

1 THE HOUSING AUTHORITY
2 OF THE CITY OF GARFIELD
3 BERGEN COUNTY, NEW JERSEY

4 Monday, April 21, 2014
5 Commencing at 6:15 p.m.

6 COMMISSIONERS PRESENT:

7 LEANE SURMA, CHAIRPERSON

8 EDWARD J. DABAL

9 NOEL QUILES

10 EDWARD PUZIO

11 ROSEMARIE RIBAUDO

12
13 ALSO PRESENT:

14
15 MARTIN P. GEISLER, ESQ.
16 EXECUTIVE DIRECTOR

17 COLLEEN DAY
18 ASSISTANT EXECUTIVE DIRECTOR

19 MICHAEL P. DE MARCO, ESQ.
20 HOUSING AUTHORITY ATTORNEY

21
22 MARY MC KAY
23 Certified Court Reporter
24 Certified Realtime Court Reporter
25 Registered Professional Reporter
13-10 Fairclough Place
Fair Lawn, New Jersey 07410
(201) 796-4701

April 21, 2014

1 Notice of the time, date and place of this
2 meeting has been provided at least 48 hours in advance
3 by publication in The Record and by posting a notice of
4 this meeting on the community bulletin board at the
5 Garfield Housing Authority and Garfield City Hall.

6 MR. GEISLER: Barckett and Susino absent.
7 Roll call for the regular meeting held on April 21st,
8 2014.

9 MS. BARCKETT: Absent.

10 MR. PUZIO: Present.

11 MS. RIBAUDO: Yes.

12 MS. SUSINO: Absent.

13 MR. QUILES: Here.

14 MR. DABAL: Here.

15 CHAIRPERSON SURMA: Yes.

16 (All rise for the recitation of the Pledge of
17 Allegiance.)

18 MR. GEISLER: Can we have a motion for
19 approval of the minutes from the transcript of the
20 caucus and regular meeting held on March 17th, 2014?

21 MR. DABAL: Make the motion.

22 MS. RIBAUDO: I'll second.

23 MR. PUZIO: Yes.

24 MS. RIBAUDO: Yes.

25 MR. QUILES: Yes.

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1 MR. DABAL: Yes.

2 CHAIRPERSON SURMA: Yes.

3 MR. GEISLER: Bills presented for payment

4 April 21st, 2014, for a total amount of \$186,213.99.

5 Is there a motion?

6 MR. DABAL: I'll make a motion.

7 CHAIRPERSON SURMA: I'll second.

8 MR. PUZIO: Yes.

9 MS. RIBAUDO: Yes.

10 MR. QUILES: Yes.

11 MR. DABAL: I abstain on check number 14808,
12 14841, 12193. Yes on the rest.

13 CHAIRPERSON SURMA: Yes.

14 MR. GEISLER: New business. Resolution
15 2014-09 approving the 2014 Capital Fund Program. Do we
16 have a motion?

17 CHAIRPERSON SURMA: I'll make it.

18 MS. RIBAUDO: I'll second.

19 MR. PUZIO: Yes.

20 MS. RIBAUDO: Yes.

21 MR. QUILES: Yes.

22 MR. DABAL: Yes.

23 CHAIRPERSON SURMA: Yes.

24 MR. GEISLER: Resolution number 2014-10.
25 Plumbing Maintenance Contract.

1 MR. QUILES: Before we bring that up, Marty,
2 let me ask you something. What is their -- what is
3 overtime considered? After eight hours? In other
4 words, if they're here ten hours working on a plumbing
5 site, we agreed to pay them -- let's just say after the
6 eight, they work ten, two hours overtime, \$72 an hour?

7 MR. GEISLER: That's correct. I don't think
8 we've ever had that, but --

9 MR. QUILES: We don't do that with our
10 construction guy?

11 MR. BELLAFATTO: That's more or less for an
12 emergency. If they get called at 8:00 at night or if
13 they have to come on a Saturday or Sunday, that's what
14 their overtime is for. Usually if they get called,
15 it's during regular working hours, so it's just regular
16 straight time.

17 MR. QUILES: This is a private company,
18 though.

19 MR. GEISLER: We asked for an overtime rate.
20 When we go out to bid, you have to ask for an overtime
21 rate.

22 MR. QUILES: As opposed to a straight rate or
23 because it's a private company that comes in, they
24 decide we're going to charge you X amount of dollars?

25 MR. GEISLER: What happens is, we had about

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1 four or five plumbing companies come in. We get three
2 bids. This 48 -- I think the average -- 72 for the
3 overtime is probably what the average regular rate is.
4 So he's probably at least 20 to \$30 cheaper than what
5 everybody else was charging.

6 MR. QUILES: In the past year, how many times
7 has that occurred where you got into overtime?

8 MR. GEISLER: I don't think any.

9 Do you recall any?

10 MR. BELLAFATTO: No.

11 MR. GEISLER: I don't recall any. It could
12 happen, though. I don't recall any. It would probably
13 more happen in the dead of winter if I had -- with the
14 boilers or something.

15 MR. DABAL: To get it going.

16 MR. GEISLER: As far as if we have a leak,
17 most of the time our maintenance can handle it till the
18 morning.

19 MR. BELLAFATTO: We schedule it for regular
20 working hours.

21 MR. GEISLER: Do I have a motion?

22 MR. DABAL: Make the motion.

23 CHAIRPERSON SURMA: Second.

24 MR. PUZIO: Yes.

25 MS. RIBAUDO: Yes.

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1 MR. QUILES: No.

2 MR. DABAL: Yes.

3 CHAIRPERSON SURMA: Yes.

4 MR. GEISLER: Resolution 2014-11. Electrical
5 Maintenance Contract. Do I have a motion?

6 MS. RIBAUDO: I'll make a motion.

7 CHAIRPERSON SURMA: I'll second.

8 MR. PUZIO: I wanted to ask a question first.

9 Did this go out for bids?

10 MR. GEISLER: Yes.

11 MR. DE MARCO: Of course.

12 MR. PUZIO: This is the lowest bidder?

13 MR. GEISLER: Yes.

14 MR. QUILES: This is the same guy we had last
15 year, right, Marty?

16 MR. GEISLER: We probably had him for the
17 last 18 years.

18 MR. QUILES: Well, it's plumbing now, right?

19 MR. GEISLER: No. Last year it was Mazer.

20 Then he was before that, and then before that I don't
21 know who we had. Who we had before that? I don't
22 recall.

23 MR. BELLAFATTO: I don't recall.

24 MR. PUZIO: Yes.

25 MS. RIBAUDO: Yes.

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1 MR. QUILES: No.

2 MR. DABAL: Yes.

3 CHAIRPERSON SURMA: Yes.

4 MR. GEISLER: Resolution number 2014-12.

5 Carpentry Maintenance Contract. Do I have a motion?

6 CHAIRPERSON SURMA: I'll make it.

7 MS. RIBAUDO: I'll second.

8 MR. PUZIO: Yes.

9 MS. RIBAUDO: Yes.

10 MR. QUILES: Yes.

11 MR. DABAL: Abstain.

12 CHAIRPERSON SURMA: Yes.

13 MR. GEISLER: Resolution 2014-13.

14 April 21st, '14, Employment Practices Liability Program
15 Update. Make a motion?

16 MR. DABAL: Make the motion.

17 MS. RIBAUDO: Second.

18 MR. PUZIO: Yes.

19 MS. RIBAUDO: Yes.

20 MR. QUILES: Yes.

21 MR. DABAL: Yes.

22 CHAIRPERSON SURMA: Yes.

23 MR. GEISLER: That's it. Do we have any
24 commissioner comment?

25 CHAIRPERSON SURMA: I do. I just want to say

1 thank you to the men and you and Colleen for doing a
2 wonderful, wonderful Easter party for the children. It
3 was really, really nice. And next year I think that we
4 should have an Easter egg hunt for the adults. That's
5 all. That's all I have to say. But it was really
6 lovely.

7 MS. RIBAUDO: It was. Ditto.

8 MR. GEISLER: Thank you very much.

9 MR. PUZIO: Good job, Marty.

10 MR. GEISLER: You have to thank everybody
11 else. They did a lot of work.

12 CHAIRPERSON SURMA: They sure did.

13 MR. GEISLER: Thank you for coming.

14 CHAIRPERSON SURMA: That company, they are
15 fantastic.

16 MR. GEISLER: They are wonderful.

17 MS. RIBAUDO: They kept the children amused.

18 MR. DABAL: I'm sorry I missed it.

19 MS. RIBAUDO: Thank you again. It was really
20 great.

21 MR. PUZIO: Who was the young guy bringing
22 the stuff out to you with the blue shirt?

23 CHAIRPERSON SURMA: That's the company that
24 we have. They do the --

25 MR. GEISLER: Crafts.

1 CHAIRPERSON SURMA: They are fantastic.
2 They're here for our national night out. They did a
3 great job that night. And Christmastime.

4 MS. RIBAUDO: Also we have to thank Mr. Krone
5 and Mr. Calandriello for stopping by.

6 MR. GEISLER: Yes. Mr. Barckett was here
7 too.

8 CHAIRPERSON SURMA: Yes.

9 MS. RIBAUDO: It was a nice time had by all.

10 MS. LEHNING: And Mrs. Barckett.

11 MR. GEISLER: She's a commissioner.

12 Motion to adjourn.

13 CHAIRPERSON SURMA: I'll make it.

14 MS. RIBAUDO: I'll second.

15 MR. PUZIO: Yes.

16 MS. RIBAUDO: Yes.

17 MR. QUILES: Yes.

18 MR. DABAL: Yes.

19 CHAIRPERSON SURMA: Yes.

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I, MARY MC KAY, License Number XI01302, a
Certified Court Reporter in and for the State of New
Jersey, do hereby certify the foregoing to be prepared
in full compliance with the current Transcript Format
for the Judicial Proceedings and is a true and accurate
non-compressed transcript to the best of my knowledge
and ability.

Mary McKay, C.R.C.R.
Certified Court Reporter

Date: -----