.

*Mr. Larkin made a motion to approve the Ratification in the amount of \$233,398.88 for period 11/17/2021 through 12/22/2021 as presented by Colleen Doherty (Executive Director).
Mr. Brady seconded the motion which, upon rollcall, was passed by a vote of 5 to 0.*

4. Bill Schedule

N/A

5. Executive Director's Report

1. SMV update regarding the outside rodents, infestation. The exterminators have a very good hold on the infestation, they installed new downspouts, cleared out brushes and all the bamboo and the residents are properly using their trash barrels. There have not been any complaints from the residents seeing any activity out and their yards or trash areas.
2. Rose Forte building, we are clearly trying to get the bedbugs under control, however the elderly resident is not in the frame of mind to be able to prep his unit for the exterminators. We had to hire professional assistance from 24 Hour biohazard to prep his unit and dispose items in his unit that were infested. We placed the resident in a hotel while his unit was being treated and upon his return to the Rose Forte building, we placed him into a new unit which we provided him with all new clothes, microwave, couch, bed etc.
3. Removing the back ramp in the Rose Forte building they disturbed a mouse nest and residents have seen mice in some of the units. Flynn Pest Control has started baiting the hallways and basement areas. The back ramp is now completed with lights that have been installed on the back walkway. The ramp is much user friendly for residents with walker, wheelchairs and for them to get out of their cars.
4. Colleen had the opportunity to meet and speak with Victoria in the Rose Forte office. Victoria is eager to come back to work but still has not been cleared with her neurologist. She sends her well wishes to everyone. SHA has additional staff workers in the office through out the week Ann Sullivan (Residents Service Coordinator) Deana Debarros (Goals-Program Family-Life Coach) Lindsay Bishop (Tenant Management).
5. DHCD has changed the way to pick residents. DHCD is in the process of removing the Congregate Waiting List from the centralized waiting list system which DHCD will then purge the waiting list that now has about 6,000 applicants statewide and give that to the THA before the end of February. SHA will set up its own in-house waiting list preferably for Congregate. Applicants that are referred by the MAT Program will have preference as we are going back to the MAT Program system.
6. SHA has one employee and a few residents that has tested positive for COVID-19 over the weekend. We have adopted the new CDC guidelines which means in 5 days if they are still systematic, they are able to come back to work with a mask. Stoughton has a mask mandate.

6. New Business

a. Inspection Services

Colleen Doherty ask the Board to vote Phi Inspections 188 Whiting St, Hingham, MA 02043 for SHA inspection services.

Mr. Anderson made the motion to approve Phi Inspections services in the amount of \$26.00 per unit for a Public Housing Inspection and \$45.00 per unit for a Section 8 Housing inspection as presented

by Colleen Doherty (Executive Director) Mr. Larkin seconded the motion, which, upon rollcall, was passed by a vote of 5-0.

b. Change Order-Ramp/Repair Replacement at Rose Forte

Colleen Doherty ask to Table to the next meeting

Mr. Horan made the motion to Table to the next board meeting as presented by Colleen Doherty (Executive Director) Mr. Brady seconded the motion, which, upon rollcall, was passed by a vote of 5-0.

c. Change Order-Building Lightning Protection at Rose Forte

Colleen asked the Board to vote Change Order Number 5 in the amount of \$12,345.32 for adding a Surge Protection Device (SPD) to the main switchboard. This requires getting a UL Master Label for the project.

Mr. Larkin made the motion to approve the Change-Order Number 5 for adding a Surge Protection Devise (SPD) to the main switchboard. This requires getting a UL Master Label for the project in the amount of \$12,345.32 as presented by Colleen Doherty (Executive Director). Mr. Horan seconded the motion, which, upon rollcall, was passed by a vote of 5-0.

d. Certificate of Substantial Completion for Building Lightning Protection at Rose Forte

Colleen asked the Board to vote on Certificate of Substantial Completion date of October 7, 2021

Mr. Anderson made a motion to approve the Certificate of Substantial Completion for Building Lightning Protection at Rose Forte date of October 7, 2021, as presented by Colleen Doherty (Executive Director). Mr. Horan seconded the motion which, upon rollcall, was passed by a vote of 5-0.

e. Any other business that the board deems necessary

Colleen asked the Board to vote the Amendment #16 to the Contract for Financial Assistance (CFA) 5001 in the amount of \$731,581.00. This amendment funds the following and extends the contract dates of services from June 30,2023 to June 30, 2025.

Mr. Horan made the motion to approve Amendment #16 for Financial Assistance (CFA) 5001 in the amount of \$731,581.00 as presented by Colleen Doherty (Executive Director). Mr. Brady seconded the motion, which, upon rollcall, was passed by a vote of 5-0.

Colleen asked the Board to vote on the waivers we had adopted for COVID-19 as of April 1, 2021, that is expiring as of December 31, 2021.

January 4, 2022, STOUGHTON HOUSING AUTHORITY MEETING MINUTES

Mr. Larkin made the motion to approve the waivers we had adopted for COVID-19 as of April 1, 2021, that is expiring as of December 31, 2021, as presented by Colleen Doherty (Executive Director). Mr. Horan seconded the motion, which, upon rollcall, was passed by a vote of 5-0.

Michael Horan is up for re-election as of April 2022.

7. Meeting Adjournment

Mr. Larkin made a motion to adjourn the meeting at 7:54 pm. Mr. Horan seconded the motion which, upon rollcall, was passed by a vote of 5-0.

Respectfully by,

Rosalind Texeira