

A regular meeting of the Plymouth Housing Authority was held on Monday, January 11, 2016 at 9:30 a.m. at the office of the Authority located at 130 Court Street, Plymouth, MA. The following were in attendance:

Melvin Cotti
Douglass Gray
David Ward
Jeffrey Metcalfe
Nicole Long

Dede Riendeau
Paul Blanchard
William Keohan, Chairman Community Preservation Committee

Members were asked if there were any changes, corrections or omissions to the December 2015 minutes, there being none Douglass Gray made a motion seconded by David Ward to accept the minutes as prepared. The motion passed on a 5-0 vote.

Members were presented the 2016 Fair Market Rents as established by the U.S. Department of Housing and Urban Development;

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$1,044.00	\$1,247.00	\$1,549.00	\$1,922.00	\$2,123.00

Upon a motion made by Nicole Long seconded by David Ward the members voted 4-0 to adopt the FMR's effective January 1, 2016 to be implemented March 1, 2016.

Members reviewed the 2016 Utility Schedule as prepared by Happy Software. Upon a motion made by Douglass Gray seconded by Nicole Long the members voted 4-0 to adopt the Utility Schedule effective January 1, 2016 to be implemented March 1, 2016.

Jeffrey Metcalfe return

Members were informed that the roof work had been completed at Castle Court. Mr. Blanchard recommended releasing retainage in the amount of \$3,545.00 and to accept the project at complete.

Upon a motion made by David Ward seconded by Jeffrey Metcalfe, the members voted to release the retainage and accept the job as complete. The motion passed on a 5-0 vote.

Mr. Blanchard informed the members that Control New England Inc. had completed the installation of exhaust fans and the hard wiring of smoke detectors at all 705-1 houses. Upon a motion made by Jeffrey Metcalfe seconded by Nicole Long the member voted 5-0 to accept the as complete and pay the retainage of \$420.50.

Members reviewed the bid tabulation for Rubbish Removal Services. Upon a motion made by Douglass Gray seconded by David Ward the members voted 5-0 to accept and approve the low bidder Howland Disposal.

Mr. Blanchard updated the members on the furnace on the lower level at 32 South Pond Road. The unit was inspected by Forced Air Systems, Inc. and found the unit to be failing. The secondary heat exchanger is restricting air flow and is expected to shut down the furnace soon. It was recommended to replace the furnace versus rebuilding as a rebuild would cost \$2,900.00 and may also find additional failing components which would increase the cost. Upon a motion made by David Ward seconded by Douglass Gray the members voted 5-0 to replace the furnace at a cost of \$4,900.00 including one year part and labor warranty.

Mr. William Keohan, Chairman of the Community Preservation Committee discussed with the members how the Community Preservation Act works and an opportunity that may be available to the PHA at a property located on State Road in Manomet. The preliminary plan is for approximately 12-15 units of housing in an existing building. After further discussion Douglass Gary made a motion seconded by Nicole Long the members voted 4-0, 1 abstention Jeffrey Metcalfe, to further investigate the opportunity and make a vote of interest.

Jeff Metcalfe and Paul Blanchard discussed with members the property at 16 Atlantic Avenue that abuts the Castle Court Development. The property owner is planning to construct 5 single family homes at the site and may need to grade a portion of the PHA property and/or install a fence. Upon a motion made by Douglass Gray seconded by Nicole Long the members voted 3-1, 1 abstention Jeffrey Metcalfe, to proceed further negotiations.

Members were presented the tabulation of bills payable for the month of December 2015. Upon a motion made by Jeffrey Metcalfe seconded by David Ward the members voted 5-0 to approve the bills as presented.

At 11:30 a.m. David Ward made a motion seconded by Jeffrey Metcalfe to adjourn the meeting. The motion passed on a 5-0 vote.

A true record



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