

**MINUTES OF REGULAR MEETING
SOUTHINGTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS
March 24, 2009**

A regular meeting of the Southington Housing Authority was held in the Community Hall at 43 Academy Street, Southington, Connecticut, on Tuesday, March 24, 2009.

CALL TO ORDER:

Chairman Conroy called the meeting to order at 7:05 p.m.

The following Commissioners were present: Dennis P. Conroy, Chairman; David DellaVecchia; Agnes Bart; Helen Locks and Ryan T. Cayer

Also, present Stephen L. Palmieri, Executive Director

PUBLIC COMMUNICATIONS:

There was no public communication.

COMMUNICATIONS: None

VACANCIES: Apt. #53 500 Pleasant St.-Rented as of March 15, 2009
Apt. #13 500 Pleasant St.-Rented as of April 1, 2009
Apt. #35 6 Carter Ln.-Vacant as of April 1, 2009
Apt. #60 500 Pleasant St.-Probate

APPROVAL OF FEBRUARY 24, 2009 MINUTES

Motion was made by Commissioner DellaVecchia, seconded by Commissioner Locks, and unanimously carried to approve the minutes of the February 24, 2009 meeting as presented.

APPROVAL OF MARCH ACCOUNTS PAYABLE

Motion was made by Commissioner Bart, seconded by Commissioner Locks, and unanimously carried to approve the March 2009 accounts payable as presented.

OLD BUSINESS:

Update Small Cities CDBG – Mr. Palmieri reported the Procurement policy for hiring an architect is an extensive and timely process. The deadline for sumitting architectural drawings is May 31, 2009. After consultation with several grant writers, it was decided it would be best not to rush the process. An incomplete application could jeopardize the authority from being chosen.

Update on Main St. roofing project – Mr. Palmieri reported Hartford Restorations Services, Inc. would be delivering material starting next week. The roof replacement process will start when the possibility of freezing temperatures is minimal.

NEW BUSINESS:

1. Executive Director's Report

Change of Meeting Location:

Mr. Palmieri handed out copies of the Change of Meeting Locations – Carter Ln. April 28, 2009; Main St. May 26, 2009; Pleasant St. June, 23, 2009. A copy of the Change of Meetings Location will be filed with the town clerk's office tomorrow March 25, 2009.

Motion was made by Commissioner DellaVecchia, seconded by Commissioner Cayer, and unanimously carried to approve the Change of Meeting Locations as presented.

HUD Income Limits:

Mr. Palmieri informed everyone HUD has changed the one and two person income limits for fiscal year 2009.

Motion was made by Commissioner Cayer, seconded by Commissioner Bart and unanimously carried to approve the following resolution:

In accordance with Section 8-11a and 8-119g of the Connecticut General Statutes, the Housing Authority of the Town of Southington hereby adopts the Fiscal Year 2009 Tenant Income Limits established by HUD for Hartford County as follows: One Person \$44,800.00 and Two People \$51,200.00.

A copy of the resolution signed by Chairman Conroy is on file at the Southington Housing Authority office.

A discussion was held on the ING CD (\$51,226.43) that matured on March 5, 2009. Mr. Palmieri reported the \$51,266.43 was deposited in the Housing Authority's INGdirect Saving Account. This account interest rate is 1.25% as of March 24, 2009. This rate is higher than our other establish money market accounts. It was the consensus to leave the \$51,226.43 in the INGdirect Saving Account. We may remove this money at anytime with no penalties. Chairman Conroy requested that Mr. Palmieri make it known to ING; Sovereign Bank is offering new money market accounts @ 1.74% and to keep the Commissioners update on interest rates.

Mr. Palmieri reported the Authority received the 2009 quote from Evergreen Nursery for fertilizing the lawn area at DeCaprio-Forgione Terrace. The quote was the same as last year. A 5% discount applies if paid by March 31, 2009. It was agreed to pay Evergreen Nursery before March 31, 2009.

Union Contract:

The modified Union Contract Agreement was discussed with the Commissioners. On February 9, 2009, Chairman Conroy and Mr. Palmieri had a meeting with the Staff Rep. Jeffrey Jump and Union Pres. Robert McBride of AFSME Local 1303-315.

The Authority requested a change in the foreman's job description. The Union requested what they would require to change in the job description. After one more meeting, the Authority and the Union came to an agreement. The Authority is able to hire a supervisor, adjust the Wage Schedule and extend the contract for all union employees. The Vacation Schedule for part-time union employees was also amended.

Motion was made by Commissioner Locks, seconded by Commissioner DellaVecchia, and unanimously carried to approve the modified contract agreement with AFSME Local 1303-315 as presented and to authorize Chairman Conroy to sign said agreement.

A discussion was held about a tenant's request to purchase a Rubber Maid storage chest. Mr. Palmieri reported a few tenants have purchased these chests to hold gardening tools. At the present time, it was the consensus of the Commissioners, for the Director to handle these requests on a case-by-case base. Should problems or complaints start to occur with the use of these storage chests the Authority would enact a policy to govern them.

2. Tenant Commissioner's Report

Commissioner Bart had nothing to report.

MISCELLANEOUS:

There were no other items to come before the Commissioners.

ADJOURNMENT:

Upon motion made by Commissioner Bart, seconded by Commissioner Locks, and unanimously carried, the meeting was adjourned at 7:30 p.m.

Stephen L. Palmieri
Recording Secretary