

**MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS MEETING, August 6, 2024 at 5:00PM**

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on August 6, 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, and June 4, 2024 Regular Board Meeting

Commissioner Delgadillo made a motion, seconded by Commissioner Daley, to approve the amended Minutes of the May 13, 2024, Regular Board Meeting. Upon a call of the roll, the motion passed 3-0, with Commissioner Bennett abstaining and Commissioner Pecevich voting no.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo, to approve the amended Minutes of the May 22, 2024, Special Board Meeting. Upon a call of the roll, the motion passed 4-0, with Commissioner Pecevich abstaining.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo, to approve the Minutes of the June 4, 2024, Regular Board Meeting, as amended. Upon a call of the roll, the motion passed unanimously.

Commissioner Pecevich made a motion, seconded by Commissioner Bennett, to approve the accounts payable, as presented, pages 1-8 totaling \$120,063.75. Upon a call of the roll, the motion passed unanimously.

Tenant's Association

Helen Bennett reported that the garden is going very well, with deliveries being made to shut ins, thank you to Robin Dunn for her efforts. They have had two breakfasts this summer, with approximately 25 residents attending each time. They are going to have a yard sale.

Donald Clark, resident of Tea Rock Gardens, read a prepared statement. Commissioner Richardson asked that the statement be put in the minutes as follows:

“Mr. Pecevich recently you made another public statement where you claim you would be showing clips of our Executive Director ranting and raving because you ask responsible

questions. In your statement you failed to explain that the Executive Director was talking about your statements where you refer to him as King Louie also you fail to state where you openly questioned how an employee here got her job, which has nothing to do with your position as a board commissioner. The other thing you fail to mention as to why our Executive Director was upset was because once again you verbally attacked a resident by calling her a bitter, spiteful hag.

Do I need to remind you back on August 31, 2023, you were found guilty by all 3 select board members of misconduct in office and by definition that includes your behavior both in the room here and also in public. Instead of heeding the formal warning you received your behavior has continued.

I for one am disgusted with your half truths and outright lies you continue to state publicly. You have clearly continued to display misconduct in office since your formal warning. You clearly aren't working in the best interest of the MHA with your threatening to not sign documents which could shut down funding. You voting no on the latest fiscal budget claiming you didn't have time to review it should have been an abstain vote, not a no vote.

You are clearly not working in the best interest of the MHA, the board of commissioners or the residents. In your 1 year and 4 months on the job your performance has been poor at best. Please do us all a favor and resign.”
Respectfully, Donald Clark, 18 Tea Rock Gardens

Commissioner Richardson asked Commissioner Pecevich if he would like to respond, to which Commissioner Pecevich replied, “No”.

After additional review and changes to the bylaws, Commissioner Bennett made a motion, seconded by Commissioner Pecevich to table the final vote of Marshfield Housing Authority By-Laws. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson turned the meeting over to Colleen Whalen, the Assistant Executive Director for the purpose of voting on Officers.

Commissioner Bennett placed in nomination the name of Kerry Richardson for the Office of Chairperson, which nomination was seconded by Commissioner Delgadillo. Commissioner Pecevich placed in nomination the name of John Daley for the Office of Chairperson, this was not seconded. The vote for the Office of the Chairperson was as follows: Commissioner Daley: Kerry Richardson; Commissioner Bennett: Kerry Richardson; Commissioner Delgadillo: Kerry Richardson; Commissioner Pecevich: Abstained. Commissioner Richardson: Kerry Richardson. Commissioner Kerry Richardson was named Chairperson.

Commissioner Bennett placed in nomination the name of John Daley for the Office of Vice Chairperson, which nomination was seconded by Commissioner Delgadillo. Commissioner Daley: John Daley; Commissioner Bennett: John Daley; Commissioner Delgadillo: John Daley; Commissioner Pecevich: John Daley; Commissioner Richardson: John Daley. Commissioner John Daley was named Vice Chairperson.

Commissioner Daley placed in nomination the name of Helen Bennett for the Office of Treasurer, which nomination was seconded by Commissioner Delgadillo. Commissioner Daley: Helen Bennett; Commissioner Bennett: Helen Bennett; Commissioner Delgadillo: Helen Bennett; Commissioner Pecevich: Present; Commissioner Richardson: Helen Bennett. Commissioner Helen Bennett was named Treasurer.

Commissioner Bennett placed in nomination the name of Ceclia Delgadillo for the Office of Assistant Treasurer, which nomination was seconded by Commissioner Richardson. Commissioner Daley: Ceclia Delgadillo; Commissioner Bennett: Ceclia Delgadillo; Commissioner Pecevich: Present; Commissioner Richardson: Ceclia Delgadillo. Commissioner Ceclia Delgadillo was named Assistant Treasurer.

After the vote the meeting was turned back to Commissioner Richardson and continued.

Commissioner Richardson made a motion, seconded by Commissioner Daley to approve and authorize the Executive Director to execute Amendment #14 to the Contract for Financial Assistance 5001, for Formula Funding between the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities and the Marshfield Housing Authority. This award is for 667-2 Grace Ryder Septic system replacement (\$490,722.50) and for installation of two generator systems at 667-1 and 667-2 (\$222,665.00). The Amendment will result in an award of \$718,387.50, the source of funding is EOHLIC Emergency Reserve Award funding for both projects. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Daley made a motion, seconded by Commissioner Bennett, to permit the Executive Director to work with Steinbeck and Taylor to come to a mutual agreement for the purpose of allowing the abutting condominium development to tie into the sewer line for the family units and to construct a mutual easement. Final proposal to be presented to the Board of Commissioners. Upon a call of the vote, the motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Pecevich made a motion, seconded by Commissioner Daley to table the Motion to approve and authorize the Executive Director to enter into a contract with the lowest responsible bidder for the installation of generators at Tea Rock Gardens and Grace Ryder. Upon a call of the vote, the motion passed unanimously.

Old/New Business

Commissioner Pecevich mentioned the listing of Scattered Family units and indicated that it was not at all what he was asking for and wants more information, regarding income of tenants, amount of rent paid, status of maintenance jobs.

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

Commissioner Richardson commented that he received the Tenant Survey Results from the State for 2023. He commented that they were very good and asked that the Survey Results be placed on the agenda for the Board's review.

Commissioner Bennett added to the Tenant's Association report, that Tammy and Ellie met with tenants and did a complete review of all that is needed to complete the Annual Recertification process, which the tenants found to be very helpful.

Executive Director's Report

Assistant Executive Director, Colleen Whalen reported on behalf of Mr. Marathas, the following:

- Construction meeting regarding ongoing sewer connection project schedule
- Tenant luncheon event to discuss parking project/disruptions
- Completed vacancies: 6 Grace Ryder, 15C Tea Rock, 19A Tea Rock
- Entrance painting and railing project completed
- Pressure washing of family units completed
- Monthly food delivery from Greater Boston Food Bank completed
- K9 Inspections of Tea Rock and Grace Ryder completed
- Preconstruction meeting schedule for Grace Ryder Septic Replacement
- Blood pressure clinic held
- Ice Cream Sundae Day was held
- Walking group every Friday
- Tenant cookout scheduled for August 29th
- June Tenants Trip to Plymouth

Ms. Whalen also handed out to the Commissioners a notice of public hearing from the Zoning Board for their review.

At the conclusion of meeting, Commissioner Delgadillo addressed the audience and asked them to be mindful of the residents that were in attendance and hopes that they will refrain from behavior and/or remarks that would be viewed as offensive to the tenants, reminding them that although it is a public meeting, we hold the meeting in their home. Discussion about general conduct during the meeting followed.

There being no further business, Commissioner Bennett made a motion, seconded by Commissioner Daley to adjourn. After the roll was called, the motion passed unanimously, and the meeting adjourned at 7:02 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director