

***PUBLIC NOTICE: For information on submitting remarks for the Public Comment Section please refer to page 3 of this Agenda. For meeting participation information, please also refer to page 3.**

AGENDA

**REGULAR MEETING
PLAINVILLE TOWN COUNCIL MEETING
COUNCIL CHAMBERS – MUNICIPAL CENTER
TUESDAY - January 19, 2021 - 7:00pm**

I. PRESENTATIONS:

- Carol Skultety – Proclamation
- Presentation to Town Council and Board of Education – Preliminary Discussion of FY 2022 Budget

II. PUBLIC HEARING

III. MINUTES OF PREVIOUS MEETING

January 4, 2021 Regular Meeting

IV. ANNOUNCEMENTS – REPORTS

V. APPOINTMENTS/RESIGNATIONS

1. Conservation Commission Appointment
2. 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. Health Insurance Trust Fund
2. Next Steps Regarding White Oak Proposals
3. Temporary Committees to Consider Disbanding
4. COVID-19 Update
5. Financial Dashboard
6. Happenings

IX. PUBLIC COMMENTS

X. OLD BUSINESS

XI. NEW BUSINESS

1. Health Insurance Trust Fund Resolution
2. Consider Disbanding Temporary Committees
3. Tax Refunds – Addendum

XII. OTHER DISCUSSIONS OF INTEREST

XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION

XIV. ADJOURNMENT

***PUBLIC NOTICE:**

Following are ways to submit remarks to the Town Council for the Public Comments:

1) Email: tcpubliccomments@plainville-ct.gov
Please submit by 4:00pm Tuesday, January 19.

2) Voice Mail Message: 860-793-3256 (3-minute limit)

For either option, please be sure to include or state your name and address and that your remarks are for the **1/19/21 Public Comments**. Emails and voice mail messages will be relayed to the Town Council before or after the meeting, depending on when they are received.

PUBLIC PARTICIPATION INFORMATION – DAY OF MEETING:

- A link to access this meeting in real time via YouTube will be posted on the Town the day of the meeting. Be advised, streaming will begin at 7:00pm. Please refer to our “Spotlight” section on the Home Page (www.plainvillect.com) for this information.
- For **Audio Only** participation, dial (Toll Free) 888-788-0099 or 877-853-5247 and enter Webinar ID: **872 8671 3033**

I-1.

**PROCLAMATION
CAROL A. SKULTETY**

WHEREAS, Carol A. Skultety began her employment with the Town of Plainville over 22 years ago on June 1, 1998 as Deputy Revenue Collector; and

WHEREAS, in November 2001, Carol assumed the position of Deputy Town Clerk and on January 3, 2003, was sworn in as Town Clerk; a position she has held and embraced for the past 17 years; and

WHEREAS, Carol is known to be a hard-working and dedicated public servant, a steady, dependable co-worker and friend who takes pride in her work and is always ready and willing to lend moral support or a helping hand when needed; and

WHEREAS, whether assisting the public, committing herself to the task at hand, or laboring through an unprecedented election season, Carol always has a smile on her face; and

WHEREAS, during her tenure, Carol has embraced new technologies in the Town Clerk's Office, implementing systems and programs that have improved and modernized function, efficiency, and accessibility; and

WHEREAS, Carol has faithfully served as the "Clerk of the Council" to ten (10) Town Councils; and

WHEREAS, Carol has decided to retire from her position as Plainville Town Clerk and enjoy a well-earned permanent vacation that will be marked by more time spent with her husband Dave, their children, grand-children and her two yellow labs.

NOW, THEREFORE, we, the **Plainville Town Council**, do hereby express our sincere appreciation and gratitude to Carol A. Skultety for a job well done, and for her dedication and commitment to the Town of Plainville, and offer our best wishes for a happy, healthy, long retirement.

Dated at Plainville, Connecticut this 19th day of January 2020.

PLAINVILLE TOWN COUNCIL

Katherine M. Pugliese, Chairwoman

Deborah J. Tompkins, Vice-Chairwoman

Jesse Gnazzo

Rosemary Morante

Jacob Rocca

David Underwood

Christopher Wazorka

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 (3rd 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 (3rd 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

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

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

V-d.

APPOINTMENTS TO BOARDS AND COMMISSIONS PENDING AS OF 1/19/21

AVIATION COMMISSION: (page 8)

3 appointments due for new term 11/1/20 – 10/31/23 incumbents are:

- Robert Mastrianni (R), 261 Camp Street
- Reade Clemens (R), 87 Farmington Avenue
- David King (L), 88 Trumbull Avenue

CAPITAL REGION COUNCIL OF GOVERNMENTS REGIONAL PLANNING COMMISSION (CRCOG): (page 10)

1 appointment due for new term 1/1/21 - 12/31/21 incumbent is:

- Jennifer Bartiss-Earley, 74 South Washington Street

TOWN MANAGER'S APPOINTMENT WITH TOWN COUNCIL RATIFICATION CONSERVATION COMMISSION: (page 10)

2 appointments due for new term 1/15/21 – 1/15/25 incumbents are:

- Lisa Lozier (U), 17 Grant Avenue
- Randall Paz (R), 36 Washburn Drive
- Linel Nobel (D), 6 Peace Court

HOUSING AUTHORITY

1 appointment due for new term 1/31/21 – 1/31/26 incumbent is:

- Leona Bisson (D), 216 Trumbull Avenue

INLAND WETLANDS COMMISSION: (page 14)

3 appointments due for new regular member term 1/7/21 – 1/7/23 incumbents are:

- Patricia LeBeau (D), 46 East Broad Street
- David Garewski (R), 17 Jude Road

PLANNING & ZONING COMMISSION: (page 16)

2 appointments due for new regular member term 1/2/21 – 1/2/25 incumbents are:

- Elmer Saucier (D), 8 Sunrise Terrace
- Glen Petit (R), 123 Red Stone Hill

STRONG FUND COMMITTEE: (page 19)

2 appointments due for new term 7/1/20 – 7/1/21 incumbents are:

- Josephine Forcella (D), 25 Hough Street
- Bruce Morris (R), 19 Farmstead Lane

VACANCIES WITHIN BOARDS AND COMMISSIONS PENDING AS OF 1/19/21

AVIATION COMMISSION: (page 8)

1 vacancy for alternate term ending 10/31/21

CENTRAL CONNECTICUT TOURISM DISTRICT: (page 10)

1 vacancy for term 10/1/18 – 9/30/21

CONSERVATION COMMISSION: (page 10) ***Town Manager's appointment with Town Council ratification**

1 vacancy for term ending 1/15/22

1 vacancy for term ending 1/15/24

1 vacancy for term ending 1/15/25

INLAND WETLANDS COMMISSION: (page 14)

1 vacancy for regular term ending 1/7/23

1 vacancy for alternate term ending 1/7/22

2 vacancies for alternate term ending 1/7/23

PLANNING & ZONING COMMISSION: (page 16)

2 vacancies for alternate term ending 12/1/23

RECYCLING & SOLID WASTE COMMISSION: (page 17)

2 vacancies for regular term ending 2/1/21

2 vacancies for alternate term ending 3/1/21

ZONING BOARD OF APPEALS: (page 20)

1 vacancy for alternate term ending 10/5/23

1 vacancy for alternate term ending 10/5/24

1 vacancy for alternate term ending 10/5/25

Resolution Regarding the Health Insurance Trust Fund

Whereas: The Health Insurance Trust Fund Ordinance was adopted by the Town Council on May 5, 1992 and amended on December 17, 2012; and

Whereas: The purpose of the Trust Fund was to stabilize premiums for medical insurance coverage for employees of the Town and its Board of Education; and

Whereas: The Trust Fund successfully achieved its purpose for many years, however, it began to have a deficit balance in FY 2016 which continued for several years because of claims exceeding premium contributions for succeeding years; and

Whereas: The Trust Fund currently has a deficit of \$2,365,616; and

Whereas: The Town joined the State Partnership Plan on July 1, 2018 to assist in stabilizing health insurance premiums for the Town and Board of Education employees.

Now, Therefore, Be It Resolved that we, the Plainville Town Council, take the following actions.

1. The Town Council adopts the following policy to address the \$2.37M deficit in the Trust Fund:
 - The Town Council continues to budget the Debt Service Line Item in the Town Budget at a minimum of the current level (\$4,430,350) until FY24.
 - The Town Council utilizes the anticipated surpluses in the Debt Service Line Item to eliminate the deficit in the Health Insurance Trust Fund.

Resolution adopted by the Town Council on _____

Town Council

Subject: White Oak property

From: Anthony
Sent: Sunday, January 10, 2021 5:42 PM
To: Town Council; Robert E. Lee
Subject: White Oak property

To whom it may concern,

We have been residents of Plainville for the last 36 years. We have owned a business and three houses here, two of which were new construction. We heartily recommend the Manafort development proposal for the old White Oak property on West Main Street. This proposal will help rectify the sorely needed beautification of the downtown area as well as increase the economic development helping to bring our downtown back to life.

Thank you for your consideration,
Kristine and Anthony Giraulo
168 Red Stone Hill



Tel. 860-893-0093

www.SALCAL.com

Fax. 860-893-0092

January 11, 2021

RE: White Oak Development Proposal

To whom it may concern:

I am in support of the proposal prepared by Manafort Brothers. As a business owner in Plainville, I feel that it will revitalize the town center. The vision and design that they have proposed will be a huge added value to the town aesthetically as well as draw in more business and revenue.

Sincerely,

A handwritten signature in black ink, appearing to read "Sal Calafiore".

Salvatore Calafiore
Broker/Owner
SalCal Real Estate Connections
185 West Main St.
New Britain, CT. 06052
Offices in Plainville, New Britain, Berlin

185 West Main St.
New Britain, CT. 06052

488 New Britain Rd.
Berlin, CT. 06037
www.SalCal.com

56 Neal Court.
Plainville, CT. 06062

Town Council

Subject: White Oak proposal

From: Michele Harris

Sent: Monday, January 11, 2021 3:38 PM

To: Robert E. Lee; Town Council

Subject: White Oak proposal

To Whom it May Concern,

As a resident of Plainville, I am very much in favor of the development proposal for the former White Oak property proposed by Manafort Bros. et al.

One of the factors that appealed to me moving to Plainville two and one half years ago was the quaint downtown. Since that time it has seemingly lost some of that small town feel due to business closings. I would support any plan that has the potential to revitalize the community feel for Plainville.

As a 56 year old, low income wage earner, the proposal for housing is also of great interest to me.

Finally, I am impressed by the detail and thoroughness with which this plan has been proposed - just another reason that it has my full support with no reservations.

Sincerely,

Michele Harris

31 Hamlin St.

Town Council

Subject: White Oak Proposal
Attachments: Section 5 Narrative Description of Proposal - White Oak.pdf

From: Antonella Calabrese
Sent: Monday, January 11, 2021 4:34 PM
To: Town Council; Robert E. Lee
Subject: White Oak Proposal

01/11/2021

Dear Mr. Robert Lee & the Plainville Town Council;

On behalf of the Plainville Chamber of Commerce, I would like to share my thoughts on the proposal given by TWM Development, Manafort Brothers and other beneficial partners re: The White Oak Building and Existing Buildings.

After reviewing both proposals, this plan aligns best with the Plainville Chamber of Commerce objectives.

- Multi-Family, Residential 55+ and non-age restricted will introduce a demographic mix of those transitioning to “down-sizing” as well as younger to middle aged professionals who may be working in the area such as; (a medical building, which is also in the plan). (See Section 5 in Narrative Description of Project-attached)
- Medical Offices.
- Community Building, Green Space.
- Easy access via West Main Street, with pedestrian walkways strategically designed connecting foot traffic to and from the development to downtown and local businesses. The Farmington Canal Heritage Trail will be incorporated as well.




The project would not only bring updated, new medical offices as a resource to Plainville residents but it would also offer the medical office employees (as well as teachers, etc.) housing at the proposed apartment building. This would offer residents, quality of life and convenience. It would create much needed foot traffic to Plainville businesses which would help in the revitalization of Whiting Street.

Additionally, the partners involved would effectively use and renovate what is already present as well as build new. This will improve the look of the area and bring value to the town of Plainville. This is a “clean” project which is incredibly important, long term. The opposing project can cause contamination of the land which is very difficult to remediate and in the future if the property is sold, it is difficult and costly for the buyer due to the environmental work needed to test for contamination or more, to remediate.

Thank you & Happy New Year!

Antonella Calabrese
PCOC Board Member

Antonella Calabrese
Officer/Branch Manager/Cash Management Specialist
NMLS ID 529074

Tel: 860-283-3705 | Fax: 860-674-0473 | ThomastonSB.com |   

Town Council

Subject: White Oak Property Development

From: JOHANNA CHAPMAN

Sent: Tuesday, January 12, 2021 2:00 PM

To: Robert E. Lee; Town Council

Subject: White Oak Property Development

Good afternoon,

I am writing today to voice my opinion on the development of the White Oak property. I am strongly in favor of the Manafort proposal. It is exactly the sort of development that our downtown needs. I am speaking not only as a town resident, but also as a property and business owner in our downtown.

My family and I have watched for decades as businesses have come and gone. We love our town and are invested in it. I believe the added residential units will put more people in the downtown area. This will create support for existing businesses and will also also create demand to fill the empty storefronts.

The Manafort plan is consistent with Plainville's plan of conservation and development. Another positive is that their plan will convert approximately 7 acres to green space and will allow access to the Farmington Canal Heritage Trail.

Sincerely,

Johanna Petit Chapman

206 Broad Street

Plainville, CT 06062

www.petitfamilyfoundation.org

Town Council

Subject: Manafort proposal

From: William Petit Sr

Sent: Tuesday, January 12, 2021 3:48 PM

To: Robert E. Lee; Town Council

Subject: Manafort proposal

We are writing to let you know that as significant property owners in the downtown district we are very much in favor of a local prominent family willing to invest in our downtown. Their plan will have a great affect on not only our tax income but increase the amount of affordable living space, the amount of people available to downtown businesses while cleaning up a polluted area of property. Their plans for open space and the Farmington canal heritage trail can only add to our ability to better use the entire area. It also conforms to our plan of development .

Sincerely Bill and Barbara Petit

January 13, 2021

Plainville Town Council Members

Plainville, Ct

Dear Council Members,

I am writing regarding the Manafort proposal to enhance our downtown area and bring new residents to our town. The Manafort Proposal will accomplish this through:

- Construction of new residential buildings to offer a selection of options for new renters to the area or current renters in town looking for a new fresh location close to town.
- Develop economics with increased tax revenue for the town and new retail establishments.
- Enhance the presentation of our town by taking advantage of the beautiful river we have to offer and developing green space.

Every great town starts with the atmosphere of the downtown surroundings and the traffic it generates. This is a wonderful town that has a lot to offer and this would be a welcome addition to the area. Being a part of the community for 55 years I feel this is a such a great opportunity and we are extremely lucky to have the Manafort Family who wants to invest in our community for the better.

Sincerely,

Alison Mitera Madigan

TOWN CLERK'S OFFICE

To: Robert E. Lee
From: Carol Skultety
Date: 1/13/2021
Re: Temporary Committees consider for disbanding

Records reflect that the following committees are still active. There has not been activity in them for a while and/or the projects/tasks have been completed:

- Clean Energy Task Force
- Old Linden Street School Committee
- 150th Town Anniversary Celebrate Committee
- Complete Count Committee (2020 Census)

If there is a consensus the Town Council may want to add this to the agenda and take action to disband the committees.

Refunds

1/19/2021

	Current Year	Amount
1	Corelogic, Coppell, TX	\$3,978.01
2	Bernard, Lionel & Brenda Plainville, CT	\$58.57
3		
4		
5		
6		
	Total	\$4,036.58

	Prior Years	Amount
1	Ford Credit Personal Property Tax, Detroit MI	\$565.28
2		
	Total	\$565.28

	Sewer User Fee	Amount
1	Lindley, Daniel & Carly, 211 Trumbull Ave	\$60.43
	Total	\$60.43