

**MINUTES  
PLAINVILLE TOWN COUNCIL  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
REGULAR MEETING  
January 4, 2021 – 7:00p.m.**

- I. PRESENTATIONS:**
- II. PUBLIC HEARING**
- III. MINUTES OF PREVIOUS MEETING**  
December 21, 2020 Regular Meeting
- IV. ANNOUNCEMENTS – REPORTS**
- V. APPOINTMENTS/RESIGNATIONS**
  - 1. Appointments and Re-appointments to Boards and Commissions
- VI. BOARD OF EDUCATION LIAISON (3<sup>rd</sup> Monday Meetings Only)**
- VII. REPORT OF TOWN ATTORNEY**
- VIII. REPORT OF TOWN MANAGER**
  - 1. White Oak Proposals Update
  - 2. COVID-19 Update
  - 3. High School Pool Heater
  - 4. Happenings
- IX. PUBLIC COMMENTS**
- X. OLD BUSINESS**
- XI. NEW BUSINESS**
  - 1. 2021-08, High School Pool Heater
- XII. OTHER DISCUSSIONS OF INTEREST**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

The Regular Meeting was called to order remotely at 7:00pm. Present were Chairwoman Pugliese, Vice Chairwoman Tompkins, Council members Wazorko, Morante, Gnazzo, Rocco, Underwood, Town Manager Lee, Assistant Town Manager Daskal, Town Attorney Mastrianni and Town Clerk Skultety and Town Clerk Porrini.

**I. PRESENTATIONS**

**II. PUBLIC HEARING**

**III. MINUTES OF PREVIOUS MEETING**

Councilman Underwood motioned to approve the minutes of December 21, 2020 Regular Meeting. The motion was seconded by Councilwoman Morante and passed 7-0.

**IV. ANNOUNCEMENTS – REPORTS**

No announcements were made.

**V. APPOINTMENTS/RESIGNATION**

No appointments made.

**VI. BOARD OF EDUCATION LIAISON (3<sup>rd</sup> Monday Meetings Only)**

**VII. REPORT OF TOWN ATTORNEY**

No report was given

**VIII. TOWN MANAGER**

**• White Oak Proposals Update**

In April 2017 (almost 3 years ago), the Town of Plainville entered into an “Access & Option Agreement” with the Estate of Roger L. Toffolon for what is known as the White Oak property located at 1 West Main Street and 63 West Main Street. The Agreement gave the Town the exclusive option to purchase the property for the sum of \$1.00.

The Agreement was for the period through September 15, 2018 although that date has been extended several times and now runs until early summer.

The desired purpose for the Town to enter into this Agreement was “for the purposes of downtown revitalization”. The Agreement required the Town to perform an environmental

assessment and to obtain an environmental assessment grant from the State Department of Economic & Community Development.

The Town hired Loureiro, a licensed environmental consulting firm, to perform the evaluation. On October 7, 2019, Loureiro gave an update to the Town Council which included three potential concepts for the development of the property. The Town Council discussed the concept plans for the development of the property and the consensus was one which “made use of more apartment space, commercial space, more parking areas and recreational areas as well”.

Loureiro completed this in March 2020. They issued three reports – Conceptual Remediation Plan, Phase II/III Subsurface Investigation Report, and Planning & Potential Reuse Study Report Title. The Town then applied for a groundwater reclassification for the property and acceptance into the Abandoned Brownfields Clean-up Program. Both of these applications have been successfully completed.

This past Fall the Town issued a Request for Proposals for developers and received two responses – D’Amato/Meyer and Manafort et. al. The Town then engaged Loureiro to perform a “Review & Evaluation” of each of the proposals. Clint Brown and Sam Butcher from Loureiro were in attendance to present their report to the Town Council.

Town Planner Daigle gave brief review of the recommendations from the Planning & Zoning Commission and the Capital Region Council of Governments and Economic Development Coordinator Hauburger also gave a brief summary of the recommendations of the Economic Development Agency and the Plainville Chamber of Commerce. Both recommendations favored the Manafort proposal.

Clint Brown and Sam Butcher gave an overview of a power point presentation, comparing both plans, supporting the Manafort proposal. Discussion continued with Council Members regarding traffic concerns.

- **Covid-19 Update**

According to Health Director Shane Lockwood, over the past few weeks, the pandemic continues to spread as expected. The region continues to see new cases every day with a positivity rate between 5-9%. This is expected to continue for a while longer as we get through outbreaks associated with holiday gatherings. Many models show the peak of the wave to be from around now to the end of the month. This will depend greatly on the public following the public health recommendations of staying home when you are sick, wearing a face covering and frequent hand washing. Locally we saw a slight decline in cases in the district between November to December.

The waiting time for testing has decreased throughout the state and we have not been observing the long lines that occurred pre-Thanksgiving. The best place to find a testing location is by calling 211 or visiting [www.211ct.org](http://www.211ct.org)

Everyone (world, nation and state) is still in the very, very early stages of a global vaccination campaign. In the United States, vaccinations are based on priority grouping set by the CDC and approved by the state. Vaccinations have not yet been completed for the first priority group (1a). This section contains front line health care workers, first responders (with direct patient care) and resident of long-term care and related facilities.

The U.S. will hit the three-week mark today for vaccine distribution that is expected to last well into the summer. According to the CDC, as of today - 4.5 million persons have received the COVID-19 vaccination. As more information becomes available in the coming weeks and months on vaccine distribution and eligibility, the health district will update the town website and the health district website (PSHD)

In Plainville, there are 13 education employees and 5 town employees that are currently under quarantine under CDC guidelines.

- **High School Pool Heater**

Assistant Town Manager Daskal reported on the replacement of the pool heater at Plainville High School which was budgeted at \$64,000. This project involves the replacement of the specialty commercial boiler and associated piping that will heat the pool at the High School. Two options were bid: a standard replacement in kind and/or a high efficiency option offering up to 98% efficiency (as opposed to current 85% efficiency). Five bids were received, and it is recommended to the Town Council to proceed with the lowest bidder Elite Mechanical, LLC of Bristol CT in the amount of \$53,170.

- **Happenings**

Assistant Town Manager Daskal reported on activities in the Tax Office and Senior Center details can be found on the Town's website: [www.plainvillect.com](http://www.plainvillect.com)

**IX. PUBLIC COMMENTS**

No comments were heard.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**1. 2021-08, High School Pool Heater**

Vice Chairwoman Tompkins motioned to award Bid #2021-08, High School Pool Heater, to Elite Mechanical Contractors LLC, Bristol, CT, in the amount of \$53,170. The motion was seconded by Councilman Underwood and passed 7-0.

**XII. OTHER DISCUSSIONS OF INTEREST**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

At 8:28pm Vice Chairwoman Tompkins motioned to adjourn. The motion was seconded by Councilman Wazorko and passed 7-0.

Respectfully submitted by,

Cindy A. Porrini, Town Clerk  
& Clerk of the Town Council