

**MINUTES
PLAINVILLE TOWN COUNCIL
COUNCIL CHAMBERS – MUNICIPAL CENTER
SPECIAL MEETING
APRIL 3, 2017 – 6:30pm**

6:30pm WORK SESSION:

Paderewski Pond

Councilwoman Pugliese called the meeting to order at 6:30pm in the Council Chambers of the Municipal Center, One Central Square. Also present were Vice Chairman Saunders, Council members Wazorko, Morante, Ciotto, Tompkins and Carrier, Town Manager Lee, Town Manager Assistant Colby and Town Clerk Skultety.

George F. Andrews, Jr. from Loureiro Engineering associates, Inc. was in attendance to review the Proposal for Professional Services, Engineering and Permitting-Dredging of Paderewski Pond. Loureiro recently completed an assessment of the environmental conditions of the pond; including water and sediment sampling, water column field parameter profiling and presentation of various remedy alternatives recommendations.

Based upon available reports and data, a fish kill occurred in Paderewski Pond in September 2015. It was reported that more than 1,000 fish died. Representatives from the Connecticut Department of Energy and Environmental Protection (DEEP) attributed the loss due to low dissolved oxygen (DO) levels caused by an algal bloom triggered by significant lack of rainfall and high temperatures.

The Connecticut Agricultural Experiment Station performed limited monitoring in August 2005 and found typical levels of field parameters expected within a healthy pond with depressed, but not distressed DO levels. They also performed an aquatic plant survey concurrent with the 2005 sampling and revealed that a native waterweed (*Elodea nuttallii*) commonly called western waterweed was extremely abundant throughout the entire pond with dense mats growing in water as deep as 7-feet.

Loureiro completed water column and sediment sampling of the pond on August 23, 2016. This sampling campaign identified that Paderewski Pond is a shallow pond with extensive plant growth and nutrients present which can make it susceptible to algae blooms and anoxic conditions when stressed weather conditions manifest, as was the case in September of 2015.

Loureiro evaluated three alternatives toward reducing the susceptibility of the waterbody to algae blooms and anoxic conditions including pond dredging, aeration or pond mixing and vegetation and algae management. Pond dredging was recommended as a suitable long-term solution with reasonable performance.

Discussion continued regarding the estimated comparison costs and operations to dredging the 16 acre pond, draining and dredging the pond, aeration and the alternate use of herbicides that could manage the algae growth. More information will be gathered from towns that have had similar dredging projects as well and those that have used herbicides and the results. Town Manager Lee

suggested the Town Council consider goals of the future and potential uses for the pond before taking action.

**MINUTES
PLAINVILLE TOWN COUNCIL
COUNCIL CHAMBERS – MUNICIPAL CENTER
REGULAR MEETING
APRIL 3, 2017 – 7:00pm**

- I. PRESENTATIONS:**
- II. PUBLIC HEARING**
Town Council Fiscal Year 2018 Proposed Budget
- III. MINUTES OF PREVIOUS MEETING**
Minutes of March 20, 2017 Regular Meeting
- IV. ANNOUNCEMENTS – REPORTS**
- V. APPOINTMENTS/RESIGNATIONS**
 - 1. Appointments and Re-appointments to Boards and Commissions
- VI. BOARD OF EDUCATION LIAISON (3rd Monday Meetings Only)**
- VII. REPORT OF TOWN ATTORNEY**
- VIII. REPORT OF TOWN MANAGER**
 - 1. School Renovations Project Update
 - 2. Small Business Loan – CAPS L&P, LLC
 - 3. Bids Discussion
 - 4. Farmington Canal Heritage Trail Gap Closure Study Update
 - 5. Happenings
- IX. PUBLIC COMMENT**
- X. OLD BUSINESS**

XI. NEW BUSINESS

1. Consider adopting FY2018 Town Council Budget
2. Establish public hearing for an ordinance entitled “Appropriating \$25,260,000 For Renovations And Improvements To Wheeler Elementary School And Plainville High School, And Authorizing The Issue Of Bonds and Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants”
3. Small business Loan – CAPS L&P, LLC
4. Bid #2017-16E, Reconstruction of Paderewski Park Basketball Courts
5. Bid #2017-17E, Bituminous Concrete Materials
6. Bid #2017-18E Catch Basin Components
7. Bid #2017-19E, Concrete Block & Bricks
8. Tax Refunds-Addendum

XII. OTHER DISCUSSIONS OF INTEREST

XIII. PUBLIC COMMENTS

XIV. MATTER APPROPRIATE FOR EXECUTIVE SESSION

1. Potential Litigation Matter

XV. ADJOURNMENT

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

Councilman Ciotto led the Pledge of Allegiance.

I. PRESENTATIONS

II. PUBLIC HEARING

Town Clerk Skultety read the following legal notice:

**LEGAL NOTICE
TOWN OF PLAINVILLE
TOWN COUNCIL PUBLIC HEARING
APRIL 3, 2017**

NOTICE IS HEREBY GIVEN that the Plainville Town Council will hold a public hearing on Monday April 3, 2017 at 7:00 p.m. in the Council Chambers of the Municipal Center, One

Central Square for the purpose of hearing public comment on the Town Council's Fiscal Year 2018 proposed budget.

Copies of the proposed budget are available at the Town Clerk's office during regular business hours.

Dated at Plainville, Connecticut this 30th day of March, 2017.

Chairwoman Pugliese opened the hearing for comments from the public.

Christopher Robertson, 12 Woodland St requested the Town Council and residents work together on the proposed budget and added the problems are not at the Town's level but at the State's.

Lou Frangos, 10 Fairbanks St commented on the use of \$200,000 of Unassigned Fund Balance within the revenues of the budget.

John Kisluk, 65 Forestville Ave mentioned the budget is up to the voters but feels the BOE has room to cut in the top salaries

David Spencer 127 Milford St Ext commented on the unknowns at the State level and suggested a wait and see approach before making any decreases to the budgets

Joanne Edman, 166 West Main St suggested the Town Council could have done better and that the budget is too high.

Hearing no more comments, Chairwoman Pugliese closed the hearing.

III. MINUTES OF PREVIOUS MEETING

Councilwoman Tompkins motioned to approve the Minutes of March 20, 2017 Regular Meeting. The motion was seconded by Vice Chairman Saunders and passed 7-0

IV. ANNOUNCEMENTS – REPORTS

Chairwoman Pugliese and Councilwoman Morante along with Town Manager Lee attended a forum at CCSU regarding issues facing the State and ideas regarding shared services within towns.

V. APPOINTMENTS/RESIGNATION

No appointments were made

VI. BOARD OF EDUCATION LIAISON (3rd Monday Meetings Only)

No report

VII. REPORT OF TOWN ATTORNEY

No report

VIII. REPORT OF TOWN MANAGER

- **School Renovations Project Update**

The Capital Projects Building Committee met last week and finalized their recommendation for the school renovations projects. The Committee is recommending that the Town Council move forward with projects at Wheeler Elementary School and the High School.

Based upon conversations with school administration and the Town Manager's Office, they are recommending that the replacement of the Middle School roof be deferred for the time being until a determination is made with the replacement of the mechanical equipment that is also located on the roof. School Facilities Director Steve Busel has contacted some roofing companies about a maintenance program that could extend the life of the existing roof for the time being.

As a result the total project costs have been reduced by almost \$2M. The Wheeler "renovate like new" project is estimated at \$23.5M and the High School parking lot is estimated at \$1.75M for a total project cost of \$25,260,000. After several meetings with the School Facilities Unit at the State Department of Administrative Services, it is estimated that the project will receive approximately \$12.1M in state grants leaving the net project cost at \$13,153,000.

This net project cost amount is less than the goal established by the Town Council last year and would allow for any new debt to be absorbed into the existing debt service line item in the Town budget without an increase from the current FY17 appropriation. The reason for this is because the Town is paying off some existing long-term debt commitments making room for the additional debt without increasing what is currently being budgeted.

The next step in the process is to conduct a Public Hearing on the recommendation of the Capital Projects Building Committee. Bond Counsel has drafted a proposed Ordinance that would be the subject of the Public Hearing. There is an item under **New Business** that set the Public Hearing for Monday, April 24th at 7:00 pm at the Wheeler Elementary School Gymnasium. There will also be an opportunity for residents to tour the school building before the Public Hearing.

- **Small Business Loan – CAPS L&P, LLC**

The Economic Development Agency is recommending that a small business loan be made from the Economic Development Fund in the amount of \$40,000 to CAPS L&P (AMP Radio Network). If approved, this would be the third EDA Loan that has been issued to AMP Radio.

The EDA has determined that there is sufficient collateralization to protect the Towns' investment. Atty. Mastrianni has reviewed the loan documents and has determined that they are sufficient to move forward as recommended by the EDA.

- **Bids Discussion**

There are a number of bids that Town Staff is recommending for your consideration this evening.

The first involves the *Reconstruction of Paderewski Park Basketball Courts* as part of the Park Improvement Grant Program. Town staff is recommending that Tilcon be awarded the reconstruction of the basketball court in the amount of \$22,941. The prices for this project are in line with State Bid Contract amounts for reclaiming, grading/compacting and paving.

The second bid involves the paving of Town streets as part of the *Road Bond Program*. Town staff is recommending that Tilcon be awarded the contract under the applicable State Bid Contracts. The estimated cost of this work is \$500,000.

The third and fourth bids are for the purchase of catch basin tops and other items and concrete blocks and bricks as part of the *Road Bond Program*. Town staff is recommending that the catch basin items be purchased from United Concrete Products and the blocks and bricks from Cromwell Concrete under applicable State Bid Prices. The estimated amount for these bids are \$50,000 and \$15,000 respectively.

- **Farmington Canal Heritage Trail Gap Closure Study Update**

The Trail Gap Closure Study continues to move forward. As a result of several public meetings that were held last year, there were 14 possible route options that were suggested. Some of those route options had some common elements with each other.

It is being suggested that a two-step process be utilized to come up with the recommended trail route through Plainville.

The first step will be a screening process. This step involves asking six questions for each possible route. Those questions are:

1. Does the alternate connect at the north and south ends with the East Coast Greenway?
2. Does the alternate connect with downtown?
3. Does the alternate have major off-road elements?
4. Can the alternate be constructed without significant ROW impacts?
5. Does the alternative avoid undue reliance on the railroad ROW?
6. Does the alternative avoid being overly circuitous?

Concepts that pass the Screening process will be developed into alternatives that will be evaluated. The evaluation criteria being suggested are as follows:

- Connectivity - 20 percent
- Safety & Security – 25 percent
- Facility Type (on road, off road, adjacent to road) – 30 percent
- Environmental Considerations – 10 percent
- Potential Right-of-Way Easements or Acquisitions – 10 percent
- Cost – 5 percent

The Steering Committee will be meeting sometime this month to begin the process just described with the intent to narrow the options to one proposed route. It is anticipated the Gap Closure Study will be completed this fall. There will be opportunities for the Public to weigh-in as the alternatives are narrowed down.

- **Happenings**

Assistant to the Town Manager Assistant Colby reported on Town activities and events within the Senior Center, Library, bulk pickup, and hazardous waste collections. More information may be obtained at www.plainvillect.com

IX. PUBLIC COMMENTS

Christopher Robertson, 12 Woodland St commented on the proposed budget.

John Kisluk, 65 Forestville Ave commented on the proposed school projects.

Roberta Lauria, 18 Perron Rd is looking to get a Conservation Commission wildflower planting project off the ground and will be looking for volunteers and hopes for community involvement.

Joanne Edman 166 West Main St commented on the Historic Center and proposed High School Project.

Timothy (inaudible), 349 Woodford Ave commented on the proposed school projects and budget.

Lou Frangos, 10 Fairbanks St asked the Town Council to take a good look at the proposed school projects.

X. OLD BUSINESS

XI. NEW BUSINESS

1. Consider adopting FY2018 Town Council Budget

Vice Chairman Saunders motioned to approve and recommend:

- A. The General Government Fiscal Year 2018 Budget including Capital Projects for \$23,022,095, and**
- B. The Board of Education Fiscal Year 2018 budget for \$35,503,099 for a total expenditure budget of \$58,525,194.**

The motion was seconded by Councilman Carrier and passed 7-0.

- 2. Establish public hearing for an ordinance entitled “Appropriating \$25,260,000 For Renovations and Improvements To Wheeler Elementary School And Plainville High**

School, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants” See Addendum

Vice Chairman Saunders motioned to establish a public hearing on Monday, April 24, 2017 at 7:00pm at Wheeler Elementary School, 15 Cleveland Memorial Dr, to hear public comment on an ordinance entitled “Appropriating \$25,260,000 For Renovations And Improvements To Wheeler Elementary School And Plainville High School, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants”. The motion was seconded by Councilman Carrier and passed 7-0.

3. Small Business Loan – CAPS L&P, LLCA

Councilman Carrier motioned to approve a small business loan to CAPS L&P, LLC in the amount of \$40,000 as recommended by the Economic Development Agency. The motion was seconded by Vice Chairman Saunders and passed 7-0.

4. Bid #2017-16E, Reconstruction of Paderewski Park Basketball Courts

Councilwoman Tompkins motioned to waive the bid process and award Bid #2017-16E, Reconstruction of Paderewski Park Basketball Courts, to Tilcon, Plainville, CT, in the amount of \$22,941. The motion was seconded by Councilman Carrier and passed 7-0.

5. Bid #2017-17E, Bituminous Concrete Materials

Councilman Carrier motioned to award Bid #2017-17E, Bituminous Concrete Materials, for the Road Bond Project under State Contract #15PSX0267, to Tilcon, Plainville, CT, in an amount not to exceed \$500,000. The motion was seconded by Vice Chairman Saunders and passed 7-0.

6. Bid #2017-E18E, Catch Basin Components

Vice Chairman Saunders motioned to award Bid #2017-18E, Catch Basin Components, for the Road Bond Project under State Contract #14PSX0231, to United Concrete Products, Wallingford, CT, in an amount not to exceed \$50,000. The motion was seconded by Councilwoman Tompkins and passed 7-0.

7. Bid #2017-19E, Concrete Block & Bricks

Councilwoman Tompkins motioned to award Bid #2017-19E, Concrete Block & Bricks, for the Road Bond Project under State Contract #14PSX0137, to Cromwell Concrete, Cromwell, CT, in an amount not to exceed \$15,000. The motion was seconded by Councilman Carrier and passed 7-0.

8. Tax Refunds – See Addendum

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

XII. OTHER DISCUSSIONS OF INTEREST

XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION

1. Potential Litigation Matter

At 8:10pm Councilwoman Tompkins motioned to enter into Executive Session for appropriate matters regarding potential litigation matters. The motion was seconded by Vice Chairman Saunders and passed 7-0.

At 8:15pm Executive Session was called to order by Chairwoman Pugliese. All Town council members were in attendance as well as Town Manager Lee, Town Manager Assistant Colby and Attorney Mastrianni. Discussion ensued regarding potential litigation.

At 9:25pm a motion was made and seconded to end Executive Session. The motion passed unanimously. No further action was taken.

XIV. ADJOURNMENT

The meeting was adjourned at 9:26pm.

Respectfully submitted by,

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

ORDINANCE NO. 4-2017

**Town
PLAINVILLE, CONNECTICUT**

of

ORDINANCE APPROPRIATING \$25,260,000 FOR RENOVATIONS AND IMPROVEMENTS TO WHEELER ELEMENTARY SCHOOL AND PLAINVILLE HIGH SCHOOL, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAYED FROM GRANTS

Presented: April 3, 2017

Public Hearing: April 24, 2017

Adopted: _____

Published: _____

Effective Date: _____

BE IT ORDAINED by the Town Council of the Town of Plainville in meeting duly assembled:

SECTION 1. That the Town of Plainville appropriate TWENTY-FIVE MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$25,260,000) for costs related to the design, construction, acquisition, installation, furnishing and equipping of renovations and improvements to Frank T. Wheeler Elementary School and Plainville High School, contemplated to include but not limited to:

- At Frank T. Wheeler Elementary School, such renovations and improvements intended to qualify the project for “renovate as new” status under the State of Connecticut school building project grant program: demolition and replacement of the mechanical, electrical, plumbing and fire protection systems, structural renovations to classroom areas, administration, art storage rooms, gang toilets, mechanical room and staff lounge to provide new areas of the administration, pre-kindergarten, mechanical rooms, kindergarten, and special education, roof replacement, construction of a connector between the academic wings and the entry canopy, replacement of windows, interior and exterior doors, replacement of ceiling tiles, casework, and floor finishes, repainting of existing walls, removal of various asphalt pavement, walks and playscapes, reconfiguration and paving of parking areas, installation of concrete walkways at drop off areas and asphalt walkways at rear of building and to side streets, regrading of fields reconstruction of ballfield, provision of handicap access to all site facilities including playscapes and ballfield, reworking of existing storm management system of gutters and underground piping, installation of new site lighting, installation of pavers and synthetic landscape turf areas in new courtyard, and related improvements and appurtenances (at an estimated cost of approximately \$23,515,000 including contingency and the payment of financing costs in connection with the project); and
- At Plainville High School: improvements to paving, curbing and catch basin/drainage for the parking lot and around the field and grandstand, installation of new concrete bleacher pads, provision of new handicap signage, and related improvements and appurtenances (at an estimated cost of approximately \$1,745,000 including contingency and the payment of financing costs in connection with the project).

The appropriation may be spent for design, construction, acquisition and installation costs, equipment including but not limited to building systems and technology equipment, furnishings, materials, site improvements, architects' fees, engineering and other consultant fees, legal fees, grant application and administration costs, net interest on borrowings and other financing costs, and other expenses related to the project, including the preparation of schematic drawings and outline specifications for each of the projects. The Capital Projects Building Committee is authorized to determine the scope and particulars of each of the projects and to reduce or modify the each of the projects, and the entire appropriation may be spent on the projects as so reduced or modified. The Town anticipates that it will receive approximately \$12,107,000 in State of Connecticut school building project grants to offset in part the cost of the renovations and improvements to Frank T. Wheeler Elementary School.

SECTION 2. That the Town issue bonds or notes in an amount not to exceed TWENTY-FIVE MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$25,260,000) to finance the

appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the projects. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

SECTION 3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project or the receipt of grants for the projects. The amount of the notes outstanding at any time shall not exceed TWENTY-FIVE MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$25,260,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

SECTION 4. That the Town Manager and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Town Manager and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to designate a bond counsel to approve the legality of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

SECTION 5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this ordinance, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

SECTION 6. That the Town Manager and the Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

SECTION 7. That the Capital Projects Building Committee is authorized to act as a school building committee for each of the projects, and to exercise such powers and duties consistent with its charge as are necessary or appropriate to complete each of the projects. Necessary expenses of the Committee shall be included in the cost of the projects. The records of the Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the projects, the Committee shall make a complete report and accounting to the Town Council and the Town.

SECTION 8. That the Town Manager, the Treasurer, Board of Education and other proper officers or officials of the Town are each authorized to apply to the State Commissioner of Education for and to accept or reject state or other grants for each of the projects, to file applications with the State Board of Education or other grantors, to execute grant agreements for each of the projects, and to file such documents as may be required by the State Board of Education or other grantors to obtain grants for the costs of financing the projects. Any grant proceeds may be used to pay costs of the projects or principal and interest on bonds, notes or temporary notes.

SECTION 9. That the Town Manager, the Treasurer, the Board of Education, the Capital Projects Building Committee and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the projects and to issue bonds or notes and obtain grants to finance the aforesaid appropriation.

Refunds

4/3/2017

	Current Year	Amount
1	Corelogic, Coppell, TX	\$1,655.49
2	Wells Fargo Real Estate Tax Svs, LLC, Des Moines, IA	\$593.59
	Total	\$2,249.08