

**MINUTES OF THE MAY 13, 2020  
REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE TOWN OF PHILLIPSBURG**

A Meeting of the Housing Authority of the Town of Phillipsburg was held on May 13, 2020 at 5:00 P.M., via telephone conference pursuant to the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.

The meeting was called to order by Vice-Chairperson Mike Swick at 5:00P.M. and upon roll call the following members were present: Commissioners: Shelly, Swick, Decker, Franceschino & Corcoran. Also present was Executive Director Paul Rummerfield; and General Counsel, Katharine Fina, Esq. Commissioner Baptista was absent.

**Pledge of Allegiance**

Vice-Chairperson Swick announced in accordance with the Open Public Meetings Act, notice of the meeting was delivered to the Express-Times, Municipal Clerk, posted in the Municipal Building, posted in the Housing Authority Office and on the website. Vice-Chairperson Swick directed said announcement to be entered in the minutes of the meeting.

Vice-Chairman Swick requested a Motion to enter into Executive Session to discuss personnel and litigation matters. *Commissioner Decker* made a Motion to enter into Executive Session, which was seconded by *Commissioner Corcoran*. There was discussion regarding guidance issued by the Division of Local Government Services on conducting executive session through electronic means during the ongoing pandemic. Upon roll call vote, *Commissioner Decker*, *Commissioner Corcoran*, and *Vice-Chairman Swick* were in favor; *Commissioner Shelly* and *Commissioner Franceschino* were opposed.

There was also discussion regarding the number of required votes required to act. Mr. Rummerfield reviewed the Authority By-Laws, which provides that an affirmative vote of four (4) is required to take action. Motion to enter into Executive Session failed.

**BILLS – April 2020**

*Commissioner Corcoran* moved to approve the bills for April 2020, which motion was seconded by *Commissioner Decker*. All were in favor of this motion.

**COMMUNICATIONS – None**

**NEW BUSINESS**

**RESOLUTION #1752 – APPROVAL OF AMENDMENT TO SECTION VI(C)(3) – ACCUMULATED LEAVE PAYMENT**

**BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the Town of Phillipsburg hereby approves and adopts the Amendment to Section VI(C)(3) of the of the Employee Handbook, increasing the supplemental compensation payment to employees, upon

retirement, for earned and unused accumulated sick leave from \$12,000 to \$15,00 and the elimination of the exception for Division and Department Heads, except the current Executive Director. *Commissioner Shelly* moved to adopt Resolution #1752, which motion was seconded by *Commissioner Corcoran*. All were in favor of this motion.

**RESOLUTION #1753 – APPROVAL FOR FINAL 2016 Capital Fund Budget Revision**

**BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the Town of Phillipsburg hereby approves Budget Revision #2 to the 2016 Capital Fund Program and adopts said Resolution. *Commissioner Shelly* moved to adopt Resolution #1753, which motion was seconded by *Commissioner Corcoran*. All were in favor of this motion.

**RESOLUTION #1754 – APPROVAL OF 2020-2021 BUDGET**

**BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the Town of Phillipsburg hereby adopts the 2020-2021 Budget. *Commissioner Shelly* moved to adopt Resolution #1754, which motion was seconded by *Commissioner Corcoran*. All were in favor of this motion.

**RESOLUTION #1755 – APPROVAL OF AIR CONDITIONS SLEEVES AT THE JOHN F. O'DONNELL TO "TERRANCE GETZ CONSTRUCTION" FOR \$178,500 WITH ALTERNATE ONE AT \$10,000 FOR A TOTAL OF \$188,500**

**BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the Town of Phillipsburg hereby awards the contract for air conditioner sleeves to Terrance Getz Construction at a total cost of \$188,500. *Commissioner Shelly* moved to adopt Resolution #1755, which motion was seconded by *Commissioner Corcoran*. All were in favor of this motion.

**RESOLUTION #1756 – APPROVAL OF THE HECKMAN TERRACE ROOF CANOPY REPLACEMENT TO AUTOMATIC DOOR SYSTEMS AT A COST OF \$258,485 FOR 220 UNITS**

**BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the Town of Phillipsburg hereby awards the Heckman Terrace Roof Canopy Replacement of 220 Units to Automatic Door Systems. *Commissioner Shelly* moved to adopt Resolution #1756, which motion was seconded by *Commissioner Corcoran*. All were in favor of this motion.

**PUBLIC COMMENT**

- Meliss Paulus commented on allegations of harassment and retaliation, including her complaint against a PHA employee in 2015
- Frank McVey commented that he applauds the three Commissioners who voted to go into Executive Session
- Meliss Paulus asked about the number of meetings a Commissioner is permitted to miss.
- Wendy Bickleman commented that she was upset to hear that there would not be any Executive Session and wanted to know when the Board would be discussing policies and procedures.
- Meliss Paulus commented that employees, residents are scared to speak up because of retaliation.

**ADJOURNMENT**

There being no further business to come before this Authority, Commissioner Shelly moved the meeting be adjourned, which motion was seconded by Commissioner Franceschino. Upon roll call the motion was unanimous. Meeting adjourned at 5:58P.M.

