

Millbury Housing Authority

Minutes

October 16, 2019

Meeting convened at 1:10pm

All Present

Also present: Stan Aurell, Betty Brusco, Pat Wassell

Motion by Gill Picard, seconded by Lucy Chabot to address the agenda out of order to allow the attending tenants to speak. All in favor. Motion carried unanimously.

Carol asked each tenant if they wanted to speak and one tenant did, but wanted to wait for it to be addressed by Carol first.

Motion by Lucy Chabot, seconded by Veronica Wood to accept the September minutes as read. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Sherry Forleo to accept the September Consolidated Voucher Report in the amount of \$114,743.25. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Lucy Chabot to accept the September MRVP Voucher Report in the amount of \$1,591.00.

Discussion: The second elevator project is moving right along. Carol commended DA Sullivan and said that she would work with them again. The supervisor is very good about keeping Carol in the loop.

Discussion: Parking, or lack of, is always an issue, but has escalated to the point where Calabria's Restaurant's owner had 2 tenant's cars towed out of the lot on Saturday. We have a written agreement with Gianni Romeo, the owner of the building. We pay rent for 5 parking spaces. When Carol started as director, she met with Mr. Romeo to discuss the possibility of designating 5 spaces just for housing tenants. He said that he couldn't do that because the customers to the restaurant would not be aware that they couldn't park in those spaces. He stated

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that the agreement would stand with housing getting 5 spaces, if they were available, anywhere in the lot.

On Monday, when Carol was made aware of the towing she called the restaurant and spoke with Brandon, who is the restaurant manager. He apologized and said he did what his boss told him to do. He stated that housing tenants were only supposed to park in the first 5 spaces. This has never been the case, and if they decided that this is what they wanted, they never contacted the authority. The tenants who park in the lot have stickers on their back window allowing them to park there. He also stated that the agreement is for daytime parking only. Carol sent him a copy of the agreement which does not state that. It was agreed that the tenants would park in the first 5 spaces only.

No one else, affiliated with housing, is allowed to park there.

Carol sent notices informing all tenants in the building. She also posted notices on the back door, in the laundry room, and in the elevator stating that all homemakers, PCA's, and visitors would have to park elsewhere or chance being towed from the lot.

Carol asked one of the tenants who was involved, to call the on call number if anything else developed. Carol asked the on call maintenance person to call her if he got a call.

Carol received a call at home regarding the owner instructing his manger to have cars towed again. Carol called and spoke with the manager and he stated that he was not having cars towed, although he did threaten to do so.

Carol sent additional notices out. During the week a tenant came in almost in tears because there wasn't anywhere to park in the first row. Tom Austin took pictures of the cars and plates. Carol ran the plates and 2 belonged to the restaurant tenants or employees and 1 belonged to the white building in the back. She called the restaurant and made Brandon aware of the situation. He is hoping to have the spaces marked in the next week or two. He did speak to his tenants regarding parking in the first row.

Carol sent an email to Brandon regarding the situation which included that she felt it fair to deduct the towing costs from the rent of the 5 spaces. The housing authority reimbursed the 2 tenants and she felt that the owner should reimburse the housing authority.

Brandon was very willing to work with housing and the tenants.

Discussion: Carol informed the Board that she received a phone message on Monday morning from a tenant who was screaming about tenants still smoking in their apartment. She wanted to know why Carol couldn't come in on week-ends or evenings to knock on doors to find out who it is. Carol explained that she wasn't coming in on week-ends and she couldn't just go around and knock on doors. The

caller stated that she had a pretty good idea who it is, but wouldn't say. We just completed inspections in this building and there was no indication of smoking. Carol stated that her heart goes out to tenant's, especially ones with respiratory problems, but it is very difficult to prove a tenant is smoking in their apartment. We can purchase a device that will tell us if someone is smoking, but you need the tenant's permission to install it in their unit.

The discussion included the smoke coming from the bus stop and the front of the building. The tenant's at the meeting stated that they couldn't open their windows because of the smoke. They walk out of the building and there's a cloud of smoke, and groups of people they must walk around. It was decided that the Board would write to the Board of Selectmen requesting that the bus stop be removed. One tenant at the meeting will go door to door in this building with a petition. To the best of Carol's knowledge, there is 1 tenant who uses the bus and she is quite capable of walking across the street to the other bus stop.

This will be the second request to the Board of Selectmen, by the tenants, to have the bus stop removed.

The roof at 230 West Main Street has been completed. The ADA project is in the works as is the renovation at 7 Waters Street, although Carol stated that she thought the renovation would be more expensive than the allocation.

Carol read the congregate narrative. The Board concurred that Lisa Bennes is doing a great job.

The asbestos tiles in unit K, building 4 at Colonial Drive have been removed. That expense, along with the asbestos removal expense in the same building that was removed during the flood rehab last summer will be reimbursed by DHCD and will not come out of the authority formula funding grant.

Carol informed the Board that she attended the CDBG meeting at the municipal center. She told the meeting attendees that her first priority for elders is the ability to remain in their own home as long as possible. Grant money can be used to do specific work in homes of individuals who are low income such as insulation, new windows, roofs; etc.. When Carol was asked about projects that the authority had that grant money could be used, she mentioned the sewer pipe problem and the cracked sidewalks and parking lots at 2 Pearl Street.

Carol distributed the PHA with the training website informing the Board that the training needs to be completed every 2 years, and this is the year.

Carol informed the Board that she requested quotes from asphalt contractors to install a driveway at 21 Forrest Drive and didn't receive any quotes. She is going to try again.

2:10

Motion by Lucy Chabot, seconded by Veronica Wood to adjourn from public meeting to convene in executive session. All in favor. Motion carried unanimously.

2:30


Motion by Veronica Wood, seconded by Sherry Wood, to adjourn from executive session to convene in public meeting. All in favor. Motion carried unanimously.


Motion by Veronica Wood, seconded by Gil Picard to adjourn. All in favor. Motion carried unanimously.

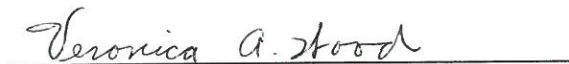
Meeting adjourned at 2:35


Next meeting is 11/13/2019


Respectfully Submitted,



Frances Gauthier


Carol A. Smith


Veronica Wood


Lucy Chabot


Gilbert Picard


Sherry Forleo