

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

MINUTES OF REGULAR MEETING

WEDNESDAY MARCH, 12, 2014

5:30 PM

Roll Call: Commissioner Slifkin, Commissioner Dalcher, Commissioner Ryan, Commissioner Beeble,
Commissioner Walsh

Present: Mark Nolan, Collin Vice, Elaine Budd, John Ofiero, John Favale, Veronica LaBua, Sandra Nichols,
Len Newby, Jack Dietter, Lucy Lafferty

Citizen Input: John Favale spoke about the fact that we need better signage for the access road and the fire safety concerns are adequate as the residents should check on one another and if they fail to respond 911 should be called. Lucy Lafferty spoke about clearing a path between her rear door and the sidewalk and was advised of the concern for their safety when trying to walk on a grassy unpaved area when snow and ice are on the ground and the liability associated should there be slip or fall. Len Newby spoke about the news that at last month's meeting someone spoke about a peeping tom. The ED stated that the footprints were that of the maintenance staff clearing the snow from around the heat pumps. The residents were advised that they should believe that this situation is occurring then they should call the police to investigate. He went on to ask about the resident council and asked if they are recognized by the BHA and further asked did the council receive money from the Authority and was advised yes to help them get going and organized. Elaine Budd wanted to know the status of the light covers on the 166 so that they lights are brighter. The problem is that the fixtures are obsolete and therefore we have been unable to locate the covers. She suggested that we take down a piece and go to see if we can find a replacement glass as opposed to the yellow covers that we have presently. The recommendation will be looked into.

Phineas Park: Mark Nolan stated that the RDA approved the rental assistance for another year and that apartment # 8 was vacated therefore we now have 2 vacancies at the complex. Two applicants are being vetted for these units. Unit 16 is ready while other needs preparation. He further advised that RDA questioned why it was taking it takes so long for occupancy of vacant units and he advised that our problem is that many who apply are unable to pass the screen criteria or they voluntary withdraw in the middle of the process. Because of the winter weather a couple of slip and falls have occurred. They also placed Home Depot pails at the doors of the various units so that they residents themselves could sprinkle ice melt when needed and that has worked well and many appreciate the gesture. Inclusive in the bills this month is the cost for the annual extermination inspection and found that the property has no problems.

Motion to approve the Minutes of February 12 Regular Meeting was made by Commissioner Beeble and seconded by Commissioner Ryan. Motion carried. A motion was made to approved the Minutes of the Special Meeting held on February 26, 2014 was made by Commissioner Beeble and seconded by

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TOWN OF BETHEL
TOWN CLERK

Commissioner Dalcher and the following changed was entered into the record. The meeting was adjourned at 7:35 pm. Motion carried.

Motion to pay the Bills of March 12, 2014 was made by Commissioner Ryan and seconded by Commissioner Walsh. Motion carried.

The ED advised that the rehab is moving on and that the project is about 75% complete and later on the agenda is a request to approve some changes. Robert Zamlowski, supervisor at CHR he has approved the training that both Mary and the ED will be attending in April on Fair Housing. He also forwarded an email from the family requesting a delay in the bathroom conversion. A copy of the Reasonable Accommodations' Policy was forwarded for review. An update of the session held by Conn-NAHRO and CHFA on Utilizing Your Capital Needs Assessment and they were delighted that a Commissioner was in attendance. We learned that we will not be able to apply for funding until 2015; meanwhile we should get all our planning done so that we may have a shovel ready project when funding is announced. The Commission agreed to allow a notice to be put together for review before a public announcement goes out. The ED reviewed the 2013 Annual Report that was submitted to the Town's Chief Elected Official and CHFA. No discussion ensued on the item.

Motion was made by Commissioner Dalcher to approve the treasurer's report and was seconded by Commissioner Beeble. Motion carried. Commissioner Dalcher also requested that a motion be approved to transfer \$17,736.00 from the Stiff account to the checking account for Project 166 to cover renovation costs. Commissioner Beeble made the motion and it was seconded by Commissioner Walsh. Motion carried.

Old Business

The ED advised the Commission to advertise for the lawn care and snow removal contract as our current agreement with Yardapes has expired. It was agreed that the Chairman would draw up the specifications and the staff will advertise in accordance with the procurement policy. A review of the changes that were presented by Wood Works Construction, Inc. and it was agreed that only \$ 7,435.00 would be approved for the changes, therefore the revised contract total will be \$210,035.00. Motion made by Commissioner Dalcher and seconded by Commissioner Beeble. Motion carried.

The Commissioners were asked to approve a motion to award a contract in the amount of \$2,727.59 to upgrade the security system. Commissioner Walsh made the motion to approve the contract and it was seconded by Commission Ryan. Motion carried.

Motion to adjourn at 8:25 was made by Commissioner Ryan and seconded by Commissioner Dalcher.

Respectfully Submitted

Collin Vice
Recording Secretary