



## Board of Commissioners Agenda

### **AGENDA**

The Housing Authority of the City of Woonsocket, Rhode Island

Regular Meeting of the Board of Commissioners

Date: Thursday, September 28th, 2023, Time: 4:30 p.m.

Location: 66 Morin Heights Boulevard, Woonsocket, R.I. 02895

#### **1. CALL to ORDER**

4:30 p.m., Thursday September 28th, 2023, Woonsocket Housing Authority, 66 Morin Heights Boulevard, Woonsocket, R.I. 02895

#### **2. ROLL CALL**

Michael L.A. Houle, Chairman  
Thomas Calouro, Vice Chairman  
Lucienne Cote  
Steven D'Agostino  
Michael Dubois  
Nicholas Gassey  
*Vacancy (1)*

#### **3. PUBLIC COMMENT**

#### **4. APPROVAL of MINUTES**

In accordance with RIGL 42-46-6(b) the WHA Board of Commissioners may review, discuss and/or vote on each of the following items:

- A. August 17<sup>th</sup>, 2023, Regular Board Meeting Minutes.
- B. September 21<sup>st</sup>, 2023, Regular Board Meeting Minutes. *"No Quorum"*

## **5. APPROVAL of BILLS**

Discussion and/or vote

- Month of August 2023 in the amount of \$796,583.01
  - Accounts payable General Ledger Detail, August 2023.
  - Accounts Payable Check Register, August 2023.

## **6. Old Business**

Discussion and/or Vote on each of the following items:

- A. Striping & Numbering parking lots at Morin Heights and Veterans Memorial.
- B. Update on Basketball Court Morin Heights.
- C. Update on Filling of Employment Vacancies within the W.H.A.
  - Grant Specialist Position
  - Director of Modernization & Development
  - Human Resources / Executive Secretary (Part-time)
  - Maintenance Personnel Staffing Levels, HI-RISES, and general staffing.
- D. Resolution No. 1243 ... Procurement Policy Amendment to 5.2 Small Purchase Procedures ... Resolution #1242 to be rescinded.
- E. Security Concerns at High-Rises and other WHA properties.
- F. Pet Policy Review update.

## **7. Communications and Interest of the Authority**

Discussion and/or Vote on each of the following items:

- A. Approval of Department Reports:
  - 1. September 2023: Accounts Receivable, Facilities, Wait List, Leased Housing Activity, Procurement, Property Vacancy Report.

## **8. New Business**

Discussion and/or Vote on each of the following items:

- A. Plow Truck Purchase in place of Skid-Steer.
- B. Approval for increase in Architecture & Engineering (A&E) Contract Fees.
  - *Currently under a Not-To-Exceed (\$150,00). To date we are at \$148,100.*
  - *Recommendation of a \$75,000 increase.*

C. Contract(s) Awarded:

- 1. Based on the best proposal that was responsive to the requirements of the statement of work resulting in the greatest benefit and best value to the PHA.

**Award:** Alert Fire Protection – in the Not to Exceed amount of \$40,000.

- 2. Based on the best proposal that was responsive to the requirements of the statement of work resulting in the greatest benefit and best value to the PHA.

**Award:** Arrest A Pest – in the Not to Exceed amount of \$100,000.00.

- 3. Based on the lowest quote:

**Award:** Reliable Sewer – in the Not to Exceed amount of \$9,999.00.

## 9. Executive Session

Per the State of Rhode Island Open Meetings Act RIGL Section 42-46-5 (a) (1) and / or RIGL Section 42-46-5 (a) (2) the Board

- A. may meet in closed session with the Security Manager and Executive Director to discuss and possibly vote on an increase in the salary compensation for the Security Managers position. Any person to be discussed has been so notified in writing and has chosen a closed session, in compliance with the R.I. Open Meetings Act. [42-36-2 (a) (1)]
- B. May meet in closed session to discuss and possibly vote on Teamsters Contract. [42-36-2 (a) (2)]
- C. May meet in closed session to discuss and possibly vote on RI Superior Court Case No. PC-2023-04655, Moreau vs. Woonsocket Housing Authority. [42-36-2 (a) (2)]

## 10. Adjournment – Vote

*Posted on September 25th, 2023, at the RI SOS site, City Hall and at WHA sites.*