

**MINUTES
PLAINVILLE TOWN COUNCIL
COUNCIL CHAMBERS – MUNICIPAL CENTER
SPECIAL MEETING
June 19, 2023 – 6:30p.m.**

EXECUTIVE SESSION:

**Union Negotiations –
Police Contract**

Chairwoman Pugliese called the Executive Session to order at 6:30 pm. Present were Vice Chairman Underwood, Council members Morante, Tompkins, Catanzaro, Rocco, Wazorko, Town Manager Paulhus, and Assistant Town Manager Cirioli.

Also, in attendance Director of Finance Buden and Chief of Police Vanghele.

Discussion ensued. No votes were taken.

The Executive Session was adjourned at 6:50 p.m.

Chairwoman Pugliese motioned to add:

XI: NEW BUSINESS

***6. Motion regarding Consultant to provide enrollment study of Plainville Schools**

The motion was seconded by Councilwoman Tompkins and passed 7-0.

I. PRESENTATIONS:

II. PUBLIC HEARING

1. Ordinance entitled “Ordinance Establishing 4th Quarter Transfers for Fiscal Year Ending June 30, 2023”
2. Additional Appropriation for Fiscal Year 2023 Budget
3. Charter Revision Commission Final Draft Report

III. MINUTES OF PREVIOUS MEETING

June 5, 2023, Special and Regular Meeting

IV. ANNOUNCEMENTS – REPORTS

V. APPOINTMENTS/RESIGNATIONS

1. Health District Board Re-appointment
2. Recreation & Park Advisory Board Resignation
3. 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. Paderewski Park Pond Discussion

2. White Oak Redevelopment Project Update
3. Middle School Update
4. Tax Fixing Agreement – Americold
5. Vehicle Purchase – Buildings & Grounds
6. Pavement Markings
7. Tentative Agreement – Police Union Contract
8. Financial Dashboard
9. Happenings

IX. PUBLIC COMMENTS

X. OLD BUSINESS

XI. NEW BUSINESS

1. Ordinance entitled “Ordinance Establishing 4th Quarter Transfers for Fiscal Year Ending June 30, 2023”
2. Tax Fixing Agreement – Americold
3. Bid #2024-03, Buildings & Grounds Vehicle
4. Bid #2024-04, Pavement Markings
5. Tentative Agreement – Police Union Contract
6. 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 Morante, Rocco, Tompkins, Catanzaro, Wazorko, Town Manager Paulhus, Assistant Town Manager Cirioli, Town Attorney Chomick, and Town Clerk Porrini.

Councilman Rocco led the Pledge of Allegiance

I. PRESENTATIONS

Memorial Day Essay Winners

Emma Melanson, and Christine Rosario were in attendance and read their winning essays describing what Memorial Day means to them.

II. PUBLIC HEARING

Town Clerk Porrini read the following legal notice:

**LEGAL NOTICE
TOWN OF PLAINVILLE
TOWN COUNCIL PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plainville Town Council will hold public hearings at 7:00 p.m. on Monday June 19, 2023, in the Municipal Center to consider:

1. Proposed Ordinance entitled "Ordinance Establishing Fourth Quarter Transfers for the Fiscal Year Ending June 30, 2023."

2. An additional appropriation for the Fiscal Year 2023 Budget
3. Final Draft Report of the Charter Revision Commission

Copies of said proposed ordinance and final draft report are available for public inspection in the office of the Town Clerk.

Dated at Plainville, Connecticut this 16th day of June 2023

Chairwoman Pugliese opened the meeting to public comments "Proposed Ordinance entitled "Ordinance Establishing Fourth Quarter Transfers for the Fiscal Year Ending June 30, 2023."

The first public hearing was closed when no comments were made.

Chairwoman Pugliese opened the second public hearing for comments regarding Additional Appropriations for Fiscal Year 2023 Budget.

The second public hearing was closed when no comments were made

Chairwoman Pugliese opened the third public hearing for comments regarding the Final Draft Report of the Charter Revision Commission.

The third public hearing was closed when no comments were made.

III. MINUTES OF PREVIOUS MEETING

Vice Chairman Underwood motioned to approve the minutes of June 5, 2023, Special and Regular Meeting: The motion was seconded by Councilwoman Tompkins and passed 7-0.

IV. ANNOUNCEMENTS – REPORTS

Councilwoman Morante commented on the Juneteenth Celebration held at Veteran Memorial Park.

V. APPOINTMENTS/RESIGNATION

Plainville-Southington Regional Health District Board

Councilwoman Tompkins motioned to reappoint Betsy Gaudian, (D), 37 Fairbanks Ave., to the Plainville/Southington Regional Health District Board. The motion was seconded by Councilman Rocco and passed 7-0.

Recreation and Park Advisory Board

Councilman Rocco motioned to acknowledge the Town Manager's acceptance with regret of Mary Tully's resignation from the Recreation and Park Advisory Board. The motion was seconded by Councilwoman Tomkins and passed 7-0.

Fire Department

Vice Chairman Underwood motioned to appoint Craig Nolan, 14 Linda Drive, as a Probationary firefighter for the Plainville Fire Department. The motion was seconded by Councilwoman Tompkins and passed 7-0.

Vice Chairman Underwood motioned to appoint Dana Gronowski, 146 Stillwell Drive, as a Regular firefighter for the Plainville Fire Department. 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 various items that had been discussed at the last Board of Education Meeting held on June 5th.

VII. REPORT OF TOWN ATTORNEY

VIII. TOWN MANAGER

Town Manager Paulhus presented and discussed the following topics:

- **Paderewski Park Pond Discussion**

On December 15, 2022, the Conservation Commission made recommendations to the Plainville Park and Recreation Advisory Board regarding management and access to Paderewski Park Pond. There were five recommendations listed for consideration, limit the fishing season, set new hours for fishing, prohibit ice fishing, prohibit boats, and eliminate the boat launch and close the parking spot. Although the Park and Recreation Advisory Board agreed in part to these recommendations, it is up to the Town Council to approve any proposed changes. The elimination of ice fishing and boating are against town ordinances that permit these two activities.

Should the Town Council agree with the recommendations then I would suggest that you take the item up at your next meeting and start by amending the ordinances.

- **White Oak Redevelopment Project Update**

The Town closed on the White Oak property on Monday, June 12th and executed DECD Financial Assistance Agreement documents which have been sent to the proper State representatives for execution. The Town and Tighe & Bond completed a site walkthrough on Wednesday, June 14th. There has been no spread of contamination from leaking water that would require revisions to the HBMI RFP scope of work.

DECD also attended Wednesday's walkthrough. In conversations with the Town and Tighe & Bond, they reaffirmed the ability to pursue topper grants, asking that the requested additional funds come in a single request, are based off quotes of service, and insure the request cover all actions through end of remediation.

The Town and Tighe & Bond have received DECD comments on drafted HBMI RFP and incorporated them into the document. The goal is to have final DECD approval and be in place to publish by the end of next week. Kratzert Jones & Associates were on site this Monday and Tuesday to begin the A2 topo survey. They'll return next Tuesday and Wednesday to complete. Results will be shared with Tighe & Bond and MNR to allow for master site plan and building elevation drafting to begin.

- **Middle School Update**

The Town and BOE staff have met with Kate Jessup of Kaestle Boos Associates, Inc., and Mike Zuma of SLAM. I am also in conversation with Rusty Malik of QA+M Architecture to determine if the services they provide match the town's goals. At this point in time, the consensus among staff is that SLAM has a good understanding of enrollment projections and school facility planning process. I have included a proposal from SLAM for your review as a starting point for discussion.

QA+M may also be of help and assistance, and I am reviewing potential services from their firm with respect to the direction the town takes. A discussion on the scope and timing of a study would be an appropriate item for a future work session.

- **Tax Fixing Agreement – Americold**

At their February 20, 2020, meeting, the Plainville Economic Development Agency recommended the Town Council approve a tax abatement for the Americold. The initial abatement offering, a 50% abatement for a period of 10 years, after further negotiations, the full abatement, as detailed in the MOU, was executed by former Town Manager, Robert Lee, on August 10, 2021.

Conditions of the MOU included: Construction and Improvements consisting of 229,000 square feet at an estimated cost of \$10,480,000 but in no event less than 85% thereof. Americold agreeing to make good faith efforts to hire a minimum of 30 Plainville residents. Real Estate and Personal Property taxes shall be capped at \$850,000 for a period of 10 years unless Americold secures additional personal property or completes additional expansion of the building from original design. In no event will Real Estate and Personal Property taxes be less than \$850,000 during the Fixed Tax Period.

A Certificate of Occupancy was issued by the Building Department on March 30, 2023, invoices have been reviewed to ensure that minimum improvement costs have been met, and the attached Tax Fixing Agreement has been reviewed and approved by Attorney Mastrianni's office.

There is an item under New Business regarding the agreement.

- **Vehicle Purchase – Buildings & Grounds**

In the FY 2024 Capital Improvement Plan (CIP), the Town Council approved \$55,000 for the purchase of a new, 4WD pickup truck with plow for the Buildings and Grounds Department. The Buildings and Grounds Department received a quote from Gengras Ford, LLC ("Gengras") for a total of \$45,961.10 for an in stock, Ford 2022 model year F-250 Regular Cab 4x4 with the specifications as required by the Town. Purchasing the quoted vehicle from Gengras would save the Town a budgeted \$9,038.90.

There is an item under New Business regarding the award of Bid 2024-03: Buildings and Grounds Vehicle to Gengras Ford, LLC of Plainville, CT under State Contract No. 19PSX0161 in the amount of \$45,961.10.

- **Pavement Markings**

The Department of Technical Services has been working to revamp the line stripping and pavement marking program. The recommendation is to use an epoxy material which is more durable and longer lasting. The department is requesting the purchase of services related to the painting of Double 4" Yellow Centerlines, 4" White Lane Dividers, 12" White Stop Bars and 16" White Bar Crosswalks. Funds will come from the Town Aid Road account with a cap not to exceed \$40,000.

There is an item under New Business regarding the award Bid 2024-04, pavement markings, to Safety Markings, LLC of Bridgeport, CT under CRCOG Bid #743 in the amount not to exceed \$40,000.

- **Tentative Agreement – Police Union Contract**

The Town and the Police Union have reached a tentative agreement for a three-year contract. There is an executive session scheduled to discuss the details prior to approval.

- **Financial Dashboard**

The Financial Dashboard report has been provided to the Town Council through May 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.

IX. PUBLIC COMMENTS

Lisa Lozier, 17 Grant Ave., commented on Padarewski Park.

Betsy Gaudian, 37 Fairbanks Ave., introduced herself to the Town Council Members.

Laura Meehan, 4 Orchard Ln., attended the town's first Juneteenth Celebration.

John Kisluk, 65 Forestville Ave., commented on Padarewski Park.

Marge Burris, 2 Mountain View Dr., spoke about the hard work and dedication of commission members.

Lou Frangos, 10 Fairbanks St., spoke about the study for the MSP project.

Nolan Meehan, 4 Orchard Ln., attended the town's first Juneteenth Celebration.

X. OLD BUSINESS

XI. NEW BUSINESS

1. Ordinance entitled "Ordinance Establishing 4th Quarter Transfers for Fiscal Year Ending June 30, 2023"

Vice Chairman Underwood motioned adopt an ordinance entitled "Ordinance Establishing 4th Quarter Transfers for Fiscal Year Ending June 30, 2023" . The motion was seconded by Councilwoman Tompkins and passed 7-0.

2. Tax Fixing Agreement – Americold

Vice Chairman Underwood motioned to approve the Tax Fixing Agreement for Americold Real Estate, LP capping total taxes at \$850,000 for a period of 10 years unless Americold secures additional personal property or completes additional expansion of the building from the original design. The motion was seconded by Councilwoman Tompkins and passed 7-0.

3. Bid #2024-03, Buildings & Grounds Vehicle

Vice Chairman Underwood motioned to award Bid #2024-03, Buildings & Grounds Vehicle, to Gengras Ford, Plainville, CT under State Contract # 19 PSX 0161 in the amount of \$45,961.10. The motion was seconded by Councilwoman Tompkins and passed 7-0.

4. Bid #2024-04, Pavement Markings

Vice Chairman Underwood motioned to award Bid #2024-04, Pavement Markings, to Safety Markings, LLC, Bridgeport, CT, under CRCOG Bid #743 in an amount not to exceed \$40,000. The motion was seconded by Councilwoman Tompkins and passed 7-0.

5. Tentative Agreement – Police Union Contract

Vice Chairman Underwood motioned to ratify the Police Union Tentative Agreement for the term July 1, 2023, through June 30, 2026. The motion was seconded by Councilwoman Tompkins and passed 7-0.

6. **Motion regarding Consultant to provide enrollment study of Plainville Schools**

Vice Chairman Underwood motioned to authorize the Town Manager to review the Proposal submitted by SLAM and move forward with an enrollment projection study. The motion was seconded by Councilwoman Tompkins and passed 7-0.

7. **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 8:45 pm Vice Chairman Underwood motioned to adjourn. The motion was seconded by Councilwoman Tompkins and passed 7-0.

Respectfully submitted by,



Cindy Arena, Town Clerk
& Clerk of the Town Council

Refunds

6/19/2023

Previous Year

1	Dynamic Mechanical Heating & Air Conditioning	230 S Washington St Ste 26	\$444.10
Total			\$444.10