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## MINUTES

### Willington Housing Authority ANNUAL MEETING

Monday, July 17, 2023 – 4 p.m.

Willington Senior Center, 20 Senior Way, Willington, CT 06279

**Present:** Chairman Don Berg; Vice Chairman William Bunnell; Treasurer Claudia D'Agata; Executive Director Laurie Bradley (property management); Resident Services Coordinator/Assistant Director Sharon Boisvert (property management); Button Hill resident and prospective Tenant Commissioner/board member Arthur Blaskey; and via conference call, Recording Secretary Brenda Sullivan.

**1. Call to order** – The meeting was called to order at 4:02 p.m.

**2. Present to speak** – opportunity for members of the public to speak – None present.

**3. Old Business** – Senior Housing “Button Hill”

A. Director's Report – This report was emailed to members prior to the meeting; a copy is available to the public from management upon request.\*

L. Bradley said she is still waiting for information about the hot water heater warranty. She also reviewed maintenance activity, including railing repair and a shut off valve to isolate Button Hill from the rest of the town's water service.

There was discussion about bids for the snow removal contract. L Bradley said she has received one from Randy's Trucking, and (full disclosure) another from her son Joshua Pinkston, who is a licensed sitework contractor. See further discussion under New Business.

B. Expenditures – This report was emailed to members prior to the meeting; a copy is available to the public from management upon request.\*

L. Bradley reviewed some of the items.

C. Button Hill Treasurer's Report – This report was emailed to members prior to the meeting; a copy is available to the public from management upon request.\*

L. Bradley reviewed some of the items.

D. Chairman's Report

- D. Berg gave a brief report on his “kick-off” meeting with Connor Sheehan of AMS (American Microgrid Solutions) regarding the Housing Authority's next requested analysis of PV only and PV with batteries or generator for resilience for the apartments.
- D. Berg said he will attend this evening's Board of Selectmen regarding his request that they appoint Button Hill resident Arthur Blaskey to the Housing Authority Board as a member and as Tenant Commissioner.
- D. Berg said he also will ask the Board of Selectmen to re-appoint Claudia D'Agata to the Housing Authority Board for a new term.

- Regarding the agenda item, "Vote on the previously presented and approved FY 2023-2024 budget with the typo corrected to reflect the appropriate FY as 2023-2024" – After a brief discussion, it was agreed by consensus that the budget motion made at the June 26, 2023 meeting did not need to be corrected, because it was sufficiently clear that the period covered by the budget approved at the last meeting is FY 2023-2024.

D. Berg also reported that he will determine who is currently responsible for reviewing the Housing Authority's RFP (for a call-for-aid system), to determine if the wording meets requirements, so that the process can move forward.

#### 4. New Business-

- Election of Officers

*W. Bunnell made a motion to nominate the existing slate of officers, with the addition of C. D'Agata as Secretary/Treasurer and Art Blaskey as Tenant Commissioner\*\*. C. D'Agata seconded the motion. The motion passed unanimously.*

*C. D'Agata moved to close nominations. W. Bunnell seconded the motion. The motion passed unanimously.*

*C. D'Agata cast one ballot in favor of the slate. W. Bunnell seconded.*

*W. Bunnell made a motion to accept the slate as proposed: D. Berg as Chairman; W. Bunnell as Vice Chairman; and C. D'Agata as Secretary/Treasurer. C. D'Agata seconded the motion. The motion passed unanimously.*

(\*\* Note: Action on adding A. Blaskey to the board is pending the Board of Selectmen's actions at their July 17 meeting. And by virtue of being a tenant, A. Blaskey will become a Tenant Commissioner when he's appointed. )

- Regarding the agenda item, "General discussion about the possibility of including refrigerators in any future plans for generator emergency backup" –

D. Berg asked members for their opinions about adding refrigerators to the backup system in the event of a power outage. W. Bunnell said the only critical reason he could see for powering refrigerators in an emergency would be to preserve someone's medication. He added that a more economical solution would be to store the medication in a cooler with ice.

There was related discussion about the Housing Authority's unsuccessful application for ARPA grant funds for generators. L. Bradley said one of the reasons funding was denied was because the Housing Authority's proposal didn't include emergency power for air conditioning.

L. Bradley said Chris Atiyeh, owner of Tower Generator, asked if he could attend a Housing Authority meeting to answer questions about options. The board agreed to have him attend the August meeting. L. Bradley suggested members write down any questions for him and send them to her prior to the next meeting.

- Regarding the agenda item, "The plan to perform an analysis of the apartments for PV-solar and battery or generator resiliency, as proposed by AMS" –

D. Berg said Connor Sheehan's analysis will cover 3 alternatives – solar only, solar plus storage, and solar plus generator support.



106  
107 There was continued discussion about the snow removal contract. Members reviewed the current bids. D.  
108 Berg noted the contract needs to include clearing walkways and the stairs to the utility rooms. L. Bradley  
109 was asked to solicit additional bids. There was also discussion about the town's responsibilities and past  
110 practices regarding plowing of the town-owned road (Senior Way), as well as the parking areas for  
111 Button Hill, Willington Woods and the Senior Center. L. Bradley said there needs to be more discussion  
112 with the Town.  
113

114 **5. Correspondence** – D. Berg said the only correspondence he had to report was emails between himself and  
115 Connor Sheehan of American Microgrid Solutions, discussing the proposal to create an analysis of the  
116 apartments for PV-solar and battery or generator resiliency; and an email to Recording Secretary B. Sullivan  
117 regarding updating the Housing Authority's pages on the Town website.  
118

119 **6. Approval of Minutes** – June 26, 2023 regular meeting.  
120

121 D. Berg asked that line 54 be corrected to read as follows:  
122

123 *He said based on the costs of leasing a battery system, about \$200,000 over 20 years, and the short life of the*  
124 *batteries in an emergency (for as little as 12 hours and up to three days), he believes the costs are not worth the*  
125 *benefits.regarding (achieving) power redundancy (with batteries).*  
126

127 C. D'Agata made a motion to approve the minutes with that correction. W. Bunnell seconded the motion. The  
128 motion passed unanimously.  
129

130 **7. Housing Authority Treasurer's Report**  
131

132 C. D'Agata made the following report –  
133

134 Per the Town of Willington financial office FY 2022-2023 Housing Authority report dated 7/1/23, a check was  
135 written on 6/5/23 for \$1,321 to Philadelphia Insurance Company for directors and officers insurance leaving a  
136 balance in the account of \$2,033.66.  
137

138 **8. Motion to Adjourn**  
139

140 W. Bunnell made a motion to adjourn at 4:54 p.m.. C. D'Agata seconded the motion. The motion passed  
141 unanimously.  
142

143 *Respectfully submitted by Recording Secretary Brenda Sullivan. Please note that minutes are posted prior to*  
144 *being officially approved – changes/corrections are normally indicated in the subsequent month's meeting*  
145 *minutes.*

146 *\*(For copies of documents mentioned in the minutes, please call management at 860-498-0268.)*

*Brenda Sullivan*

RECEIVED  
WILLINGTON, CT.

2023 AUG 21 P 4:30

*[Signature]*  
TOWN CLERK