

**MINUTES  
PLAINVILLE TOWN COUNCIL  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
REGULAR MEETING  
July 16, 2018 – 7:00p.m.**

- I.    PRESENTATIONS:                      Scott & Andrea Saunders**
- II.   PUBLIC HEARING**
- III. MINUTES OF PREVIOUS MEETING**  
Minutes of June 18, 2018 Special and Regular Meeting; June 25, 2018 Special Meeting
- IV.   ANNOUNCEMENTS – REPORTS**
- V.    APPOINTMENTS/RESIGNATIONS**
1. Town Council
  2. Board of Education
  3. Fire Department
  4. 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. Wheeler Elementary School Project Update
  2. High School Parking Lot Project Update
  3. WPC Phosphorus Upgrade Project Update
  4. Fats, Oils and Grease (FOG) Management Program Discussion
  5. Tax Fixing Agreement-ROYal Realty
  6. Donation of Land-Oak Land Developers
  7. Donation of Land-Roger Toffolon Estate and CT Sand & Stone
  8. Parking Ordinance Discussion
  9. Fire Department Ordinance Discussion
  10. Fire Department Utility 2 Replacement Vehicle
  11. Happenings
- IX.   PUBLIC COMMENTS**

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

1. Consider recommendation of Capital Projects Building Committee regarding Wheeler School Project
2. Bid #2019-01-Fire Department Utility 2 Replacement Vehicle
3. Tax Fixing Agreement-ROYal Realty
4. Tax Refunds - Addendum

**XII. OTHER DISCUSSIONS OF INTEREST**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**XIV. ADJOURNMENT**

Councilwoman Pugliese called the Regular Meeting to order at 7:00pm in the Council Chambers of the Municipal Center, One Central Square. Also present were Vice Chairman Saunders, Councilmembers Wazorko, Morante, Gnazzo, Tompkins and Cox, Town Manager Lee, Assistant to the Town Manager Colby, Town Attorney Mastrianni and Town Clerk Skultety.

Councilman Cox led the Pledge of Allegiance.

**I. PRESENTATIONS:**

Town Manager Lee announced Scott and Andrea Saunders would be leaving Plainville and moving to Florida to be closer to family members. He offered his gratitude to Scott and Andrea for their collaborative work as Chairperson of the Board of Education and Vice Chairman Saunders of the Town Council during the past 8+ years, their volunteer efforts on numerous events including the Balloon Festival, Pasta Dinner, Wings & Wheels, Memorial Day Parade and the Pumpkin Festival. Scott was presented with a Town Chair and Andrea with a certificate from the Town Council.

Fire Chief Toner and Captain Plourde also thanked the Saunders' for the help and assistance with the Fire Company and wished them all the best.

Vice Chairman Saunders read a letter of appreciation.

Vice Chairwoman Hardy and Superintendent Brummett expressed their gratitude to Chairwoman Saunders and presented her with a plaque and a Town Chair.

Councilman Wazorko also thanked the Saunders for their service and contributions to the Town and its residents.

## **II. PUBLIC HEARING**

## **III. MINUTES OF PREVIOUS MEETING**

**Councilwoman Tompkins motioned to approve the minutes of June 18, 2018 Special and Regular Meeting and the June 25, 2018 Special Meeting. The motion was seconded by Councilman Cox and passed 7-0.**

## **IV. ANNOUNCEMENTS – REPORTS**

Councilwoman Morante announced she attended the Plainville High School Graduation and the welcoming reception for the new Library Director Trish Tomlinson. Councilwoman Morante also attended the public hearing for the Tilcon Quarry proposal along with Chairwoman Pugliese. She noted that while it is not a direct Council business at this time, she is opposed to the project based on the body of the data that is available.

Chairwoman Pugliese commented on a new business in town called ABB. The company is an international company with global headquarters in Zurich, Switzerland. GE Industrial Solutions (GEIS) became a part of ABB on June 30<sup>th</sup> and has been supplying cutting-edge technology for utilities, industry, transportation and infrastructure for more than 130 years.

## **V. APPOINTMENTS/RESIGNATION**

### **1. Town Council**

**Councilwoman Tompkins motioned to accept with regret the resignation of Scott Saunders from the Town Council effective July 26, 2018. The motion was seconded by Councilman Cox and passed 7-0.**

### **2. Board of Education**

**Councilwoman Tompkins motioned to accept with regret the resignation of Andrea Saunders from the Board of Education effective July 26, 2018. The motion was seconded by Councilman Cox and passed 7-0.**

### **3. Fire Department**

**a. Vice Chairman Saunders motioned to appoint Tyler Rizzo, 15 Paul Street, as a probationary firefighter to the Plainville Fire Department. The motion was seconded by Councilman Gnazzo and passed 7-0.**

**b. Vice Chairman Saunders motioned to appoint Michael Wiszniak, 11 Sunrise Terrace, as a probationary firefighter to the Plainville Fire Department. The motion was seconded by Councilman Gnazzo and passed 7-0.**

c. Vice Chairman Saunders motioned to accept with regret the resignation of Alex Girard as a probationary firefighter from the Plainville Fire Department. The motion was seconded by Councilman Gnazzo and passed 7-0.

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

Chairwoman Saunders updated the Town Council on the PHS paving and Wheeler School abatement and renovation projects. She went on to mention the Dean of Students at the Middle School position has been renamed the Assistant Principal for Linden Street and the Middle School of Plainville and recently filled by Melissa Orfitelli. She was the head teacher and literacy resource teacher at Linden Street School.

Chairwoman Pugliese thanked Chairwoman Saunders for her leadership on the Board of Education and for always looking out for the welfare of the children and the BOE staff while being mindful of the impact the budgets would have on the taxpayers.

**VII. REPORT OF TOWN ATTORNEY**

No report was offered

**VIII. REPORT OF TOWN MANAGER**

Town Manager Lee presented and discussed the following topics:

- **Wheeler Elementary School Project Update**

The Capital Projects Building Committee met last week to review the fourteen trade bid packages that were received for the Wheeler Elementary School Renovation Project. The specifications included the base bid and 12 potential alternates. The alternates were included in case the bids came in over the budgeted construction budget. Having these alternates would allow the building committee to negotiate a lower price should that had been necessary.

The bids have come in almost \$1.5M less than the estimate. The building committee unanimously voted to include Alternates 1, 3, 5, 7, 9, 10 and 11 as part of the work to be completed.

Once the Alternates were decided, the lowest responsible bidder could then be determined for each trade package. In the meeting package was a list of the 14 lowest responsible bids being recommended to perform the renovation work. The 14 trade packages, including the alternates, total \$14,892,121.

O&G Industries Project Manager Mark Sedensky was in attendance to answer any questions regarding the Building Committee's recommendation.

It was noted that the construction contracts will be between O&G and the contractors listed in the motion as this is a Construction Manager At-Risk Project. There is an item under **New Business** regarding the award of the trade packages as recommended by the Capital Projects Building Committee.

- **High School Parking Lot Project Update**

A pre-construction meeting with B&W Paving was held last week. The contractor is currently on-site and has begun the work. Most of the repaving work is scheduled to be completed by mid-August, weather permitting. The contractor plans to be working a six day schedule.

- **WPC Phosphorus Upgrade Project Update**

In a letter dated June 18, 2018, the State Department of Energy & Environmental Protection has determined that the Town has met all of the Conditions and Assurances that needed to be met prior to authorization to award the contract.

DEEP has authorized the Town to go forward with the contract with Daniel O'Connell's Sons, Inc. of Holyoke, MA in the amount of \$11,164,800. They have also determined that all of the work to be performed would be eligible for the Clean Water Fund financing.

A pre-construction conference meeting is scheduled for later in the week and the project is expected to begin in short order. The project will take a little more than two years to complete.

A Ground Breaking Ceremony is being planned for some time in early August to celebrate the beginning of the project.

- **Fats, Oils and Grease (FOG) Management Program Discussion**

The Department of Energy & Environmental Protection requires that municipalities with a sewer system have a "Fats, Oils and Grease (FOG) Program" to manage discharges from food establishments located within the sewer service area.

There are approximately 80 food establishments in Plainville that would be subject to the FOG Program. A Draft of the FOG Program was included in your information package for this evening's meeting.

Town staff will continue to refine the recommendation which will be brought to the Town Council for action at a future meeting.

- **Tax Fixing Agreement – ROYal Realty**

Last November the Town Council authorized entering into a Memorandum of Understanding for a tax abatement for improvements on property owned by ROYal Realty, LLC in the Farmington Valley Corporate Park. The improvements were a 22,500 sq. ft. addition to Walker Crane and Rigging complex.

The MOU approved by the Town Council was for a 40% abatement over four years. It is estimated that, when the building is completed, it will generate approximately \$42,600 in new revenue. Under the proposed tax fixing agreement, ROYal Realty would have \$17,000 abated annually over four years.

There is an item under **New Business** that would authorize moving forward with the Tax Fixing Agreement. The Agreement has been reviewed by the Town Attorney.

- **Donation of Land – Oak Land Developers**

The Planning & Zoning Commission voted to find that the proposed donation of land (3.28 acres) from Oak Land Developers at 123 Ledge Road to the Town of Plainville for open space purposes was not in conflict with the 2009 Plan of Conservation & Development. The finding was made in accordance with an 8-24 referral of the CT General Statutes.

In making this finding, the P&Z noted that the land connects to 13.04 acres of existing town-owned open space and is adjacent to 16.3 acres of State open space.

The totality of land creates a 32.62 acre wildlife corridor along the lower Metacomet Ridge and is all found within a State designated National Diversity Area where two endangered species have been confirmed.

There is an item under **New Business** should the Town Council choose to accept this land for open space purposes.

- **Donation of Land – Roger Toffolon Estate and CT Sand & Stone**

The Planning & Zoning Commission voted to find that the proposed donation of land from Roger Toffolon and Connecticut Sand & Stone Corporation to the Town of Plainville for open space purposes was not in conflict with the 2009 Plan of Conservation & Development. The finding was made in accordance with an 8-24 referral of the CT General Statutes.

The donation totals 33.9 acres and would create a continuous open space area of over 114 acres that stretches from Roberts Street Extension to the Farmington Town line north of Northwest Drive.

There is an item under **New Business** should the Town Council choose to accept this land for open space purposes.

- **Parking Ordinance Discussion**

Over the last several years, Town staff has occasionally encountered commercial vehicles being parked overnight on residential streets in Plainville. The Zoning Regulations adopted by the Planning & Zoning Commission does not allow certain types of commercial vehicles parked overnight on private property.

However, the zoning regulations cannot necessarily address a legally parked vehicle on public property (i.e. Town road). This has created situations where it is difficult to enforce the overnight parking of certain commercial vehicles that are legally parked on the street which would otherwise be prohibited by the zoning regulations if they were parked on private property.

Town staff has researched how other Town have handled this issue and the recommendation is that the Town Council consider amending the Town Ordinance on parking. This would allow the Police Department to ticket vehicles that were “illegally” parked under the Ordinance.

Town staff will work with the Town Attorney to develop language to amend the Town Parking Ordinance for consideration at a future meeting.

- **Fire Department Ordinance Discussion**

The Fire Department Chief Officers have requested that the Town Council consider amending the Fire Department Ordinance to allow fire fighters between the age of 65 to 72 to be allowed to drive apparatus and to use that apparatus at an emergency scene. Under the current Fire Department Ordinance adopted in 2013, when a firefighter reaches the age of 65, they must stop any active firefighting role and either retire or shift over to the Fire Police.

The Chief Officers pointed out that their recommendation would still prohibit those members over the age of 65 to participate in an active firefighting roles in any other capacity other than the driver's responsibilities.

The Fire Department's Medical Advisor was contacted regarding this issue and stated that, as long as they passed their physical, he would not have any medical objection to have them remain as a driver of fire department apparatus.

The Town's insurance consultant was also contacted regarding the request and he responded by pointing out that this policy has been adopted in many communities that they service. He pointed out that as long as the Town followed the language of the Fire Ordinance, this would not be an insurance issue if such a change was made.

Town staff will work with the Fire Chiefs and Town Attorney to craft language amending the Fire Department Ordinance for consideration at the August Town Council meeting.

- **Fire Department Utility 2 Replacement Vehicle**

The FY19 Capital Improvement Budget includes a line item of \$75,000 to replace the Utility 2 Vehicle in the Fire Department. This vehicle would replace one that is over 25 years old and was donated to the Department many years ago.

The Fire Chief is proposing to purchase a 2019 Chevrolet Suburban from Northeast Hills Automotive of Torrington utilizing state bid prices in the amount of \$44,576.68. Additional purchases to outfit the vehicle would also be required but are not part of this evening's request.

There is an item under **New Business** that would authorize the purchase of the Fire Department Utility 2 Vehicle from Northwest Hills Automotive, Torrington, CT in the amount of \$44,576.68 as recommended by the Fire Chief.

- **Happenings**

Assistant to the Town Manager Colby reported on Town activities and events regarding the Senior Center. More information may be obtained at [www.plainvillect.com](http://www.plainvillect.com)

Vice Chairman Saunders supports the amendment to the Fire Department ordinance and hopes it will be passed when proposed.

## **IX. PUBLIC COMMENTS**

Candace Hall, 113 Shuttle Meadow Rd voiced her concerns regarding the increase in property taxes.

John Kisluk, 65 Forestville Ave questioned the location of the funds for the Fire Department Utility 2 Replacement Vehicle.

The funds have been approved in the Capital Plan.

Lou Frangos, 10 Fairbanks St thanked the Saunders' for their service and wished them all the best. He also has been attending the CPBC meetings and has learn a lot.

Dave Albert, 56 Hollyberry Ln commented on the Tilcon Project as an environmental decision and spoke in opposition to the donation of land from Oak Land Developers. He went on to thank the Saunders' and the Town Council for their work.

Joel Edman, 63 Hollyberry Ln reiterated his comments in opposition to the trail project.

Joanne Edman, 166 West Main St spoke in opposition of the Tilcon project and high school parking lot project.

## **X. NEW BUSINESS**

### **1. Consider recommendation of Capital Projects Building Committee regarding Wheeler School Project**

**Councilman Wazorko motioned to award bid #2018-27 10.2 through 1.15, Wheeler Elementary School Renovations with : Alternates 1,3,5,6,7,9,10, and 11 for a total amount of \$14,892,121 to:**

|                             |  |                    |
|-----------------------------|--|--------------------|
| <b>1.02 Site work</b>       | <b>Mizzy Construction Co. (Plainville, CT)</b>           | <b>\$1,920,000</b> |
| <b>1.03 Masonry</b>         | <b>Joe Masonry Enterprises (Middletown, CT)</b>          | <b>\$795,000</b>   |
| <b>1.04 General Trades</b>  | <b>Sarazin General Contractors (North Windham, CT)</b>   | <b>\$2,179,050</b> |
| <b>1.05 Roofing</b>         | <b>Imperial Company Inc. (Cromwell, CT)</b>              | <b>\$778,600</b>   |
| <b>1.06 Windows &amp;</b>   | <b>New England Glass Co. (Norwich, CT)</b>               | <b>\$605,171</b>   |
| <b>Entrances</b>            |  |                    |
| <b>1.07 Drywall</b>         | <b>H. Carr &amp; Sons, Inc. (Providence, RI)</b>         | <b>\$771,635</b>   |
| <b>1.08 Acoustical</b>      | <b>H. Carr &amp; Sons, Inc. (Providence, RI)</b>         | <b>\$416,320</b>   |
| <b>1.09 Flooring</b>        | <b>Barall &amp; Konover Floors, Inc. (Hartford, CT)</b>  | <b>\$437,750</b>   |
| <b>1.10 Painting</b>        | <b>M&amp;P Painting, LLC (Plantsville, CT)</b>           | <b>\$162,200</b>   |
| <b>1.11 Fire Protection</b> | <b>HHS Mechanical Contractors, Inc. (Manchester, CT)</b> | <b>\$385,000</b>   |
| <b>1.12 Plumbing</b>        | <b>Ferguson Mechanical Co., Inc. (Plainville, CT)</b>    | <b>\$1,192,000</b> |
| <b>1.13 HVAC</b>            | <b>Pro-Mech, Inc. (Bloomfield, CT)</b>                   | <b>\$3,286,400</b> |
| <b>1.14 Electrical</b>      | <b>Ferguson Electric Company (Plainville, CT)</b>        | <b>\$1,932,800</b> |
| <b>1.15 Final Cleaning</b>  | <b>Orissa LLC (Rocky Hill, CT)</b>                       | <b>\$30,195</b>    |



**SUB TOTAL**

**\$14,892,121**

|  |  |                  |
|--|--|------------------|
| <b>1.01 Abatement &amp; Demolition</b> | <b>Select Demo Services (Salem, NH)</b>      | <b>\$731,550</b> |
|  | <b>*Awarded by Town Council on 6/25/2018</b> |                  |

**TOTAL**

**\$15,623,671**

The motion was seconded by Vice Chairman Saunders and passed 7-0 with the exception of bid 1.12 Plumbing to Ferguson Mechanical Co., Inc. and 1.14 Electrical to Ferguson Electric Company. Chairwoman Pugliese abstained from voting due to the employment of her son at Ferguson. Those bids passed 6-0.

**2. Bid #2019-01, Fire Department Utility 2 Replacement Vehicle**

Councilman Gnazzo motioned to award Bid #2019-01, Fire Department Utility 2 Replacement Vehicle, under State Contract #10 PSX 0239 to Northwest Hills Automotive, Torrington, CT, in the amount of \$44,576.68. The motion was seconded by Councilman Cox and passed 7-0.

**3. Tax Fixing Agreement-ROYal Realty**

Councilwoman Morante motioned to approve and authorize Town Manager Lee to execute the Tax Fixing Agreement for ROYal Realty, as recommended by the Economic Development Agency. The motion was seconded by Vice Chairman Saunders and passed 7-0.

**4. Tax Refunds – See Addendum**

Councilwoman Tompkins motioned to approve the tax refunds as listed on the Addendum. The motion was seconded by Councilman Cox and passed 7-0.

**XI. OTHER DISCUSSIONS OF INTEREST**

**XII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**XIII. ADJOURNMENT**

At 8:30pm Councilwoman Tompkins motioned to adjourn. The motion was seconded by Councilman Cox and unanimously passed.

Respectfully submitted by,

Carol A. Skultety, Town Clerk  
& Clerk of the Town Council

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**Refunds**

**7/16/2018**

|    | <b>Current<br/>Year</b>                | <b>Amount</b>     |
|----|--|-------------------|
| 1  | 20 Pine Street LLC, 20 Pine St         | \$237.04          |
| 2  | Herbert, Davis or Sandra, 11 Grant Ave | \$21.59           |
| 3  | Morin Paving, 21 Neal Court            | \$63.00           |
| 4  | Pahl, Donald or Barbara, 284 East St   | \$55.88           |
| 5  | Toyota Lease Trust, Woburn, MA         | \$136.02          |
| 6  | Toyota Lease Trust, Woburn, MA         | \$7.49            |
| 7  | Toyota Lease Trust, Woburn, MA         | \$389.28          |
| 8  | Toyota Lease Trust, Woburn, MA         | \$10.73           |
| 9  | Toyota Lease Trust, Woburn, MA         | \$154.64          |
| 10 | Toyota Lease Trust, Woburn, MA         | \$10.66           |
| 11 | Toyota Lease Trust, Woburn, MA         | \$135.07          |
| 12 | Toyota Lease Trust, Woburn, MA         | \$9.31            |
|    | <b>Total</b>                           | <b>\$1,230.71</b> |