

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:00 P.M. Regular meeting February 15, 2009 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Roll Call:

Chairman Albert G. Brien  
Commissioner Lucienne L. Cote  
Commissioner Gerard Frappier  
Commissioner Normand Laliberte  
Commissioner John Notarangelo  
Commissioner Gerard Remillard

Executive Director, Robert Kulik  
Deputy Director, Duncan Speel  
Vice Chairman Charles Baldelli - Absent  
Attorneys Howard Croll and Michael Murphy

-----

- 1A. Good and Welfare for the Audience

-----

2. Minutes of the regular meeting of February 19, 2009 were brought up for discussion.

The minutes were received and placed on file upon motion of Commissioner Cote and seconded by Commissioner Notarangelo.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

-----

3. Bills for month of January, 2009 were then brought up for approval upon motion of Commissioner Frappier, seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Laliberte  
Commissioner Frappier  
Commissioner Notarangelo  
Commissioner Remillard

-----

4. Communications and Interest of the Authority.

Chairman Brien asked for a motion to receive and place on file communication items A through C. Commissioner Laliberte made the motion and was seconded by Commissioner Frappier.

A roll call vote was taken; the following were the "Ayes" and "Nays":

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

Commissioner Cote requested from Chairman Brien to add item D, HUD approval of Awarding Contracts to Mapplan Associates, Inc. and Housing Authority Procurement Assistance to Communications and Interest of the Authority.

Chairman Brien asked for a motion to receive and place on file communication D. Commissioner Laliberte made the motion and was seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”:

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

-----

5. Report of the Secretary

A. The Executive Director’s Report was received and placed on file upon motion of Commissioner Laliberte, seconded by Commissioner Cote.

The Executive Director began his report by stating that the Commissioners have been provided with copies of the 2009 Operating Budget for them to review at their leisure and will be voted upon at the March meeting and they can also make an appointment with the Finance Director to come in and ask questions. Included in the budget are funds for 4 new positions that the Housing Authority will be discussing with Mapplan during the Management Assessment interviews.

The Director went on to state that there are 2 attorneys here to explain the length of time in keeping tapes from previous meetings. Both Attorney Croll and Attorney Murphy stated that there are no statutory laws as to the length of time and it is advisable not to keep them after the minutes have been approved at the next meeting.

Director Kulik stated that the Maintenance Exam was given and would like to bring 2 new hires before the Board at the March meeting. He went on to mention that interviews for the position of Community Service Officer will be held next week and will bring a recommendation to the Board at the next meeting. Finally the Director stated that under new business is the approval of the 2009 calendar.

Commissioner Laliberte questioned about looking at the applications and the Deputy Director questioned this being done at the Board meeting because the names become public record but any of the Commissioners are more than welcome to come in and review them privately with the Human Resource Manager, Executive Director or Deputy Director at any time.

Commissioner Notarangelo requested that there be one summer meeting off and he is recommending the month of July.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

B. The Deputy Director’s report was received and place on file upon motion of Commissioner Cote and seconded by Commissioner Laliberte.

Deputy Director started his report by mentioning the numerous bids that are out there and he is looking to bid out the lead assessment as there are all new rules as opposed to our previous assessments. The Deputy went on to state that we will be setting up Procurement Training for staff and there will be one afternoon for Commissioners and anyone interested may contact us as soon as possible.

Chairman Brien asked as far as the lead issues go, are you certified as a lead inspector? Deputy Director responded that he is took the 3 hr. lead hazard awareness class required by the State of Rhode Island. The Chairman stated we cannot hire lead abatement people unless you have taken this course. Commissioner Laliberte asked what it would take to get a lead abatement inspector on staff. Deputy Speel responded that they are not allowed to work for you.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

C. The reports of the Direct Staff, Legal and Financial were received and placed on file upon motion of Commissioner Laliberte, seconded by Commissioner Notarangelo.

Commissioner Cote asked Attorney Croll what was going on with the legal status on one of the residents at Parkview Manor. Attorney Croll answered that he was not familiar with this case but to contact Attorney Fontaine in the morning and he will be glad to go over it with her.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

-----

6. Report of Committees

None

7. Unfinished Business

None

-----

8. Good and Welfare for Commissioners

Commissioner Cote read a thank you card from Nina Parrett for the nice Holiday lunch at Savini’s. Commissioner Cote also asked the attorneys about legality of the tapes. Attorney Murphy answered that the only tape that can be requested by anyone is the tape used by the recording secretary. There was more discussion regarding the tapes and finally Chairman Brien stated that if the Board would like to get a resolution, have it put on the agenda for the March meeting.

Commissioner Notarangelo stated that since he has not heard anything from the Mayor as to his reappointment, this is probably his last meeting.

Chairman Brien stated that he received a call from an attorney on some real estate property. He stated that Mr. Jalette, Section 8 Inspector, said that the house needs a coat of paint and is holding up the landlord from receiving their checks. Chairman Brien wanted to know if there is a specific policy in place regarding these situations and who makes the determination that they are not going to get rent until the repair is done? Deputy Speel responded that it is the Interim Section 8 Coordinator who apparently has given this particular party a year and a half to rectify this problem as apparently there are lead issues. Mr. Speel will look further into this and report back to Chairman Brien.

-----  
9. New Business

- A. Chairman Brien asked for a motion for Approval of Resolution #1049 for Write-Offs 2008. A motion was made by Commissioner Laliberte and seconded by Commissioner Notarangelo.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and Nays”.

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

- B. Chairman Brien asked for a motion for Approval of Resolution #1050 for submission of MASS for PHAS. A motion was made by Commissioner Cote and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and Nays”.

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

- C. Chairman Brien asked for a motion for Approval of Resolution #1051 for Section 8 SEMAP submission. A motion was made by Commissioner Cote and seconded by Commissioner Notarangelo.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and Nays”.

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

D. Chairman Brien asked for a motion for Approval of Schedule for the Board of Commissioners' Meeting for the Year 2009. A motion was made by Commissioner Cote and seconded by Commissioner Laliberte.

The Executive Director stated that eliminating 2 summer months is too long and everyone agreed. It was decided to eliminate only the month of July.

Chairman Brien asked for a motion to approve the schedule with the amendment to eliminate only July. A motion was made by Commissioner Cote and seconded by Commissioner Notarangelo.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and Nays".

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

E. Chairman Brien asked for a motion to Approve Award of Contract to Mapplan, Inc, to do our 5-year Physical Needs and Management Needs Assessment for \$55,300. A motion was made by Commissioner Laliberte and seconded by Commissioner Notarangelo.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and Nays".

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

F. Chairman Brien asked for a motion to Approve Award of Contract to Housing Authority Procurement Assistance for Procurement Training to Staff and Commissioner Training. A motion was made by Commissioner Cote and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and Nays".

AYES

NAYS

Chairman Brien  
Commissioner Cote  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Notarangelo  
Commissioner Remillard

-----

10. Chairman Brien asked for a motion to adjourn. A motion was made by Commissioner Cote and seconded by Commissioner Laliberte at 5:00 p.m.

Roll call vote was unanimous.

-----

---

Robert Kulik, Executive Director