

**MINUTES
PLAINVILLE TOWN COUNCIL
COUNCIL CHAMBERS – MUNICIPAL CENTER
SPECIAL MEETING
September 17, 2018 – 6:00pm**

6:00pm EXECUTIVE SESSION:

**-Litigation Matter
-Lease Negotiations**

Councilwoman Pugliese called the Executive Session to order at 6:00pm in the Conference Room of the Municipal Center, One Central Square. Also present were Council members Wazorko, Morante, Gnazzo, Tompkins, Cox and Carrier, Town Manager Lee, Assistant to the Town Manager Colby and Town Attorney Mastrianni.

Discussion ensued regarding litigation, land acquisition and lease negotiations. Aviation Commission Vice Chairman Piotrowski entered the Executive Session at 6:30pm and exited at 6:41pm. Discussions continued.

A motion was made to adjourn the Executive Session at 6:54pm and unanimously passed. No action was taken.

**MINUTES
PLAINVILLE TOWN COUNCIL
COUNCIL CHAMBERS – MUNICIPAL CENTER
REGULAR MEETING
September 17, 2018 – 7:00p.m.**

- I. PRESENTATIONS:**
- II. PUBLIC HEARING**
- III. MINUTES OF PREVIOUS MEETING**
Minutes of August 20, 2018 Special and Regular Meetings
- IV. ANNOUNCEMENTS – REPORTS**
- V. APPOINTMENTS/RESIGNATIONS**
 1. Town Council Vice Chair Appointment

2. Fire Department Appointment
3. Fire Department Resignation
4. Committee on Aging Re-appointments
5. 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. Wheeler Elementary School Project Update
2. High School Parking Lot Project Update
3. WPC Phosphorus Upgrade Project Update
4. Sludge Transportation
5. Bond Sale
6. Robertson Airport-On-Call Consultant and Interstate Aviation Lease
7. Tax Rising Agreement-Tech2, LLC
8. Financial Dashboard
9. Happenings

IX. PUBLIC COMMENTS

X. OLD BUSINESS

XI. NEW BUSINESS

1. Consider Guaranteed Maximum Price Amendment from O&G for Wheeler Elementary School Project
2. Bid #2019-02, Sludge Transportation
3. Robertson Airport On-Call Consultant Agreement
4. Interstate Aviation Lease Agreement Amendment
5. Tax Fixing Agreement-Tech 2, LLC
6. Establish public hearing for Sewer User Fee
7. Tax Refunds - Addendum

XII. OTHER DISCUSSIONS OF INTEREST

XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION

1. Land Acquisition

XIV. ADJOURNMENT

The regular meeting was called to order at 7:00pm in the Council Chambers of the Municipal Center, One Central Square. All 7 Town Council members were present along with Town Manager Lee, Assistant to the Town Manager Colby, Town Attorney Mastrianni and Town Clerk Skultety.

Councilman Gnazzo led the Pledge of Allegiance.

I. PRESENTATIONS

Chairwoman Pugliese presented Town Manager Lee with 2 half dollars for the annual rent of \$1.00 payment from the Plainville Historic Society. They recently celebrated their 50th Anniversary.

II. PUBLIC HEARING

III. MINUTES OF PREVIOUS MEETING

Councilwoman Tompkins motioned to approve the minutes of August 20, 2018 Special and Regular Meetings. The motion was seconded by Councilman Gnazzo and passed 7-0.

IV. ANNOUNCEMENTS – REPORTS

Councilwoman Morante attended the Library Board of Trustee, Committee on Aging and the Conservation Commission meetings. All reported a busy summer with numerous activities and programs.

Councilman Gnazzo attended the school convocation where the new teachers were introduced and the Resource Officer was recognized.

V. APPOINTMENTS/RESIGNATION

1. Town Council Vice Chair

Councilman Cox motioned to appoint Deb Tompkins as the Vice Chairwoman of the Town Council. The motion was seconded by Councilman Carrier and passed 7-0.

2. Fire Department

- A. Councilman Cox motioned to appoint Evan Dube, 122 Northwest Drive, as a probationary firefighter to the Plainville Fire Department. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.**

- B. Councilman Cox motioned to remove McNeil Redwood from the roster of the Plainville Fire Department. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

3. Committee on Aging

Councilwoman Morante motioned to re-appoint, for the term ending August 1, 2021:

- A. Susan DesRochers (D), 68 Cooke St
B. Ann Krupinski (D), 29 Loomis Ave
C. Mary McBain (D), 7 Bradley St

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

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

Chairwoman Hardy commented on the progress of the Wheeler School Project, PHS Paving Project and the ceremony for Ted Christopher and the Memorial Wall of Honor.

VII. REPORT OF TOWN ATTORNEY

No report was offered

VIII. REPORT OF TOWN MANAGER

Town Manager Lee presented and discussed the following topics:

- **Wheeler Elementary School Project Update**

A Project Kick-off Meeting with all of the contractors was held last Wednesday. The Project Manager reviewed all aspects of the renovations emphasizing the need for safety while school is in session. All workers will be required to have background checks before being allowed on-site. These background checks will be reviewed by the Plainville Police Department.

O&G has submitted their “Guaranteed Maximum Price Amendment” to their contract. This document takes into account the contractors that submitted the lowest qualified bids, Inspection and Construction Services, Bonds & Insurance and Contingencies. The total guaranteed proposal cost is \$18,565,019.

The project is being done in phases and the substantial completion date is February, 2020.

- **High School Parking Lot Project Update**

The Plainville High School site improvement project is substantially complete. A punch list of the outstanding remaining items has been compiled by the Construction Manager. The punch list items are expected to be completed in the near future.

- **WPC Phosphorus Upgrade Project Update**

The project is beginning to ramp up. Some contaminated soils were found on-site during the excavation for the new building to house the dewatering equipment. It is being tested to determine what cost, if any, will be required in order to dispose of the material.

- **Sludge Transportation**

The treatment plant produces approximately 200 loads of sludge per year. This sludge is transported to the Mattabassett Treatment Plant in Cromwell where it is incinerated.

The Town recently received two quotes for transportation of the sludge. The low quote was submitted by H.I. Stone & Sons for a cost of \$172.50 per load. The current price being charged by J&M is \$175.00 per load.

The quote was for a three-year time period. H.I. Stone proposed an increase in the second year to \$176.80 (2.5%) and to \$181.00 in the third year (2.4%) H.I. Stone has worked for the WPC Facility in the past and they have done a good job.

Town staff is recommending that the Town Council award a three-year contract to transport sludge to H.I. Stone & Sons.

- **Bond Sale**

On September 5th the Town received six bids to purchase \$10M in General Obligation Bonds for Plainville. The bond sale included \$4.9M for Roads, \$3M for schools and \$2.1M for fire trucks. The low bid was submitted by Morgan Stanley with a total interest cost of 3.099867% and included a premium of \$99,840.

Before the bid, Town staff and the financial advisor had a conference call with Standard & Poor to determine the Town's credit rating. S&P affirmed Plainville's credit rating of AA+ with a stable outlook. This is one notch below a Triple A rating. By assigning this rating S&P noted the following factors: A strong economy, adequate management, strong budgetary performance, very strong budgetary flexibility, very strong liquidity, very strong debt and contingent liability position and a strong institutional framework score. The S&P analysis has been posted on the Town's website.

Plainville's financial advisor updated the Town's Debt Analysis using the Morgan Stanley low bid. For FY19, the debt service line item will be approximately \$562K below the \$4.4M cap established by the Town Council. A portion of these savings will be used in FY20 when the \$4.4M cap will be exceeded by \$324K.

All future years will be under the cap. The updated plan anticipates that the Town will bond another \$8M in September 2020.

- **Robertson Airport – On-Call Consultant and Interstate Aviation Lease**

Last Spring the Aviation Commission issued a Request for Proposals for On-Call Consulting Services. Six proposals were received and four were interviewed by the Commission. They conducted a second round of interviews with two finalists and, in late August, voted unanimously

to recommend that AECOM of Rocky Hill be engaged to provide consulting services for Robertson Airport. Most of their services would be reimbursed by state and federal grants as part of the airport improvement projects.

In addition, the Aviation Commission was also informed that Interstate Aviation is selling their business to New England Aviation LLC. New England Aviation is owned by Nick Scata and Zivorad Tomic. Mr. Scata is a local businessman who operates two companies in Plainville and is also an instructor and pilot at Robertson Airport.

New England Aviation attended two recent Aviation Commission meetings. As part of the purchase, they have requested that the current lease be amended to allow for a lower lease payment for the next two years to give them the opportunity to grow the business. The proposed lease payment would still exceed the budgeted yearly expenditures during the remaining two years of the lease.

After considerable discussion among the Aviation Commission members, the Town Attorney and the Town Manager, the Commission voted to accept the New England Aviation proposal and recommend it to the Town Council.

There is an item under **New Business** regarding the recommendation of the Aviation Commission to accept amending the Robertson Airport Lease as proposed by New England Aviation.

Aviation Commission Vice Chair Piotrowski, addressed the Town Council and spoke in support of the recommendation.

- **Tax Fixing Agreement – Tech 2, LLC**

On May 18, 2017 the Economic Development Agency made a recommendation that the Town offer a tax abatement to TEC 2, LLC (Metro Realty) for certain real property improvements at 29 Northwest Drive.

On June 19, 2017 the Town Council ratified the EDA's recommendation for a tax abatement and a Memorandum of Understanding which outlined the terms of the abatement was finalized. The improvements have been completed per the MOU and a Certificate of Occupancy has been issued.

The next step in the process is to execute a Tax Assessment Fixing Agreement. The TFA has been reviewed and approved by the Town Attorney.

The new building totals 33,600 square feet and includes an office and distribution center at 29 Northwest Drive. The tax abatement is for five years. The first year would provide a 50% tax abatement for the improvements. This abatement would be reduced by 10% per year for the remaining four years.

- **Financial Dashboard**

The Financial Dashboard for the second month of FY19 was reviewed by Assistant to the Town Manager Colby and has been posted on the Town web-site.

- **Happenings**

Assistant to the Town Manager Colby reported on activities and programs at Recreation and Public Works. More information can be found on www.plainvillect.com

IX. PUBLIC COMMENTS

John Kisluk, 65 Forestville Ave commented negatively on the Balloon Festival, Tilcon Project and sewer user rates.

Marilyn Shorette, 18 Milford St commented negatively the Balloon Festival, Tilcon Project and the Trail alignment.

Katherine LaBella, 50 Pierce St commented negatively on Alignment C of the Heritage Trail and traffic during funeral events.

Roberta Lauria, 18 Perron Rd commented negatively on Alignment C and the Southington portion of the Trail

Gayle Black, 4 Cianci Ave commented positively on the Balloon Festival and use of the Heritage Trail

Joel Edman, 63 Hollyberry Ln comment negative on the Heritage Trail.

Lou Frangos, 10 Fairbanks St comments included Alignment C and the Balloon Festival.

Joanne Edman, 166 West Main St commented negatively on the Heritage Trail and Tilcon Quarry project

David Spencer, 127 Milford St comments included tax increases

X. OLD BUSINESS

XI. NEW BUSINESS

1. Consider Guaranteed Maximum Price Amendment from O&G for Wheeler Elementary School Project

Vice Chairwoman Tompkins motioned to approve and authorize Town Manager Lee to execute the “Guaranteed Maximum Price Amendment” from O&G Industries, Inc. for the Wheeler Elementary School Project. The motion was seconded by Councilman Carrier and passed 7-0.

2. Bid #2019-02, Sludge Transportation

Vice Chairwoman Tompkins motioned to waive the bid process and award Bid #2019-02, Sludge Transportation, to H.I. Stone and Sone, Southbury, CT, for a per load amount of

\$172.50 in the first year, \$176.80 in the second year and \$181.00 in the third year. The motion was seconded by Councilman Cox and passed 7-0.

3. Robertson Airport On-Call Consultant Agreement

Councilman Cox motioned to approve and authorize Town Manager Lee to execute a “Master Consulting Services Agreement” with AECOM Technical Services, Inc. for on-call consulting services at Robertson Airport, as recommended by the Aviation Commission. The motion was seconded by Councilman Gnazzo and passed 7-0.

4. Interstate Aviation Lease Agreement Amendment

Councilman Cox motioned to approve and authorize Town Manager Lee to execute an amendment to the “Lease and Operating Agreement Between the Town of Plainville and Interstate Aviation, Inc. at Robertson Airport” dated September 17, 2010, as recommended by the Aviation Commission. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

5. Tax Fixing Agreement-Tech 2, LLC

Councilman Gnazzo motioned to approve and authorize Town Manager Lee to execute a Tax Fixing Agreement with Tech 2, LLC, as recommended by the Economic Development Agency. The motion was seconded by Councilman Cox and passed 7-0.

6. Establish public hearing for Sewer User Fee

Vice Chairwoman Tompkins motioned for the Town Council acting as the Water Pollution Control Authority to establish a public hearing for Monday, October 1, 2018, at 7:00pm in the Municipal Center, One Central Square to hear public comment on the sewer user rate for the period November 1, 2018 to October 31, 2019. The motion was seconded by Councilman Cox and passed 7-0.

7. Tax Refunds-Addendum

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

XII. OTHER DISCUSSIONS OF INTEREST

XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION

1. Land Acquisition

Discussion was taken up in the initial Executive Session.

XIV. ADJOURNMENT

At 8:15pm Vice Chairwoman Tompkins motioned to adjourn. The motion was seconded by Councilman Cox and unanimously passed.

Respectfully submitted by,

Carol A. Skultety, Town Clerk
& Clerk of the Town Council

Refunds

9/17/2018

	Current Year	Amount
1	AAA Refrigeration Serv. Inc. 130 Robert Jackson Way	\$33.23
2	ACAR Leasing LTD, Arlington, TX	\$63.96
3	Allen, Donna, 29 Carol Dr	\$9.74
4	Allen, William and Donna, 29 Carol Dr	\$114.52
5	Allen, William and Donna, 29 Carol Dr	\$21.04
6	All-State Fire Equip Inc, 70 Robert Jackson Way	\$28.50
7	Bardocz, Alexander, 45 Maple St Apt 1E	\$38.91
8	Bowling, Michael, 1 Don St	\$5.92
9	Brown, William, 149 Trumbull Ave	\$30.22
10	Carling Technologies Inc, 60 Johnson Ave	\$1,000.00
11	Carrier Home Builders, PO Box 806	\$44.50
12	Casey, Colette, 78 Hollyberry Ln	\$115.02
13	Cavaliere, Jerold, 35 Hemingway St	\$46.87
14	Crofton, Scott, 338 East St U E2	\$119.28
15	Dutcher, Craig, 19 Pinecrest Dr	\$45.65
16	Esteban, Perez Andres LLC, 4 E Main St 4-3F	\$13.06
17	Finn, Robert, 130 Trumbull Ave	\$34.99
18	Gainey, Annie, 7 Woodside Ln	\$10.02
19	Gonzalez, Sandra, Waterbury, CT	\$34.08
20	Greulik, Monica, 56 Northampton Ln	\$10.49
21	Groth, MaryJane, 2 Mohawk Rd	\$19.59
22	Honda Lease Trust, Holyoke, MA	\$182.22
23	J. B. W. Enterprises LLC, Farmington, CT	\$130.44
24	Johnston, Raymond, 10 D'Amico Dr	\$9.10
25	JP Morgan Chase Bank NA, Fort Worth, TX	\$310.34
26	Lawson, Kathryn, 14 Tyler Farms Rd	\$42.74
27	Lech, Mark or Zofia, 46 Rosemont Dr	\$10.29
28	Nissan Infiniti LT, Dallas, Tx	\$284.93
29	Ortner, Malissa, 124 Shuttlemeadow Rd	\$15.26

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30	Ouellette, Patricia, 32 Maple St	\$110.69
31	Rowe, Lisa or Steven, 8 Terra Rd	\$86.52
32	Sanabria, Yvete, 27 E Maple St	\$85.68
33	Saysana, Wiraphond, 15 Jefferson St	\$90.75
34	Spencer, David, 127 Milford St Ext 7B	\$15.39
35	Szpak, Halina, 309 East St Apt 4	\$16.95
36	Vandermark, Luciane, 220 Tomlinson Ave	\$320.47
Total		\$3,551.36

	Prior Years	Amount
1	Bradley, Richard Jr & Geri Ann, 135 New Britain Ave #28	\$2,582.70
2	Mohanta, Pramod, Chandler, AZ	\$33.94
3	Penske Truck Leasing Co LP, East Windsor, CT	\$1,286.28
4	Toyota Lease Trust, Woburn, MA	354.42
5	Wells Fargo Bank NA, Des Moines, IA	\$61.22
6	Wells Fargo Bank NA, Des Moines, IA	\$678.28
7	Wells Fargo Bank NA, Des Moines, IA	\$78.17
8	Wells Fargo Bank NA, Des Moines, IA	\$100.44
9	Wells Fargo Bank NA, Des Moines, IA	\$102.69
10	Wells Fargo Bank NA, Des Moines, IA	\$98.70
11	Wells Fargo Bank NA, Des Moines, IA	\$71.87
12	Wells Fargo Bank NA, Des Moines, IA	\$86.47
13	Wells Fargo Bank NA, Des Moines, IA	\$1,333.67
14	Wells Fargo Bank NA, Des Moines, IA	\$88.05
15	Wells Fargo Bank NA, Des Moines, IA	\$76.70
16	Wells Fargo Bank NA, Des Moines, IA	\$88.99
17	Wells Fargo Bank NA, Des Moines, IA	\$137.03
18	Wells Fargo Bank NA, Des Moines, IA	\$92.77
19	Wells Fargo Bank NA, Des Moines, IA	\$92.51
20	Wells Fargo Bank NA, Des Moines, IA	\$82.74
21	Wells Fargo Bank NA, Des Moines, IA	\$85.94
22	Wells Fargo Bank NA, Des Moines, IA	\$117.55
23	Wells Fargo Bank NA, Des Moines, IA	\$71.87
24	Wells Fargo Bank NA, Des Moines, IA	\$78.75
25	Wells Fargo Bank NA, Des Moines, IA	\$138.39
26	Wells Fargo Bank NA, Des Moines, IA	\$96.65
27	Wells Fargo Bank NA, Des Moines, IA	\$63.21
28	Wells Fargo Bank NA, Des Moines, IA	\$108.36
29	Wells Fargo Bank NA, Des Moines, IA	\$82.48
30	Wells Fargo Bank NA, Des Moines, IA	\$10.46
Total		\$8,381.30