

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting January 15, 2015 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman
Bernadette Rochefort, Vice Chairwoman
Sally Anthony
Roger Bouchard

Duncan C. Speel, Deputy Director
Attorney Joseph J. Rodio, Sr.
Attorney Joseph J. Rodio, Jr.
Charles Baldelli -absent
Theresa Corbeille -absent
Janet Lemieux -absent

2. Good and Welfare for the Audience – Ron Aubin, of 131 Cochran Street, West Warwick, RI and Jeanne Aubin Brown of 1041 Park Avenue, Woonsocket, RI, spoke on behalf of their mother, Dolores Aubin, who resided at Kennedy Manor. They had concerns about spraying that was done in their mother’s apartment to treat for bed bugs. The Chairman assured them that someone would get back to them.
3. Good and Welfare for the Commissioners

Vice Chairwoman Rochefort spoke briefly about the bed bug inspections that were performed at Kennedy Manor. The Deputy commented on the difficulty in eliminating bed bugs and why multiple treatments are sometimes necessary.
4. The acceptance of the minutes for the regular meeting of December 18, 2014 was tabled. The Chair must abstain as he was absent from the December meeting which leaves the Board without a quorum for that vote.

- Chairman Lahousse asked for a motion to accept the bills paid for the month of December 2014. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

- Communications and Interest of the Authority – none
- The Chairman asked for a motion to take out of order New Business Item A. Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(1) for discussion of job performance and personnel matters regarding the Deputy Director. A letter was delivered informing the Deputy Director of his right to have the session held in open session; he declined. The motion was made by Vice Chair Rochefort and seconded by The Chairman.

A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

The Chair asked for a motion to seal the minutes in accordance with RI Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

8. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Deputy Director, for purposes of discussion. A motion was made by Vice Chairwoman Rochefort and seconded by the Chairman.

The Deputy submitted his report as written summarizing projects underway including the porch refinishing at Parkview Manor, and fire code work at Morin Heights. The Deputy noted that he advertised for electrical engineering services in October and is looking for authorization to negotiate a contract not to exceed \$62k. The electrical inspector was on site today; the project is involved and expensive. The Deputy has asked the Security Director to look at personal protection training programs, and dealing with individuals with mental disabilities for his staff. The RFQ is in for the Master Developer for Veterans. The Procurement Officer is evaluating the submittals

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

8B. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Vice Chairwoman Rochefort and seconded by the Chair.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

9. Report of Committees – none

10. Unfinished Business – none

11. New Business – Taken out of Order

- A. Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(1) for discussion of job performance and personnel matters regarding the Deputy Director

- B. The Chairman asked for a motion to approve Resolution #1139: ACOP Revision, Section V: Verification Process. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort.

A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

Attorney Rodio noted the following amendment as requested by United Methodist to read as follows:

“nursing home/assisted living non-elective medical and health care expenses as articulated by applicable laws and regulations”.

The Chairman asked for a motion to approve Resolution #1139: ACOP Revision, Section V: Verification Process, as amended. A motion was made by Commissioner Bouchard and seconded by Commissioner Anthony.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

- C. Chairman Lahousse asked for a motion to approve Resolution #1140: Approval of the 2015 Operating Budget. The motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

- D. Chairman Lahousse asked for a motion to approve Resolution #1141: Adoption of purchasing rules. The motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

Attorney Rodio noted this resolution is regarding the memo from last month and adherence with state law, \$5,000 and \$10,000 thresholds.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

- E. Chairman Lahousse asked for a motion to approve the award of contract for fee accountant services to Fenton, Ewald & Associates. The motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

- F. Chairman asked for a motion to grant approval to negotiate contract for electrical engineering services to address the Federal Pacific service panels at Parkview and Kennedy Manor not to exceed \$62,000 excluding printing. The motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

- G. The Chairman asked for a motion to table G. Discussion of proposals from developers for Veteran’s Memorial. The motion was made by Commissioner Bouchard and seconded by Vice Chairwoman Rochefort.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort at 6:10 p.m.

Roll call vote was unanimous.

Duncan C. Speel
Deputy Director