

**Monday, October 25, 2021 – 6:00 p.m.**

## Traffic Study – Manafort/Newport

Chairwoman Pugliese called the Work Session to order at 6:00 pm. Present were Vice Chairwoman Tompkins, Council members Morante, Gnazzo, Rocco, Underwood, Town Manager Lee, Assistant Town Manager Daskal, Town Attorney Mastrianni, and Town Clerk Porrini. Councilman Wazorko was absent.

Town Manager Lee began by stating Hesketh & Associates was asked to perform a traffic study on the White Oak Redevelopment Project.

Also, in Attendance was Scott Hesketh from F.A. Hesketh & Associates, Incorporated. Mr. Hesketh was asked to review the potential traffic impacts of proposed mixed-use development at the intersection of West Main Street and Pierce Street. Their office completed a preliminary analysis which has been distributed to the Town Council members. Data such as the number of trips during morning, afternoon, evening, and Saturday peak hours was explained at length.

Discussion ensued

The Work Session was adjourned at 6:38 p.m. No action was taken.

## I. PRESENTATIONS:

## Art Marino – Proclamation & Town Chair

## Michael Melninkaitis/Northeast Produce - Certificate of Appreciation

## II. PUBLIC HEARING

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

October 12, 2021, Special Meeting

#### IV. ANNOUNCEMENTS – REPORTS

## V. APPOINTMENTS/RESIGNATIONS

1. Police Officer Appointment
2. Aviation Commission 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. Tax Stabilization for Elderly Homeowners
2. White Oak Redevelopment Update
3. Shultz Salvage Discussion
4. FFY21 State Homeland Security Grant Program Memorandum of Agreement
5. COVID-19 Update

6. Financial Dashboard
7. Happenings

## **IX. PUBLIC COMMENTS**

## **X. OLD BUSINESS**

## **XI. NEW BUSINESS**

1. White Oak Redevelopment Project Term Sheet
2. Consider Shultz Salvage Remediation and Tax Abatement Agreement
3. Establish a public hearing regarding an ordinance entitled “Tax Stabilization for Elderly Homeowners”
4. Resolution regarding FFY21 State Homeland Security Grant Program Memorandum of Agreement
5. Tax Refunds - Addendum

## **XII. OTHER DISCUSSIONS OF INTEREST**

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

1. Town Manager Evaluation
2. Union Negotiation Matter

## **XIV. ADJOURNMENT**

The special meeting was called to order at 7:00 pm. Present were Chairwoman Pugliese, Vice Chairwoman Tompkins, Council members Morante, Gnazzo, Rocco, Underwood, Town Manager Lee, Assistant Town Manager Daskal, Town Attorney Mastrianni, and Town Clerk Porrini. Councilman Wazorko entered the meeting at 7:22 p.m.

Councilman Rocco led the Pledge of Allegiance

Chairwoman Pugliese sadly announced the passing of Byron J. Treado, III and asked for a moment of silence.

### **I. PRESENTATIONS**

**Art Marino – Proclamation & Town Chair**

**Michael Melninkaitis/Northeast Produce -  
Certificate of Appreciation**

Chairwoman Tompkins presented Art Marino with a Proclamation and chair and thanked him for many years of service with the Town of Plainville.

Vice Chairwoman Tompkins presented the Melninkaitis Family with a Certificate of Appreciation for their generous donations over the past 10 years.

### **II. PUBLIC HEARING**

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

Vice Chairwoman Tompkins motioned to approve the minutes of October 12, 2021, Special Meeting: The motion was seconded by Councilman Underwood and passed 6-0.

### **IV. ANNOUNCEMENTS – REPORTS**

Councilwoman Morante reported on the Commission on Aging activities.

Chairwoman Pugliese attended a “Gatsby Themed” fundraiser for the food pantry at the Robertson Airport.

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

10/25/21  
Page 2 of 6

1. **Police Officer**

Vice Chairwoman Tompkins motioned to appoint Eric Misko, as a Police Officer effective October 26, 2021. The motion was seconded by Councilman Gnazzo and passed 6-0.

2. **Aviation Commission**

Councilman Underwood motioned to appoint Jonathon Onisto, (R), 12 Johnson Avenue, as a Regular Member to the Aviation Commission for a term ending October 31, 2022. The motion was seconded by Councilman Rocco and passed 6-0.

3. **Property Maintenance Ordinance Citation Hearing Officer**

Vice Chairwoman Tompkins motioned to ratify Town Manager Lee's appointment of:

Thomas Arcari, 4 Autumn Lane, as a Citation Hearing Officer  
Robert Michalik, 7 South Ridge Road as a Citation Hearing Officer

The motion was seconded by Councilman Underwood and passed 6-0.

**VI. BOARD OF EDUCATION LIAISON (3rd 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:

- **Tax Stabilization for Elderly Homeowners**

In 2007, the Town Council adopted an ordinance entitled "Tax Stabilization for Elderly Homeowners" pursuant to 12-170v and 12-170 w of the CT General Statutes. To qualify for this tax relief, taxpayers had to be 70 years of age or older. This Ordinance provides for the property taxes to be frozen at the level from which the application is made. The Town would then place a lien on the property for the tax relief granted with a simple interest rate of 2%. The lien together with interest shall be due and payable upon termination of the program for the taxpayer. This allows for the elderly taxpayer to "freeze" their taxes and to utilize the equity in their home to reimburse for the tax relief later when the property is transferred. There is only one taxpayer currently enrolled in this program at this time.

Public Act 21-84 recently enacted by the State Legislature, lowered the eligibility to participate in the Elderly Tax Stabilization Program to 65 years of age or older. To comply with the Public Act, the Town Ordinance must be amended. Before the Ordinance can be amended, a public hearing must be held.

There is an item under New Business that would schedule the Public Hearing for November 15, 2021, in the Municipal Center at 7:00 pm.

- **White Oak Redevelopment Update**

Over the last several months the Town has been meeting with representatives from Manafort Newport Realty, LLC to negotiate a "Term Sheet for Possible Sale" for land located at 1 and 63 West Main Street otherwise known as the White Oak Property. The negotiations team for the Town included Town Council members Katherine Pugliese and Jacob Rocco, Attorney Mike Mastrianni, Attorney William Rock from Shipman & Goodwin, and Town Manager Robert Lee. A recommended term sheet has been negotiated and presented to the Town Council for your consideration this evening.

Highlights of the term sheet includes

- a). a purchase price of \$500,00 with \$100,000 contingent on the Town obtaining a grant of at least \$100,000 for

10/25/21

improvements to the property;

b). that the Town will remediate the property of hazardous materials utilizing a state brownfields grant;

c). that Manafort Newport Realty, LLC will develop the parcel based on their preliminary development plan described in the Purchaser's response to an RFQ, dated September 20, 2020 which will include the renovation of the existing White Oak Building, multi-family residential housing (1 & 2 bedroom unit apartments), other mixed use buildings, and an approximate 7-acre green space to be available for public use adjacent to the Pequabuck River, all subject to the usual regulatory approvals, including planning & zoning and wetlands. The term sheet has a "reversion" clause should the development not be completed in a timely fashion. The first phase would include the renovation of the White Oak Building, a structure that has been abandoned for many years.

There is an item under New Business for consideration of the "Term Sheet for Possible Sale". If the term sheet is approved, the next step would be to finalize the Agreement for Sale.

- **Shultz Salvage Discussion**

The Schultz Salvage property consists of 16.6 acres of land and is located on Cronk Road adjacent to the wastewater treatment plant. Many years ago, it was used as a landfill which now contains contaminated material. It is currently under orders from the State D.E.E.P. to properly close the landfill. The purpose of this Agreement is to provide for clean-up and remediation of the property and to provide financial support by way of real estate tax abatements.

The highlights of the proposed Agreement are as follows:

- a). Schultz Salvage will convey 2.61 acres to the Town adjacent to the wastewater treatment plant in consideration of the tax liens. Schultz will completely remediate all contaminated materials above the water table within the 2.61 acres;
- b). Schultz will begin paying taxes on the property beginning with the October 1, 2020, Grand List and the November 1, 2021, sewer use bills;
- c). Schultz will close the remaining portion of the landfill per State D.E.E.P. requirements.
- d). The clean-up will be done within a three-year time frame. The amount of back taxes owed on the property, including delinquent interest and lien charges is \$275,202.06 and the delinquent sewer use charges, including delinquent interest and lien fees is \$12,492.20.

There is an item under New Business that would authorize the Town Manager to execute the "Schultz Salvage Remediation and Tax Abatement Agreement" as recommended by the Town Manager and Town Attorney.

- **FFY21 State Homeland Security Grant Program Memorandum of Agreement**

The Town of Plainville participates in a Department of Emergency Management & Homeland Security to provide a coordinated and integrated program of emergency management and homeland security. Plainville is in Region 3 (CROCOG) in Connecticut.

For FY21 Federal Funds have been allocated to Region 3 in the amount of \$385,306 plus \$75,917.60 for the regional bomb squad.

There is an item under New Business that would allow CROCOG to provide financial and programmatic oversight of the Federal Fiscal Year 2021 regional allocation in the amount of \$385,306.60 (and the additional \$75,917.60 for the regional bomb squad).

- **COVID-19 Update**

Plainville continues to be in the "Red" category for the average daily rate of COVID-19 cases among persons living in community settings per 100K population by Town. The latest rate is 15.1 cases per 100K population which is 0.1 above the threshold to be in the "Orange" category.

New Britain (15.5) and Berlin (18.2) continue in the "Red" category with Southington (11.9) and Bristol (10.2) are in the "Orange" category. Farmington is in the "Yellow" category with a rate of 6.7 per 100K population.

- **Financial Dashboard**

The Financial Dashboard for the first quarter of the fiscal year has been posted on the Town website and emailed to the Town Council members.

- **Happenings**

Assistant Town Manager Daskal announced activities and updated regarding the elections, bulk waste, Senior Center, and

sewer use bills. Further information can be found on the Town's website:

## **IX. PUBLIC COMMENTS**

Joanne Edman, 166 West Main St opposed Alignment C of the proposed Trail.

## **X. OLD BUSINESS**

## **XI. NEW BUSINESS**

### **1. White Oak Redevelopment Project Term Sheet**

Vice Chairwoman Tompkins motioned to approve and authorize the Town Manager to execute the Term Sheet between the Town of Plainville and Manafort Newport Realty, LLC. Councilman Wazorko abstained from this vote. The motion was seconded by Councilman Rocco and passed 6-0.

### **2. Consider Shultz Salvage Remediation and Tax Abatement Agreement**

Vice Chairwoman Tompkins motioned to approve and authorize the Town Manager to execute the "Shultz Salvage Remediation and Tax Abatement Agreement". The motion was seconded by Councilman Rocco and passed 7-0.

### **3. Establish a public hearing regarding an ordinance entitled "Tax Stabilization for Elderly Homeowners"**

Vice Chairwoman Tompkins motioned to establish a public hearing on Monday, November 15, 2021, at 7:00pm in the Municipal Center to hear public comment regarding a proposed amendment to an ordinance entitled "Tax Stabilization for Elderly Homeowners". The motion was seconded by Councilman Rocco and passed 7-0.

### **4. Resolution regarding FFY21 State Homeland Security Grant Program Memorandum of Agreement – See Addendum**

Vice Chairwoman Tompkins motioned to adopt a resolution regarding the FFY21 State Homeland Security Grant Program Memorandum of Agreement. The motion was seconded by Councilman Rocco and passed 7-0.

### **5. Tax Refunds- See Addendum**

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

## **XII. OTHER DISCUSSIONS OF INTEREST**

Chairwoman Pugliese thanked town staff and volunteers for their extraordinary efforts coordinating the Pumpkin Festival over the weekend. She also reflected on the last two years of serving with the current Town Council members.

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

1. Town Manager Evaluation
2. Union Negotiation Matter

**At 7:52 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. Town Manager Lee and Assistant Town Manager exited the Executive Session at 8:05 p.m.

Discussion was held regarding the Town Manager Evaluation. No votes were taken.

Town Manager Lee reentered the Executive Session at 8:10 p.m.

All seven Council members were present for the executive session along with Town Manager Lee. Discussion was held regarding the Union Negotiation matter. No votes were taken.

A motion was made, seconded unanimously passed, to end the executive session at 8:30 p.m. No further action was taken.

#### **XIV. ADJOURNMENT**

At 8:31 pm Vice Chairwoman Tompkins motioned to adjourn. The motion was seconded by Councilman Gnazzo and passed 7-0.

Respectfully submitted by,



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

\*\*\*\*\*

**9-2021**

#### **AUTHORIZING RESOLUTION OF THE PLAINVILLE TOWN COUNCIL**

RESOLVED, that the Plainville Town Council may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security, any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Robert E. Lee, as Town Manager of the Town of Plainville, is authorized and directed to execute and deliver any and all documents on behalf of the Plainville Town Council and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents, including but not limited to, executing and delivering all agreements and documents contemplated by such documents.

\*\*\*\*\*

Refunds	10/25/2021	
Current Year	Amount	
1	Baltyn, Rafal, 15 Stremlau Ave	253.22
2	Eschenbrenner, Nancy & Dennis, 20 Strong Ct	51.14
3	Lubrico, Carl & Lisa, 20 View St	82.26
4	Ally Financial PO Box 9001951, Louisville, KY	361.33
5	Toyota Lease Trust 20 Commerce Way, Woburn MA	263.04
6	Mott Metalurgical Corp 84 Spring Ln, Farmington CT	71,109.82
Total		\$72,120.81
Prior Years	Amount	
1	Nissan Infiniti LT LLC, Po Box 650214, Dallas TX	\$317.98
Total		\$317.98