



November 17, 2016

Minutes

The Colchester Housing Authority met on November 17, 2016 for its monthly business meeting at Dublin Village. In attendance were: Robert Gustafson, Executive Director, Janet Labella, Chairperson, Marion Spaulding, Vice-chair, Todd Vachon, Secretary, Denise Salmoiraghi, Treasurer, and Lou DelPivo, Tenant Commissioner. The meeting was called to order at 7:03 PM.

The Secretary's minutes for October were reviewed; a motion was made by Lou and seconded by Denise to accept the minutes as submitted.

A motion was made by Marion and seconded by Lou to accept the Financial Report as submitted by the Executive Director; the motion passed unanimously.

PUBLIC COMMENT

"Hi" said Ebba Vachon.

ADDITIONS TO THE AGENDA-none

COMMUNICATIONS

- 10.24 The pre-bid meeting for the SCBG was held in the Dublin Village community room. Eleven contractors attended and took the tour.
- 11.3 CT Water finished replacing water shut offs in the pump house and the mains in the residential buildings at Ponemah.
- 11.7 The asbestos levels in older units to be rehabbed at Dublin are .002 ppm above the limit and thus abatement will be required. Residents will need to leave their unit during demolition and may not re enter until air quality testing is approved. Newer units constructed in 1993 were tested and found to be asbestos free.
- 11.7 The State DOH received the pre-development loan agreement we prepared at our last meeting.....cricket-cricket.....crickey-cricket...
- 11.10 Bid opening was held at Town Hall. Art Shilosky, Trica Dean, Chris O'Neill, Lou Delpivo, Rob Gustafson and three contractors attended. Bids were opened and recorded. The lowest qualified bid was \$2,920 over the budgeted amount of \$686,580 of the awarded \$800,000.
- 11.14 Spoke with Nancy Wagner about the overage and options for reducing costs. Some ideas include switching the lav countertop to laminate, deleting new landscape plantings.
- 11.15 Spoke with Eversource about reducing community room rate from commercial to residential. It sounds likely they will do so.

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REPORT OF EXECUTIVE DIRECTOR

-Five applications have been sent out and one has been added to our list since last meeting. In working through the applications to fill an upstairs apartment in E-92, the tenth person took the apartment instantly upon seeing it—with a tear and a hug. It shows when an applicant is really in dire need. The waiting list remains at 92 and there is one remaining upstairs unit to fill at E-92. Annual update letters will be sent out soon.
-The Colchester Leo Club donated two twenty pound turkeys and the fixins for our annual Thanksgiving feast on 11-13-16.

REPORT OF TENANT COMMISSIONER


-Lou reported that “Everything is pretty good...”

UNFINISHED BUSINESS-none

NEW BUSINESS

-The wellbeing of a few residents was discussed

The meeting was adjourned at 8:07

Respectfully Yours, *Todd Vachon*


Todd Vachon
Secretary

CC: Janet LaBella – Chairperson
Commissioners
Rob Gustafson, Executive Director
Rosemary Coyle, Selectwoman
Town Clerk

