

Town Clerk
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DATE

ACTON HOUSING AUTHORITY

Lynette L. Brown
TOWN CLERK, ACTON

Minutes of Regular Meeting, 7:30 P.M., 4 February 1980, Acton-Boxborough Regional High School

ATTENDANCE: Robert Storella, Ann Courtright, Joseph Mercurio, James Sargent, Betty McManus/Acton Housing Authority
Ruth Gill, Rosemarie Durkin/Citizens Advisory Committee
Barbara Yates, Mary Read/League of Women Voters
Kenneth DiNisco/DiNisco Associates, Inc.

1. Minutes

Minutes of the Regular Meeting of 21 January 1980 were approved, with the following addition:

ADD in Section 5, second paragraph, the following phrase at the end of the title of Resolution No. 1-80: "for the Elderly and Handicapped."

Minutes of the Special Meeting of 28 January 1980 were approved, with the following change:

In the last sentence of Section 1, place a period after the word "loan" and DELETE the remainder of the sentence.

2. Architect's Report

Claims by Subcontractors: Ken DiNisco reported that White Cap Painters and Northeast Associates have both withdrawn their protests. A copy of the letter from White Cap which gives notice of their formal withdrawal has already been sent to the Authority. A letter from Northeast Associates will be forwarded to the Housing Authority as soon as it is received.

Claim by Cresta Construction: The Architect reported that Cresta Construction had forwarded to the Architect a letter addressed to the Housing Authority requesting direct payment. It was agreed with Cresta Construction that forwarding of the letter would be withheld pending the outcome of negotiations between Congress Construction and Cresta Construction. Following the approval of the last Requisition for Payment, the Architect was informed that all parties have worked out their differences. The letter is on file in the Architect's office for the record.

White Cap Painters: As reported in previous meetings and letters, White Cap Painters continues to be a source of difficulty on the project. The DCA, Architect, Clerk and General Contractor are all making efforts to convince White Cap to improve the quality of work and to provide an adequate work force to get the job completed on time. At this time it is not necessary to involve the Housing Authority directly in this matter. If it becomes necessary at a future time, the Architect will notify the Authority and arrange a meeting of all interested parties.

Work Progress: The project is proceeding at a satisfactory pace with the anticipated completion date July 1980. The only difficulty involving materials pertains to the manufacturing and delivery of all interior doors. This issue is being reviewed with the manufacturer's representative directly and it is not known at this time whether or not this will represent a problem.

Emergency Alarm System: The Authority raised questions regarding the deletion of the emergency alarm system in each of the typical apartment units. The Architect explained that early in the design stage, DCA deleted the emergency alarm system in all units except the handicapped units. This action by the DCA represented a policy decision and we are informed that no DCA projects have been built with an alarm system since 1977.

The alarm system in the handicapped units operates as follows:

- a. There is a pull cord in the bedroom and in the toilet.
- b. A light and bell located in the hallway are both activated when the alarm is pulled.
- c. When the alarm is pulled an electric door opener is activated.

Off Peak Electric Rates: Betty McManus requests that the Architect forward the estimated annual cost per unit for all electricity (heating, lights, etc.).

3. Community Residences

Ann Courtright noted that the Mental Health Association is attempting to locate a community residence in Acton for patients in Mental Hospitals; she supports this and asked the Authority's position on this subject. Bob Storella pointed out that on 7 May 1979 representatives of the Mental Health Association addressed the Authority concerning the need for such residences in the Concord area and asked the Authority's support. At that meeting the Authority indicated that they would consider the request and would answer at some future date.

Regarding Ann's question, consensus of the Authority was that the Authority should not respond without a current request from the Mental Health Association.

4. Treasurer's Report

The Treasurer noted that the State Auditors had submitted their final report on the Authority's recent audit. No further action is required by the Authority.

5. Coordinator's Report

Betty McManus distributed a recommended newspaper advertisement for hiring of an Executive Director. After some discussion as to content, it was agreed that Ann Courtright would study the ad and submit a revised copy at the next meeting, addressing the comments of the Authority.

The Coordinator's mileage is increasing and she asked about an increase in the reimbursement rate. Ann Courtright and Jim Sargent stated that 18¢ per mile is the reimbursement rate currently used by the Commonwealth.

MOVED: To reimburse all members who use private automobiles for official Authority business at the rate of 18¢ per mile.

VOTED.

6. Secretary/Correspondence

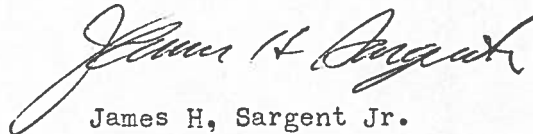
The Board of Health has responded to the Authority's request regarding nursing coverage for the March 15 application date for Windsor Green. They have agreed to provide a nurse at a rate of \$10.70 per hour, the rate at which a nurse is paid per hour for making a week-end visit.

MOVED: That the Authority agree to the terms of the Board of Health for providing nursing service on 15 March 1980 at a rate of \$10.70 per hour.

VOTED.

7. Next Meeting: Monday, 17 March 1980, 7:30 P.M., ABRHS Guidance Library

8. The meeting adjourned at 10:30 P.M.



James H. Sargent Jr.
Secretary
Acton Housing Authority