

**September 13, 2021 – 7:00p.m.**

**Shane Lockwood, Regional Health Director**

Page 1 of 8

**XII. OTHER DISCUSSIONS OF INTEREST**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

1. Union Negotiations

**XIV. ADJOURNMENT**

The regular meeting was called to order at 7:00 pm. 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 Porrini.

Councilwoman Morante the Pledge of Allegiance.

**\*Vice Chairwoman Tompkins motioned to:**

1. **Ratify establishing a public hearing in the Municipal Center for Monday, September 13, 2021, at 7:00 pm regarding an additional appropriation regarding the Landfill Closure. The motion was seconded by Councilman Wazorko and passed 7-0.**

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

2. **Add agenda item:**

**XI. NEW BUSINESS**

- 6.\* **Establish Public Hearing regarding an additional appropriation of \$90,000 for Pre-Referendum services for Middle School Plainville renovation project.**

7. Tax Refunds

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

**I. PRESENTATIONS**

Chairwoman Pugliese presented Shane Lockwood with a recognition plaque and thanked him for many years of service with the Town of Plainville.

Councilman Gnazzo presented David Laurie, Fire Dispatcher with a Service Recognition Award Certificate for his 50 years of dedicated service with the Fire Department.

**II. PUBLIC HEARING**

Town Clerk Porrini read the following legal notice:

**LEGAL NOTICE  
TOWN OF PLAINVILLE  
TOWN COUNCIL PUBLIC HEARING  
SEPTEMBER 13, 2021**

NOTICE IS HEREBY GIVEN that the Plainville Town Council will hold a public hearing at 7:00 pm on Monday, September 13, 2021, in the Council Chambers of the Municipal Center, One Central Square, to consider the following:

1. An additional appropriation of \$150,000 for the purchase of 48.8 +/- acres of Valley Water Systems, Inc. property located on Ledge Road at Map 45/Block A/Lot 17 for open space purposes.
2. An additional appropriation of \$200,000 for the Landfill Closure.

Copies of appropriations are available for public inspection in the office of the Town Clerk.

Dated at Plainville, Connecticut this 9<sup>th</sup> day of September 2021.

Chairwoman Pugliese opened the public hearing for comments.

Hearing no comments, the public hearing was closed.

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

Vice Chairwoman Tompkins motioned to approve the minutes of August 16, 2021, Special and Regular Meeting: August 25, 26, 31, 2021 Special Meetings; and September 2, 2021, Special Meeting. The motion was seconded by Councilman Underwood and passed 7-0.

### **IV. ANNOUNCEMENTS – REPORTS**

Councilwoman Morante attended the September meetings of the Conservation Commission and Commission on Aging.

Councilman Gnazzo thanked Councilman Underwood, Chief Peterson, and Chief Moschini for their joint efforts organizing the memorial service held on Saturday, September 11<sup>th</sup>.

Councilman Underwood also thanked the Board of Education.

Chairwoman Pugliese reported she and Town Manager Lee attended the 25<sup>th</sup> Anniversary of the Main Street Community Foundation on August 17<sup>th</sup>, and thanked Susan Sadecki, President and CEO, for her outstanding effort.

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

None

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

No report was given.

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

No report was given.

### **VIII. TOWN MANAGER**

Town Manager Lee presented and discussed the following topics:

- **Continue Marijuana Legislation Discussion**

The Town Attorney has drafted language that would amend Chapter 285-9 of the “Parks & Recreation Areas Ordinance” to make it unlawful “*To use, consume, dispense, sell, smoke, vape or have in one’s possession tobacco or cannabis products*”. Along with the current prohibition against the “*use, consume, dispense, sell, drink or have in one’s possession beer, wine, liquors or other alcoholic beverages*”, the suggested language would also prohibit the use and possession of cigarettes, vaping, and cannabis in Town parks and open space areas. Once the Town Council decides on the proposed language to amend the Ordinance, Town staff will schedule a Public Hearing to get citizen input before a final vote is considered.

There are two other issues to consider regarding the marijuana legislation. The first is whether the Town Council wants to give some recommendations to the Planning & Zoning Commission on whether dispensaries or growing facilities should be allowed in Plainville. The Planning & Zoning Commission is scheduled to meet tomorrow evening to discuss amending their regulations with respect to recreational marijuana dispensaries and growing facilities.

The second issue is whether the Town Council desires to enact an Ordinance that would restrict marijuana use in public spaces such as sidewalks or outside restaurant eating areas.

- **Police Department Update – Interim Chief Peterson**

Chief Peterson is here this evening to give an update on several items including body cameras, recruitment efforts, reorganization, and other police department updates.

Chief Peterson addressed the Town Council to report the body cameras should be installed and activated in all cruisers by October 1<sup>st</sup>. He reviewed his proposal for officer recruitment, reorganization of staff within the department, and creation of social media policy to establish guidelines for staff to follow, a policy is currently not in place at this time.

- **American Rescue Plan Fund Discussion**

The Town of Plainville is scheduled to receive approximately \$5.2 million under the American Rescue Plan Act (ARPA) passed by the U.S. Congress. To date, \$2.6 million has been received with the remainder expected in June 2022. These funds must be “obligated by December 31, 2024 (3 Years) and spent by December 31, 2026.

Eligible uses of ARPA Funds include: to support public health response to COVID-19, address negative economic impacts from the pandemic, investments in water & sewer projects, broadband infrastructure, and replace loss of revenue. Many municipalities are forming planning groups to engage in dialogue around needs, resources, and the setting of priorities. I recommend that the Town Council consider the formation of such a committee in Plainville. Such a committee could include Town Council members (2-3), the Town Manager and Assistant Town Manager, Public Works staff, Town Attorney, Town Engineer, and Regional Health Director. Consideration could also be given to people involved with local non-profits, the business community, Economic Development Agency and the Recreation and Parks Advisory Committee.

- **Sewer User Fee Discussion**

Under the Town Charter, the Town Council also serves as the Water Pollution Control Agency for Plainville. As such, the Town Council sets the sewer user rate each October for bills that will be due on November 1st.

Town staff will be presenting a recommendation to the Town Council in the next several weeks and scheduling a Public Hearing at the next meeting. The sewer user rate has increased by 2% in each of the last two years which is significantly lower than what was expected when the phosphorus removal project was initially developed.

- **White Oak Re-development Discussion**

Town staff continues to negotiate the Term Sheet with Manafort/Newport. The traffic study has been completed and a work session with the Town Council is being scheduled for the second meeting in October.

Now that Manafort/Newport has indicated that they want the Town to manage the DECD Remediation Grant, Town staff is recommending engaging the Connecticut Brownfield Land Bank, Inc. to administer same. The Land Bank has been involved in brownfield remediation grants throughout Connecticut for many years. They are very familiar with the requirements of the grant and all that is involved with working with developers to clean-up contaminated properties. Their goal “is to efficiently administer the grant and to coordinate relevant activities among the Town, the developer, the LEP, DEEP and DECD. The Land Bank will also negotiate the terms and conditions of a Tri-Party Agreement among the Town, preferred developer and the Land Bank”.

This recommendation has been discussed with the DECD staff and they have agreed that the services provided by the CT Brownfield Land Bank, Inc. would be grant eligible. This recommendation to engage the Land Bank has also been reviewed by both Attorney Mike Mastrianni and Attorney Bill Rock (Shipman & Goodwin) and they both feel having them on board would be beneficial to Plainville. The Land Bank has also worked previously with Mark Lovely on a brownfield clean-up project in Southington. Manafort/Newport would be comfortable as well with having the Land Bank administer the grant and associated requirements and paperwork.

There is an item under New Business to enter into a Tri-Party Agreement with the Connecticut Brownfield Land Bank, Inc. for administration of the White Oak Redevelopment Project Brownfield Municipal Grant, subject to review by the Town Attorney.

- **Landfill Closure Discussion**

Last month the Town Council met with representatives from Loureiro regarding a proposal to close the Landfill located on Grainger Lane. The Town is currently renewing a Stewardship Permit with the State DEEP and one of the requirements is the eventual closure of the landfill. Loureiro’s proposal includes a “chemical and geotechnical assessment of the existing landfill, the preparation of a landfill closure plan, the preparation of pre-construction permits, the management of the landfill closure activities, and to perform post-closure management activities”.

9/13/21

Page 4 of 8

Loureiro would also be responsible for the preparation and submission of various reports and applications required by DEEP. Loureiro is proposing to perform the geotechnical assessment for a cost of \$45,000 and then develop the Landfill Closure Plan and submission of all pre-construction permit applications for a cost of \$50,000. As proposed, during the implementation of the Landfill closure, revenue will be generated through placement fees paid by those delivering soil within the landfill. These fees will be utilized in two ways: 1). To fund the sourcing, placing, and management operations necessary to achieve closure and 2). To pay a host fee to the Town. Loureiro is proposing two options with respect to the host fee.

Option 1 – The Town would receive a host fee of \$2.50 per ton of soil placed in the Landfill. Under Option 1, expected revenue would be \$435,000.

Option 2 – The Town would receive a host fee based on the contract value of the soil placed in the Landfill. The following schedule of fees are as follows:

- Placement contract value less than \$15.00/ton; the Town receives \$2.00/ton host fee
- \$15.01/ton - \$17.49/ton placement contract value; the Town receives \$2.25/ton host fee
- \$17.50/ton - \$22.50/ton placement contract value; the Town receives \$2.50/ton host fee
- \$22.51/ton - \$24.99/ton placement contract value; the Town receives \$2.75/ton host fee
- Placement contract value more than \$25.00/ton, the Town receives \$3.00/ton host fee

Under Option 2, Loureiro is estimating the potential fees paid to the Town to be a range from \$348,000 to \$522,000.

Finally, the Town would receive 50% of any unused portion of the project contingency presented during the August 25th work session with the Town Council. The project contingency amount has a value of \$193,350.

There is an item under New Business that would authorize the Town Manager to execute an Agreement with Loureiro relative to their proposal dated September 9, 2021. A decision on the fee options does not need to be decided at this time.

- **Sertex Connect Broadband Interest Survey**

Sertex Broadband Solutions is currently installing fiber to connect Town offices, wastewater treatment facilities, emergency services, and educational buildings. This fiber network, when completed, will be owned by the Town. Plainville's network will connect all four corners of town with the town center and includes 12.5 miles of aerial cabling and three underground spans running under major highways. This work is expected to be completed by the end of this year. The new municipal network is being constructed with state-of-the-art technology with the capacity to build fiber-to-the-home connections that will provide high-speed, affordable, and reliable Internet access throughout the entire Plainville community. Private fiber networks currently being deployed by Frontier and GoNetSpeed, a startup ISP, will only be in select areas of Plainville. Not all neighborhoods will be serviced. Additionally, the town would have no control over the private network, the services offered, quality or pricing.

Sertex is suggesting that the Town consider building its own municipally owned network. A municipally owned network would be efficient to build out and have many benefits for the community. Some of the benefits include:

- Lower costs and more bandwidth
- High quality, reliable internet service
- Everyone will have affordable access regardless of socioeconomic status, geographic location, or other limiting factors.
- The town would control pricing and operational concerns.
- Enhanced quality of life
- Increase property values

Direct access to high-speed fiber Internet can add an average of 3.1% to a home's value, according to research by the Fiber to the Home Council Americas. It also showed that private properties with 1 Gbps connections sell for an average of 7 percent more than those with 25 Mbps or lower. Beyond this, renters are willing to pay more for apartments with fiber connections.

- Support economic development
- New revenue opportunities

Sertex has provided an initial deployment cost analysis for capital expenditures and operations and maintenance. Subscription fees for 1G symmetrical service, including internet, phone, O&M, and a capital recovery charge are envisioned to be less than \$90 per month, a dramatic decrease for households over current private services that are about double that amount. The network would pay for itself with a 35% subscription take-rate. It is important to note that the deployment cost analysis does not include any grant funding which could substantially offset costs to the town. Sertex is working with Town staff to develop a Broadband Internet Survey. This would be an online tool for Plainville residents and businesses to express their interest in subscribing to a municipal fiber network.

The survey link will reside on the town website. Residents and business owners will be driven to the survey through social media, direct communications from the town to residents, direct communications from the school system to families, and grassroots communication efforts spearheaded by Plainville's Broadband Champions (influential residents who are highly supportive of the network). Town staff will create informational materials that will educate residents on the many benefits of a municipally owned broadband network for Plainville. The survey will be conducted over a six- to 12-month period. At that point we should know confidently if we can achieve the needed 35% take rate. The survey effort is expected to begin in October.

- **October Town Council Meetings**

Looking ahead – I will not be available for the October 4th Town Council Meeting. Additionally, the Town Council has traditionally canceled the meeting the evening before Election Day. Based on these two factors, I am suggesting that the October meetings be held on the 12th and the 25th. (Rather than 10/4 & 10/18) Please note that the October 12th meeting would be held on a Tuesday as the Columbus Day holiday is on October 11th.

If there are no objections, the Town staff will make the necessary notifications.

- **COVID-19 Update**

As of last Thursday, Plainville remains in the “red” category with a rate per 100,000 persons of 23.2. The State Health Department statistics indicate that there are between 51-100 persons with COVID-19 in Plainville for the two-week period ending on September 4th.

All municipal buildings continue to require the wearing of masks regardless of vaccination status.

- **Financial Dashboard**

The Dashboard through the end of August was included in the meeting package and posted last Friday afternoon on the Town website.

- **Middle School of Plainville Renovations Presentation**

Assistant Town Manager Daskal reported on the progress of the Capital Projects Building Committee with the Middle School of Plainville renovation project. A handout was reviewed in a PowerPoint presentation and discussion followed.

- **Happenings**

Assistant Town Manager Daskal announced activities and updates regarding elections, bulk waste, Senior Center, and sewer use bills. Further information can be found on the Town's website:

## **IX. PUBLIC COMMENTS**

No one spoke

## **X. OLD BUSINESS**

## **XI. NEW BUSINESS**

### **1. Consider Additional Appropriation regarding Valley Water Systems Inc. Land Purchase**

Vice Chairwoman Tompkins motioned to appropriate \$150,000 from General Fund Unassigned Fund Balance, Account # 0100-000-32110-0000 to Xfer Out - Land Acquisition Fund, Account # 0100-840-55535-0000 for the purchase of 48.8 +/- acres of Valley Water Systems, Inc. property located on Ledge Road at Map 45/Block A/Lot 17 for open space purposes. The motion was seconded by Councilman Underwood and passed 7-0.

**2. Consider Additional Appropriation regarding Landfill Closure**

Vice Chairwoman Tompkins motioned to appropriate \$200,000 from General Fund Unassigned Fund Balance, Account # 0100-000-32110-0000 to Xfer Out – Landfill, Account # 0100-840-55524-0000 for the landfill closure. The motion was seconded by Councilman Wazorko and passed 7-0.

**3. Establish public hearing regarding Sewer User Fee**

Vice Chairwoman Tompkins motioned for the Town Council acting as the Water Pollution Control Authority to establish a public hearing for Tuesday, October 12, 2021, at 7:00pm in the Municipal Center to hear public comment regarding the sewer user rate for the period November 1, 2021, to October 31, 2022. The motion was seconded by Councilman Gnazzo and passed 7-0.

**4. Tri-Party Agreement with CT Land Bank – White Oak Re-development**

Vice Chairwoman Tompkins motioned to approve and authorize the Town Manager to enter into a Tri-Party Agreement with Connecticut Brownfield Land Bank Inc. for administration of the White Oak Redevelopment Project Brownfield Municipal Grant, contingent upon review of the Town Attorney. The motion was seconded by Councilwoman Morante and passed 7-0.

**5. Landfill Closure Agreement – Loureiro Engineering**

Vice Chairwoman Tompkins motioned to approve and authorize the Town Manager to enter into an agreement with Loureiro Engineering regarding the landfill closure, contingent upon review of the Town Attorney. The motion was seconded by Councilman Gnazzo and passed 7-0.

**6. Establish Public Hearing regarding an additional appropriation of \$90,000 for Pre-Referendum services for Middle School Plainville renovation project.**

Vice Chairwoman Tompkins motioned to establish a public hearing for Tuesday, October 12, 2021, at 7:00 p.m. in the Municipal Center to hear public comment regarding an additional appropriation for Pre-Referendum services for the Middle School Plainville renovation project.

**7. Tax Refunds- See Addendum**

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

**XII. OTHER DISCUSSIONS OF INTEREST**

Town Manager Lee mentioned he has a meeting Thursday, September 16<sup>th</sup> with residents from Honor Heights regarding sanitary sewer in their neighborhood.

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

**1. Union Negotiations**

At 8:24 pm Vice Chairwoman Tompkins motioned to enter Executive Session. The motion was seconded by Councilman Gnazzo and passed 7-0.

All seven Council members were present for the executive session along with Town Manager Lee, Assistant Town Manager Daskal, and Town Attorney Mastrianni. Discussion was held regarding Union Negotiations. A motion was made, seconded unanimously passed, to end the executive session at 8:43 pm. No further action was taken.

**XIV. ADJOURNMENT**

At 8:44 pm Vice Chairwoman Tompkins motioned to adjourn. The motion was seconded by Councilman Rocco and passed 7-0.

Respectfully submitted by,



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

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**Refunds**

**9/13/2021**

	<b>Current Year</b>	<b>Amount</b>
1. Sargis, Margaret & Clifford, 28 Great Plain Drive		29.20
2. St Onge, Marc, 18 Maria Rd		36.26
3. Guardian Pest Control LLC, 5 Cronk Rd		69.77
4. PTE Energy Contractors LLC, 93 Whiting St		864.75
5. Khan, Khurram, 33 McDonald St		6.95
6. Lux, Francis, 1 Corban Ave		23.23
7. Doyon, Deborah & Guy, 2751 Brittia Lane, NC		10.03
8. Superior Finishes LLC, 230 So. Washington St		100.00
9. Daimler Trust, 14372 Heritage Parkway, TX		918.05
10. Perun, Gary 915 Fairway Cove Ln FL		199.07
<b>Total</b>		<b>\$2,257.31</b>