

FALMOUTH HOUSING AUTHORITY - COMMISSIONERS SPECIAL SESSION BOARD
MEETING DRAFT MINUTES

Thursday, January 2, 2025

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www.falmouthhousing.org

The Falmouth Housing Authority conducted a Special Session Commissioners Board Meeting on Thursday, January 2, 2025. The special session began at 4:30 p.m. The Board did its best to adhere to posted time frames, but times may have varied. The meeting(s) was held via a virtual meeting pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020; extended to 2025. The public were invited to join in the general session meeting by going to:

Link: <https://us02web.zoom.us/j/83206016453>

Meeting ID: 832 0601 6453

Audio Access: 1-646-558-8656

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MEMBERS PRESENT: Stephen Patton, Chair
Patricia Favulli
Michael Galasso
Kathleen Haynes

MEMBERS ABSENT: Jack Richardson

STAFF PRESENT: Bobbi Richards, Executive Director
Leslie Pearce, Assistant Director
Benjamin Anako Fiscal Officer
Kevin Donovan, Maintenance Superintendent

OTHERS PRESENT: Chris Kicza – Winslow Architects; Laura Bancroft; Maureen
McIver – Independent Recording Secretary

OPEN SESSION

At 4:30 p.m. Stephen Patton called the meeting to order and read regulations regarding remote meetings.

Public Comments

None

Items requiring discussion and vote:

-Approval of General Session Minutes of 12.18.24 – vote
Resolution 2025-065

Stephen Patton moved to approve General Session Minutes of 12.18.24.

Kathleen Haynes seconded.

A roll call vote was taken:

Stephen Patton-aye

Patricia Favulli-abstain

Michael Galasso-aye

Kathleen Haynes-aye

3 Ayes (Patton, Galasso, Haynes) 0-Nays 1-Abstention (Favulli) MOTION CARRIED

-Additional Cameras & Wi-Fi Harborview & Tataketa – vote

Bobbi Richards reported that Winslow Architects was the sole bidder for this proposal for additional cameras and Wi-Fi for Tataketa and Harborview. However, the FHA has worked with this company before successfully, most recently on the extensive Harborview plumbing project. Chris Kicza appeared to explain the proposal. He said that the goal was to present a realistic proposal and construction costs were a bit higher than the initially anticipated \$10,000 to \$15,000 per floor. \$25,000 per floor was the low starting point. Included in the costs is the cost of electrical subcontractors who would do the Wi-Fi and other subcontractors. A cost plus 10% fee has been added to the proposal.

Bobbi Richards said that the FHA had expected \$15,000-\$20,000 per floor and that considering the proposal included Wi-Fi installation, it seemed on target. Some Harborview hallways have 7-9 turns and this many cameras per floor would be needed to cover the floor.

Stephen Patton confirmed that the \$25,000 per floor included other contractors needed for the project.

Patricia Favulli noted that the cost plus 10% seemed reasonable because of the history of unexpected findings when opening the walls in Tataketa and Harborview. She asked if the Wi-Fi is for the cameras only or if tenants would be able to use it.

Bobbi Richards said that it will be used for the cameras initially but this installation will make it easier for other entities to provide services to tenants. The goal for the building, as well as others, is to install universal/global wifi that the tenants do not have to pay for.

Michael Galasso sought clarification about whether this proposal was design-build or design-bid-build. Are there drawings? A fee at 12% is high; he was used to a fee of 6% to 8%. Michael Galasso could not support a 12 % fee. Chris Kicza noted the fee was 10%. This would be design-bid-build.

Bobbi Richards said that there were original plans from the 1980s. Chris Kicza said that there were plumbing drawings but not electrical drawings.

Resolution 2025-066

Kathleen Haynes moved to accept the proposal from Winslow Architects for additional cameras and Wi-Fi at Harborview and Tataketa. Patricia Favulli seconded. A roll call vote was taken:

Stephen Patton -aye

Patricia Favulli-aye
Michael Galasso-nay
Kathleen Haynes-aye

3 Ayes (Patton, Favulli, Haynes) 1-Nay (Galasso)

MOTION CARRIED

-Development

Bobbi Richards said that she would like to consider the idea of veteran's housing at the front of the Harborview property. There are now federal funds available for veteran's housing. A study to examine the space and advise of options seems to be the next step. The commissioners were in favor of pursuing the idea and noted that septic and flood plain issues should be considered. It is possible that an engineering study, led by an architect and a local civil engineer could address these issues. Further discussion and a vote on a study will be put on a future agenda.

Next meeting agenda items

-Laundry Services

Bobbi Richards noted that companies have been invited to see the properties and information should be available at the next meeting.

-Development

Adjournment

Resolution 2025-067

At 5:00 p.m. Kathleen Haynes moved to adjourn.

Steve Patton seconded.

A roll call vote was taken:

Stephen Patton -aye

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

3 Ayes (Patton, Favulli, Galasso, Haynes) 0-Nay

MOTION CARRIED

Relevant Documents

Draft Minutes of 12/18/24

Designer proposal for Harborview and Tatakot Emergency Additional Cameras