

**MINUTES  
PLAINVILLE TOWN COUNCIL  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
REGULAR MEETING  
February 21, 2023 – 7:00p.m.**

**I. PRESENTATIONS:**

**II. PUBLIC HEARING**

**III. MINUTES OF PREVIOUS MEETING**

January 17, 2023, Regular Meeting

**IV. ANNOUNCEMENTS – REPORTS**

**V. APPOINTMENTS/RESIGNATIONS**

1. Conservation Commission Resignation
2. Recreation & Park Advisory Board Appointment
3. 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. RAISE Grant Discussion – Rob Aloise, CRCOG
2. Middle School Discussion – Superintendent LePage
3. Lunch Cart Request – White Oak Avenue @ Woodford Avenue Extension
4. EDA Revolving Loan Fund
5. Robertson Airport Administration Building Roof
6. Honor Heights Proposed Sewer Project
7. Conservation Commission Request – Trail Alignment near Nature Park
8. Financial Dashboard
9. Happenings

**IX. PUBLIC COMMENTS**

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

1. Bid Process for Honor Heights Proposed Sewer Project
2. Lunch Cart Lease Agreement – Roman Urbina
3. EDA Revolving Loan Fund
4. Bid #2023-20, Robertson Airport Administration Building Roof
5. Tax Refunds - Addendum

**XII. OTHER DISCUSSIONS OF INTEREST**

### **XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

### **XIV. ADJOURNMENT**

The regular meeting was called to order at 7:00 pm. Present were Chairwoman Pugliese, Vice Chairman Underwood, Council members Tompkins, Catanzaro, Morante, Rocco, Wazorko, Town Manager Paulhus, Assistant Town Manager Cirioli, Town Attorney Mastrianni, and Town Clerk Porrini.

Councilwoman Morante led the Pledge of Allegiance

#### **I. PRESENTATIONS**

#### **II. PUBLIC HEARING**

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

**Vice Chairman Underwood motioned to approve the minutes of January 17, 2023, Regular Meeting: The motion was seconded by Councilwoman Tompkins and passed 7-0.**

**\*\*\*Councilman Wazorko moved to amend the motion to approve the minutes of February 6, 2023 Regular Meeting. The motion was seconded by Vice Chairman Underwood and passed 7-0.**

#### **IV. ANNOUNCEMENTS – REPORTS**

Councilwoman Morante attended the Library Board of Trustees Meeting.

#### **V. APPOINTMENTS/RESIGNATION**

##### **1. Conservation Commission**

**Councilman Catanzaro motioned to ratify the Town Manager’s acceptance with regret of the resignation of Eileen Ayala from the Conservation Commission. The motion was seconded by Councilman Rocco and passed 7-0.**

##### **2. Recreation & Park Advisory Board**

**Councilman Rocco motioned to ratify the Town Manager’s appointment of Andrew DeGregorio to the Recreation & Park Advisory Board. The motion was seconded by Councilwoman Tompkins and passed 7-0.**

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

Board of Education Member, Lori Consalvo reported on the February 13<sup>th</sup> meeting of the Board of Education. The board approved the 2023-2024 Capital Budget and forwarded the budget to the Town Manager to then present to the Town Council.

#### **VII. REPORT OF TOWN ATTORNEY**

No report was given.

#### **VIII. TOWN MANAGER**

Town Manager Paulhus presented and discussed the following topics:

- **CRCOG Raise Discussion – Rob Aloise, CRCOG**

The Capitol Region Council of Governments (CRCOG) has received an award of more than \$16 million for the CT Trail Connections: Building a Network of Trails to Connect People to Jobs project in the City of New Britain and Town of Plainville. CRCOG will use the federal funding, along with \$13.2 million of state funds, and a \$600,000 commitment of Community Connectivity through CTDOT, to construct the final gap in the Farmington Canal Heritage Trail (FCHT) in Plainville and to construct a new trail connecting the FCHT through Plainville and New Britain to the CTfastrak trail at the Downtown New Britain station. The total federal RAISE grant award is \$16,366,554, which will be applied towards an estimated total cost of \$30,166,554

- **Middle School Discussion – Superintendent LePage**

The Superintendent of Schools, Steve Lepage will join me in discussing a smaller scale renovation effort focused on a list of priority items that need to be replaced or upgraded. Using a project budget of \$10 million, the scope of work is limited to critical items like the roof and security and other correlating items. Fourteen items were identified as part of the analysis.

A meeting was held with the State of CT- Office of School Construction Grants & Review (OSCG&R) to understand future renovation options and potential reimbursement rates. The information we received from OSCG&R was helpful in clarifying which items on our list are eligible for reimbursement. Staff members indicated that the roof, elevator, and underground storage tanks (UST) are eligible for reimbursement under non-priority projects at a rate of 65%. Applications are accepted each month.

- **Lunch Cart Request – White Oak Avenue @ Woodford Avenue Extension**

The Town has been approached by the Owners of Sweetworks (food establishment) run by Jen and Roman Urbina requesting to lease a town parcel at the intersection of White Oak Avenue and Woodford Avenue for a food truck operation. Food carts began to gain popularity in Plainville in the 1990s and in some instances were popping up uncontrolled in dubious locations. To stop them from popping up everywhere, including in front of established restaurants, the Planning and Zoning Commission adopted a policy that requires food carts, trucks, and vans to obtain their approval.

The town has previously leased the property for food truck operations and has modified that lease to accommodate Mr. & Mrs. Urbina's business subject to Town Council approval. Attorney Mastrianni's office has reviewed the lease which calls for a rent of \$100/month. Insurance is also required. Since the footprint of what is proposed is in substantial compliance with the previous PZC Commission approval, no further zoning approvals are necessary.

There is an item under New Business to authorize the Town Manager to execute a lease agreement for the use of town owned property.

- **EDA Revolving Loan Fund**

At the January meeting, EDA members were unanimous in voting in support of increasing the lending cap of the EDA Revolving Loan from \$40,000 to \$50,000, while retaining the previously noted ability to recommend a greater amount, with ultimate funding approval from the Town Council, in the unique circumstances deemed worthy.

The Revolving Loan has capped lending at its current limit since inception. Members feel the current limit is no longer adequate given rates of inflation. Further, EDA Members see an increase to the current lending limit as a potential recruitment tool, allowing Plainville to publicize the fact that we not only have business assistance programs, but are actively addressing and reexamining parameters, working in the best interest of our businesses. The EDA Fund is currently funded at \$276,000 with only \$5,000 of outstanding loans. This \$5,000 is part of a \$10,000 Forgivable Loan that was awarded to Big Steve's Grill in 2020 to assist with relocation and opening costs.

There is an item under New Business to approve increasing the lending cap for the EDA Revolving Loan Fund

from \$40,000 - \$50,000 as recommended by the Economic Development Agency.

- **Robertson Airport Administration Building Roof**

The administration building roof is more than 40 years old and needs repair. The Aviation Commission has identified the administration building roof as a priority project. Attempts have been made to repair the roof but given the persistence of water infiltration, the roof's age, and the recent renovation of the administrative building's interior, the Aviation Commission and the Building and Grounds Department favor a complete replacement using SR Products/Simon Roofing & Sheet Metal to install the new roof.

This contractor is available through The Interlocal Purchasing System ("TIPS") USA purchasing cooperative, of which the Town of Plainville holds membership, under Contract Number: 211001. The quoted costs are \$65,900 and \$10,840, respectively, for a total project cost of \$76,740. This project would be funded through the Robertson Airport Budget.

There is an item under New Business to award Bid 2023-20: Robertson Airport Administrative Building Roof to SR Products/Simon Roofing & Sheet Metal under TIPS USA Vendor Contract Number: 211001 in the amount of \$76,740.

- **Honor Heights Proposed Sewer Project**

The design for sanitary sewer extension was completed by Tighe & Bond and was reviewed and approved by the Engineering Department. Three easements are required for this project, and negotiations are on-going and should be finalized in the next six weeks.

There is an item under New Business to authorize the Town Manager to solicit bids for the Honor heights

Sanitary Sewer Extension Project. If authorized, the bid documents would be released to the public on February 27, 2023 and sealed bids would be received by March 20, 2023. The bids would be good for 120 days after bid opening.

- **Conservation Commission Request – Trail Alignment near Nature Park**

The Conservation Commission sent me a letter in December outlining their concerns for the FCHT alignment through the Tomasso Nature Park and invited me to attend a future meeting. I attended the Commission's meeting on February 8, 2023. Members are concerned about the potential impact pedestrian traffic will have on the tranquil nature of the park. They feel "the park should be available to people – for quiet contemplation, for getting in touch with nature and for education – not for recreation or exercise".

Members would prefer the FCHT to avoid the park entirely. However, they have proposed two preferred solutions they feel would minimize the impact of pedestrian traffic. Both options are at odds with the CT DOT plans.

- **Financial Dashboard**

The Financial Dashboard report has been provided to the Town Council through January 31, 2023, and has been posted to the Town website.

- **Happenings**

Assistant Town Manager Cirioli reported on programs and activities with Town Departments. More information can be found at [www.plainville.com](http://www.plainville.com).

At 9:05 p.m. motion to take a brief recess was made by Vice Chairman Underwood and seconded by Councilwoman Tompkins.

The meeting reconvened at 9:10 p.m.

## **IX. PUBLIC COMMENTS**

Rebecca Martinez, 8 Irving Street spoke in favor of renovate as new for the Middle School Plainville project.

Alexandra Chmielecki, 25 James Place spoke in favor of renovate as new for the Middle School Plainville project.

Crystal Cyr, 37 Woodland Street spoke in favor of renovate as new for the Middle School Plainville project.

Justin Kababik, 22 Great Plain Drive, spoke in favor of renovate as new for the Middle School Plainville project.

Lou Frangos, 10 Fairbanks St., questioned why the issues are being raised at a Town Council meeting vs. a BOE meeting.

Becky Tyrrell, 174 West Main Street, spoke in favor of renovate as new for the Middle School Plainville project.

Roberta Lauria, 18 Perron Road, spoke against the Trail C alignment.

Cassandra Clark, 39 Pierce Street, spoke in favor of renovate as new for the Middle School Plainville project.

Chairwoman Pugliese closed the public comment portion of the meeting and mentioned receiving copies of communications (emails) that had been submitted to the Town Manager's Office regarding the Middle School Plainville renovation topic. Chairwoman Pugliese informed the public that the communications would be given to the Town Clerk to be included in the Town Council meeting minutes.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**1. Bid Process for Honor Heights Proposed Sewer Project**

**Vice Chairman Underwood motioned for the Town Council acting as the Water Pollution Control Authority to authorize the Town Manager to solicit bids for the Honor Heights Sanitary Sewer Extension Project. The motion was seconded by Councilwoman Tompkins and passed 7-0.**

**2. Lunch Cart Lease Agreement – Roman Urbina**

**Vice Chairman Underwood motioned to authorize the Town Manager to execute the Lease Agreement with Roman Urbina for the use of Town-owned property on White Oak Avenue and Woodford Avenue Extension for a food service truck. The motion was seconded by Councilwoman Tompkins and passed 7-0.**

**3. EDA Revolving Loan Fund**

**Vice Chairman Underwood motioned to approve the EDA Revolving Loan lending cap from \$40,000 to \$50,000, as recommended by the Economic Development Agency. The motion was seconded by Councilwoman Tompkins and passed 7-0.**

**4. Bid #2023-20, Robertson Airport Administration Building Roof**

**Vice Chairman Underwood motioned to award Bid #2023-20, Robertson Airport Administration Building Roof, under "The Interlocal Purchasing System" (TIPS) Contract # 211001 to Simon**

Roofing Products, Hartford, CT, in the amount of \$76,740. The motion was seconded by Councilwoman Tompkins and passed 7-0.

5. Tax Refunds- See Addendum

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

XII. OTHER DISCUSSIONS OF INTEREST

XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION

XIV. ADJOURNMENT

At 9:44 pm Vice Chairman Underwood motioned to adjourn. The motion was seconded by Councilwoman Tompkins and passed 7-0.

Respectfully submitted by,



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

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**Refunds**

**2/21/2023**

	<b>Current Year</b>	<b>Amount</b>
1	Garstka, Roman, 128 Westwood Ave	\$57.60
2	Sybal, Deeanna, 9 Canal St 1st Fl	\$83.25
3	Ludwig, Marla, 75 Twining St	\$1,873.49
4	Donofrio, Jr. Domenick, 190 RedStone Hill	29.41
	<b>Total</b>	<b>\$2,043.75</b>

**Sewer User Refunds**

1	Collins Group Inc, 340 W. Newberry Rd, Ste B, Bloomfield, CT	\$1,962.43
2	Irizarry, Reina, 30-Wheeler Ln	\$79.11
	<b>Total</b>	<b>\$2,041.54</b>

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1. **From:** Marie Clark  
**Sent:** Monday, February 20, 2023 4:38 PM  
**To:** Town Council; Lisa Metayer  
**Subject:** Town Council Meeting 2/21/23 - MSP renovation - please read

**Please read the below during the 2/21/2023 Town Council Meeting:**

Members of the Town Council,

As a parent and tax payer of Plainville, I request you vote in favor of applying for the "renovate like new" project at MSP and allow the citizens the chance to vote. Listen to the experts. I am no expert, but even the few things I've learned by attending multiple sessions on the subject lead me wonder how this isn't an immediate YES from the council.

- There is currently an **armed security guard** MSP because the security of the school at this age does not meet current standards. Our children's safety, in schools especially, should be of utmost importance. Visitors to the school enter directly INTO the main area of the school and not a secure vestibule as other schools in town do. Buzzing visitors in is not the best security we can provide our students and staff. I'm willing to bet there are numerous other safety measures that are not currently able to be implemented in the school that have not been shared with the general public.
- Plainville is extremely fortunate to receive such a high reimbursement for this program from the state - roughly **60%** of the cost would be covered by the state!
  - It is crucial to note that if piecemeal improvements are made to MSP, once certain improvements are made, the town would no longer be able to apply for this program for **ANOTHER 30 YEARS**
  - Piecemeal improvements will never make the school as whole as this program would for the 40% that it would cost us
- There are too many items in disrepair that are beyond their life expectancy in the school to list. Technology has evolved so much in the last 30 years and pretending that we can rig the classrooms and all areas in the school to utilize it has hit its breaking point. The setup and configurations of areas throughout the school must be modernized to meet current needs.
- Other schools in town have been renovated at this age and MSP should not be the exception.

We are telling our kids that their health, safety, and quality of their learning environment does not matter to this town and I'm embarrassed by that. The town has a great opportunity here and it would be very sad if it were wasted. I urge you to listen to the experts and allow this to move forward through the proper channels so that the taxpayers can vote. The proposal shows how the town funds needed for this project do not need to increase taxes at all.

My children would not benefit personally from this renovation but as a taxpayer, having quality schools speaks volumes to many taxpayers.

**LET US VOTE!**

Thank you for your time and attention to this matter.

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~Marie Clark  
5 Great Plain Drive

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2 **From:** Christopher Clark  
**Sent:** Monday, February 20, 2023 10:41 PM  
**To:** Town Council; Lisa Metayer  
**Subject:** Town Council Meeting (2/21/2023) - MSP Renovations - Please Read

**Please read aloud during the 2/21/2023 Town Council Meeting**

Dear Members of the Town Council, I have two children that attend the Plainville public schools and their education and safety means everything to me. I moved to town over thirteen years ago because Plainville had great schools that valued education for our children as well as a great place to raise kids. My children won't benefit from the "renovate like new" project but I know that having an environment that is safe and conducive to learning makes a world of difference.

The MSP "renovate like new" project seems like a no brainer to me to get our middle school up to standards. Please allow all of the parents and members of the community to vote on this much needed change. Dismissing and not pushing this forward does not sound responsible as it will leave millions of dollars on the table. Please let the taxpayers have a voice by voting in favor of this project to move it out of the Town Council and onto the next phase of the project.

Let the town vote!

Appreciate your time and attention to this very important matter.

Thanks,  
Christopher Clark  
5 Great Plain Drive

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**Subject:** Public Comment for the meeting

3. **From:** Michael Luntta  
**Sent:** Tuesday, February 21, 2023 9:48 AM  
**To:** Town Council <towncouncil@plainville-ct.gov>  
**Subject:** Public Comment for the meeting

Good morning, I am traveling and unable to attend the meeting and would like to submit the below for public comment.

Dear Town Council Members,

I am writing to express my strong support for the proposed school renovation and to request that you allow a vote on this matter. As a member of this community, I believe that investing in our schools is essential for the well-being and success of our children and our town as a whole.

The current state of our schools is concerning. A school renovation would provide modern, safe, and comfortable learning environments that will support student success and promote academic achievement.

In addition to the academic benefits, a school renovation would have a positive impact on our community. By improving our schools, we are investing in the future of our town and creating a more attractive environment for families and businesses to settle. This, in turn, will benefit our local economy and enhance the overall quality of life for all members of our community.

I understand that a school renovation is a significant undertaking and requires an investment of time, effort, and resources. However, I strongly believe that this investment is essential and will pay off in the long run. Therefore, I urge you to allow a vote on the matter and to support the renovation of our schools.

Thank you for your consideration.

Sincerely,

Michael Luntta  
12 Pinnacle rd

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4. **From:** Kari Rancourt  
**Sent:** Tuesday, February 21, 2023 9:53 AM  
**To:** Town Council  
**Subject:** Council Meeting tonight

Please read aloud during public comment.

To the Plainville Town Council,

Due to a medical condition, I am unable to attend the meeting tonight. However, I would like to express my support of Superintendent LePage's request to renovate MSP like new. Education should be of top priority for any community as there is no greater investment in our future than our children. How can they be expected to learn in a building that is falling apart? Or one that does not meet basic safety standards in a world of senseless violence? Education has already been so fractured by covid, and I applaud the school system for adapting as best as possible to circumstances out of their control. We are now faced with the opportunity to give the youth of this town the best option within our control and we have a moral obligation to give that to them.

The fact that this is even a discussion that needs to be had shines a light on the importance of education. The proposal would not increase taxes to the community so I find myself unable to see the down side. I am hopeful that our elected officials will do the right thing and support our youngest community members by giving them the best opportunities for success and growth as they are our future.

Thank you for your time,  
Kari Rancourt

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5. **From:** Mary Couture  
**Sent:** Tuesday, February 21, 2023 4:27 PM  
**To:** Town Council  
**Subject:** Re: Grant for repairs at the middle school application

Hello can you please make sure this is read tonight at the meeting

Mary Couture

> On Feb 21, 2023, at 4:07 PM, Mary Couture wrote:  
>  
>  
> To whom it may concern:  
>  
> I am writing to share my thoughts as a resident of the town of Plainville . The town council needs to vote to allow Superintendent LePage to apply for and get a rate and a cost to the tax payers from the state of CT. It is not the decision of the town council it should be put to a vote by the tax payers. I wrote to you last time this was denied by 4 republicans and I write again. I can only hope you listen to the tax payers this time. It is always better to be proactive and not reactive. This is a democracy and not a dictatorship, what are you afraid of?? The town council needs to allow Mr LePage to apply for this grant and then be put to a vote.  
>  
> Mary Couture  
> 48 Milford Street  
> Plainville CT 06062