

MARSHFIELD HOUSING AUTHORITY
Grace Ryder, 135 Main Street
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS MEETING, June 4, 2024, 5:00PM

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on June 4, 2024. Commissioner Richardson announced that the meeting was being videotaped and recorded. Upon a call of the roll, the following Commissioners were found Present and Absent:

Present

Kerry Richardson
Cecilia Delgadillo-Calbimonte
Joseph Pecevich
John Daley
Helen Bennett

Absent

Approval of Minutes of the May 13th, 2024, Regular Board Meeting and May 22, 2024, Special Meeting

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo, to approve the Minutes of the May 13, 2024, Regular Board Meeting. After discussion surrounding corrections to the minutes, Commissioner Richardson asked that the corrections be put in writing and sent to him. Commissioner Richardson made a motion, seconded by Commissioner Pecevich to table the minutes until the August meeting. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Delgadillo, to approve the Minutes of the May 22, 2024, Special Board Meeting. After discussion surrounding corrections to the minutes, Commissioner Richardson asked that the corrections be put in writing and sent to him. Commissioner Bennett made a motion, seconded by Commissioner Delgadillo, to table the minutes until the August meeting. Upon a call of the roll, the motion passed 4-0 with Commissioner Pecevich abstaining.

Tenant's Association

Mr. Marathas swore in the newly elected officers of the Tenant's Association as follows:

President – Helen Bennett
Vice President – Don Clark
Treasurer – Patty Danner
Secretary – Leanne Decote
Alternates – Robin Dunn and Marilyn Lyon

Helen Bennett reported that on June 22nd there will be a Pancake Breakfast and on July 4th there will be a cookout at 12noon.

Commissioner Daley made a motion, seconded by Commissioner Delgadillo to approve the accounts payable, as presented, #15901-15992 totaling \$84,264.06. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Daley to table the review of Marshfield Housing Authority By-Laws, and potential vote on Marshfield Housing Authority By-Laws. Commissioner Richardson explained that he would like to conduct a survey of other small housing authorities to be sure the new bylaws cover everything it should and everything they may need. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Bennett to table the annual vote on Officers of the Board of Commissioners for the Marshfield Housing Authority. Commissioner Richardson asked for more time to research what other small agencies are doing with their by-laws. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Daley to approve Change Order Proposal #3 to the contract with Speakman Excavating LLC for Project #171095, Septic Replacement 66-1. This change order will result in an increase of \$26,791.71 to the contract price with no change to the contract time. Upon a call of the roll, the motion passed 4-0 with Commissioner Pecevich abstaining.

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo to authorize and approve the Executive Director to enter into a Construction contract with Dandis Contracting, Inc. in the amount of \$171,350.00 for State Project #17115 Marshfield 705's Roof and Siding Replacement at 635 Ocean Street and 231 Careswell Street. The project funding source is EOHLC Formula Funding. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo to authorize and approve the Executive Director to enter into a contract with J.M. Shaw Construction Corp., Inc., in the amount of \$387,475.00 for State Project #171125 Marshfield 667-2 Sewage Disposal System Improvements. The project funding source is EOHLC Emergency Reserve. Upon a call of the roll, the motion passed 4-0 with Commissioner Pecevich abstaining.

Commissioner Richardson made a motion, seconded by Commissioner Daley to write off \$2,290.64 vacated accounts receivable balances for tenants vacated over 90 days as follows: 667-1 \$817.00 and 667-2 \$1,473.64. Upon a call of the roll, the motion passed unanimously.

Old/New Business

A resident of Marshfield, Red Giovannucci, asked questions such as, how are people placed in MHA? What is the process? Mr. Marathas addressed the questions and explained the process. All State funded public housing authorities use a centralized waitlist called CHAMP and as we get vacancies, we go to CHAMP and pull a list that is determined by priority, then those individuals are screened for occupancy.

Another resident of Marshfield, Madeline Daley asked about the videotaping and why the meetings aren't held at town hall. Commissioner Richardson addressed this issue explaining that we are not allowed to use the town hall because we are not a town body, we are a state body. He went on to say that regarding the videotaping of meetings for means of interactive participation remotely, the Board has tabled that discussion pending a feasibility study. And, with regard to the meeting being "off site", the meeting has to be held on the property of the housing authority.

Mr. Marathas and Commissioner Pecevich commented on the rules pertaining to how meeting locations are determined.

With regard to old business, Commissioner Pecevich asked if there was any movement in getting EOHLIC to set a date to discuss the legal aspects of regulations. Mr. Marathas said there is no update.

Any other Business not anticipated by the Chairperson 48 hours in advance of the posted meeting

Commissioner Richardson said there was no business anticipated within 48 hours of the posted meeting.

Executive Director's Report

Mr. Marathas said that all items he wished to inform the Board of had been addressed in the course of the meeting.

Commissioner Pecevich asked if the list regarding the "scattered sites" had been completed. Mr. Marathas said not as yet.

There being no further business, Commissioner Richardson made a motion, seconded by Commissioner Bennett to adjourn. After the roll was called, the motion passed unanimously, and the meeting adjourned at 6:06 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director