

**NAUGATUCK HOUSING AUTHORITY**  
**REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**MINUTES – JUNE 10, 2009**

1. The Regular Meeting of the Naugatuck Housing Authority Board of Commissioners was called to order at 5:00 p.m. by Chairperson Terry Swanson. Said meeting was held in the Community Room at Oak Terrace. The following were in attendance:

COMMISSIONERS:

Theresa Swanson	Samuel Behuniak, Maintenance Supv.
Laurie Jackson	Residents: 18
Maria Fidalgo	Executive Director Kevin Knowles
Debra Miller	Lt. Robert Harrison - NPD
Louise Morgan	Borough Attorney Ned Fitzpatrick

2. Chairperson Terry Swanson led in the Pledge of Allegiance to the Flag.
3. VOTED: Unanimously on motion by Commissioner Laurie Jackson and seconded by Commissioner Debra Miller to approve the minutes of the Regular Meeting of May 13, 2009 with the following correction to Item #12 (each member having received a copy for review): VOTED: Unanimously on motion by Commissioner Louise Morgan and seconded by Commissioner Maria Fidalgo to extend the contract with Bookkeeping Advantage, LLC – Florence Justino until 9/30/09 and to be reviewed at that time.
4. VOTED: Unanimously on motion by Commissioner Laurie Jackson and seconded by Commissioner Debra Miller to add to the agenda the bid on vinyl windows for Lewis Circle Moderate Rental Housing Complex.
5. VOTED: Unanimously on motion by Commissioner Debra Miller and seconded by Commissioner Laurie Jackson to award the bid to Radovich Builders, LLC, 156 Roosevelt Drive, Seymour, CT 06483 in the amount of \$93,972.00 for vinyl window replacement at Lewis Circle Moderate Rental Housing Complex. Radovich Builders, LLC was the lowest bidder received on May 29, 2009 as per Wendy Hozer, Purchasing Agent's letter to the Borough Board.
6. Executive Director's Report:

George B. Lewis I – Osborn Road – There were six electrical issues, two plumbing issues, one paint/door issue, two heat/window issues and one appliance issue. Five miscellaneous issues were taken care of. Furnace control rewired by M. J. Daly (work completed). There were no units leased up for May.

George B. Lewis II – Weid Drive – There were four electrical issues and one paint /door issue, one appliance issue and one miscellaneous issue. There was

one lease up (12-A) for May.

Lewis Circle: MR

There was one electrical, three plumbing issues and one heat/window issue. There were no units leased up for May. Bob and Mark installing tub surrounds (13 completed). Units 21 & 42 are completed.

Robert E. Hutt – Congregate

There were two electrical issues, seven plumbing issues, three heat/window issues and one appliance issue. There were no units leased up for April.

Oak Terrace – There were 6 plumbing issues, seven electrical issues, 4 paint/doors/locks issues, one heat/windows issue, seven appliance issues and 5 miscellaneous issues and one emergency. Four units were painted & cleaned (5D, 8D, 17B & 37F). There were two lease ups for May (9A & 14D). KTL Trucking & Backhoe dug a trench, and Expert Electrical repaired lights for Buildings 11, 12 & 13. Three refrigerators were replaced. 13B roof leak was reported to Roof Pros.

NOTE: All complexes were mowed once. Maintenance Dept. earned overtime.

Items to be addressed: Housatonic Fence will install 5x5 posts and chain for Lot 32 (OT) and metal cabinets needed in maintenance garage to store tools. Also, Sarracco Mechanical replaced AC unit in kitchen and found noise in duct area of the roof (bees nest) both at the Hutt Congregate complex.

7. PUBLIC COMMENTS:

Edna Talmadge #32A wanted to thank the Naugatuck Housing Authority for putting up the fence and chain and no parking signs at Oak Terrace.

Edna Norkus #36C asked about ATT U-Verse TV. Executive Director Knowles said we are looking into same.

Lt. Robert Harrison from the Naugatuck Police Department reported that things have been fairly quiet; however, he wanted to notify people about a scam that is going on concerning Jury Duty and they are asking for personal information such as social security numbers and other personal information so everyone should be very careful.

Peggy Lubinski #20A stated that people are only supposed to have house cats, and there are cats jumping on her car. Executive Director Knowles said this is very

difficult to track due to the number of stray cats. Also, Peggy mentioned dogs re messing near Buildings 24 & 25 and people have to pick up after their dogs.

Ralph Barba, Sr. #13D – asked that there be a notice sent about no grills at Oak Terrace even though multiple notices have been sent out in the past. A few people are still using grills. Also, people are still sneaking in and staying with people and are not on the lease. Ralph also asked if it is possible to ask the ice cream vendors to come through during the summer.

Jim Ashe – Informed the Board that he is trying to sell his pickup truck. Also, he informed the Board that he read the lease and cats are to be inside cats only, and paint inside is to be the color only.

Kevin Knowles asked the Board and residents to recognize Borough Attorney Ned Fitzpatrick. Attorney Fitzpatrick requested to be added to the Agenda.

VOTED: Unanimously on motion by Commissioner Laurie Jackson and seconded by Commissioner Maria Fidalgo to add Attorney Ned Fitzpatrick to the Agenda.

Attorney Ned Fitzpatrick addressed the Board asking for their advice with regard to a matter regarding a situation of a resident displaced and relocated. The Borough of Naugatuck is seeking to help resolve this situation by placement of this individual in elderly housing and asked the Commissioners if there was a way we could handle this. Executive Director Knowles stated that he was aware of the situation, and reported that this individual is over 62 years of age, doesn't have a place to go and would be jumping the list.

Commissioner Jackson asked if this was for just one person. Attorney Fitzpatrick informed the Commissioners that he represents the Borough of Naugatuck not the individual. however, he understands the guidelines.

Commissioner Fidalgo stated that she understood the Borough and State was involved, and this individual was displaced from her home because of the physical conditions of the residence. Commissioner Fidalgo inquired if this individual was on the waiting list.

Executive Director Knowles stated that she was placed on the list after this issue took place due to being an emergency situation. Two Commissioners were appointed to a panel to discuss this with Attorney Fitzpatrick – Commissioner Jackson and Chairperson Terry Swanson.

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Commissioner Jackson left the meeting at 5:40 p.m.

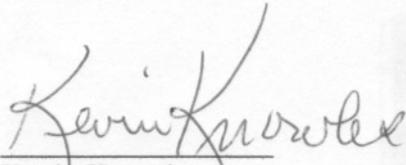
Pat Williams – 15C – Kids making noises and partying.

Sam Behuniak – nothing on the truck yet.

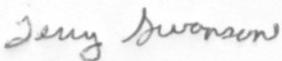
Chris Myers - #14D – noise across the street. Lt. Harrison reported that they should call the Police if they are being so loud by either calling 911 or 729-5222.

8. VOTED: Unanimously on motion by Commissioner Debra Miller and seconded by Commissioner Louise Morgan to move to Executive Session for the purpose of discussing personnel inviting in Carol Sanford at 5:50 p.m.
9. Old Business – None.
10. New Business – None.
11. VOTED: Unanimously on motion by Commissioner Maria Fidalgo and seconded by Commissioner Debra Miller that the Regular Meeting be reconvened at 7:00 p.m.
12. VOTED: Unanimously on motion by Commissioner Maria Fidalgo and seconded by Debra Miller to adjourn the Regular Meeting at 7:01 p.m.

Respectfully submitted,



Kevin Knowles  
Executive Director



Terry Swanson  
Chairperson