

**MINUTES
PLAINVILLE TOWN COUNCIL
COUNCIL CHAMBERS – MUNICIPAL CENTER
REGULAR MEETING
MAY 1, 2017 – 7:00pm**

- I. PRESENTATIONS:**
- II. PUBLIC HEARING**
 - 2017 Neighborhood Assistance Act Proposals
- III. MINUTES OF PREVIOUS MEETING**

Minutes of April 17, 2017 Regular Meeting and April 24, 2017 Public Hearing
- 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. Budget Vote Results
 2. School Renovations Project Update
 3. Happenings
- IX. PUBLIC COMMENT**
- X. OLD BUSINESS**
- XI. NEW BUSINESS**
 1. 2017 Neighborhood Assistance Act Proposals

2. Consider proposed ordinance entitled “Ordinance Appropriating \$25,260,000 For Renovations And Improvements To Wheeler Elementary School and Plainville High School, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants”.
3. Establishment of referendum date for proposed Wheeler Elementary School and Plainville High School Renovations and Improvements Project Bond Ordinance.
4. Authorization of expenditure from the Referendum Costs Account for conduct of referendum on proposed Wheeler Elementary School and Plainville High School Renovations and Improvements Project Bond Ordinance.
5. Authorization of preparation, printing and distribution of explanatory text with respect to the referendum on the proposed Wheeler Elementary School and Plainville High School Renovations and Improvements Project Bond Ordinance and authorization of expenditures from the Referendum Costs Account therefor.

XII. OTHER DISCUSSIONS OF INTEREST

XIII. PUBLIC COMMENTS

XIV. MATTER APPROPRIATE FOR EXECUTIVE SESSION

XV. ADJOURNMENT

Councilwoman Pugliese called the meeting to order at 7:00pm in the Council Chambers of the Municipal Center, One Central Square. Also present were Vice Chairman Saunders, Council members Wazorko, Morante, Ciotto, Tompkins and Carrier, Town Manager Lee, Town Manager Assistant Colby and Town Clerk Skultety.

Councilman Wazorko led the Pledge of Allegiance.

I. PRESENTATIONS

II. PUBLIC HEARING

- 2017 Neighborhood Assistance Act Proposals

Town Clerk Skultety read the following legal notice:

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

MAY 1, 2017

NOTICE IS HEREBY GIVEN that the Plainville Town Council will hold a public hearing at 7:00 p.m. on Monday May 1, 2017 in the Council Chambers of the Municipal Center, One Central Square in Plainville to hear public comments and consider proposals for the 2017 Neighborhood Assistance Act.

Dated at Plainville, Connecticut this 27th day of April, 2017.

Chairwoman Pugliese opened the hearing for the public.

No comments were made and the hearing was closed.

III. MINUTES OF PREVIOUS MEETING

Councilman Ciotto motioned to approve the Minutes of April 17, 2017 Regular Meeting and April 24, 2017 Public Hearing. The motion was seconded by Councilwoman Tompkins and passed 7-0

IV. ANNOUNCEMENTS – REPORTS

Councilwoman Morante reported she attended a focus group at the Senior Center.

V. APPOINTMENTS/RESIGNATION

1. Advisory Recreation & Park Board

Councilman Ciotto motioned to acknowledge Town Manager Lee's appointment of:

- A. Donna Martin (D), 17 School Street**
- B. Brent Davenport (R), 4 Peach Orchard Hill**
- C. J Christopher DiTolla (U), 44 Cody Avenue**

For the new term 5/1/17 – 5/1/21. The motion was seconded by Councilwoman Tompkins and passed 7-0.

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

VII. REPORT OF TOWN ATTORNEY

No report

VIII. REPORT OF TOWN MANAGER

- **Budget Vote Results**

Tuesday, April 25, Plainville residents overwhelmingly approved both the General Government and Board of Education Budgets as recommended by the Town Council.

The General Government Budget was approved with 461 voting “yes” and 182 voting “no”. Almost 72% of those voting for the General Government budget voted “yes”.

The Board of Education budget was also approved with 429 voting “yes” and 213 voting “no”. Almost 67% of those voting for the Board of Education budget voted “yes”.

The turn-out for the budget vote was 5.6%. The next step for the Town Council is to set the mill rate for FY18 so that the tax bills can be mailed by July 1st.

The State Legislature continues to deliberate on their proposed budget. Their budget decision is fairly important because approximately 20% of Plainville’s revenue comes from the state. Up until this point in time, Town staff has recommended using the Governor’s proposed revenue amounts when presenting the potential mill rate change for next year.

To date, the Appropriations Draft Budget and the Republican Alternative would result in slightly increased revenues to Plainville if adopted.

The Town Charter states that the Town Council shall fix the tax rate within 30 days after the annual Budget meeting. Town staff will prepare a recommendation for setting the mill rate at the May 15th meeting.

- **School Renovations Project Update**

A Public Hearing was held on the School Renovations Project on April 24th. The Hearing was lightly attended. Those who spoke at the Public Hearing mainly spoke in favor of the project. One resident asked for a clarification of the status of state reimbursement for the project. The State continues to assure Plainville that the project will receive 65% of eligible expenses for the project if an application is filed by June 30th.

The project consists of two items. The first to make renovations and updates to Wheeler Elementary School. The project would “renovate like new” the building and bring it up to standards similar to the other two elementary schools in Town.

The Capital Projects Building Committee, after reviewing a scaled down project, is recommending that the “renovate like new” approach be pursued because it will allow the project to access additional grant funds and to have a school that will not need any additional improvements for the foreseeable future. The State is encouraging Towns to pursue updating existing buildings rather than new construction.

The Capital Projects Building Committee is supportive of a plan that would result in the “best bang for our tax dollars”.

The second part of the project is to replace the pavement at the high school including the parking lots and around the athletic fields. Numerous cracks are evident and the pavement has exceeded its useful life.

Overall, the project is estimated to cost \$25.26M. With state reimbursement, the net cost to Plainville is estimated at \$13.15M. This net project cost can be absorbed in the Debt Service portion in the Town budget without increasing the current budgeted amount. This is due to the retiring of previous debt for other projects.

In conclusion, there is no argument that significant work needs to be done at Wheeler School and also the pavement at the High School. The Building Committee has been working for several years on proposals that would be in the best interest of our community in the long run. The recommended project would address the needs and the resulting cost impact to Plainville would be minimized due to state grants and the Towns' favorable debt schedule.

- **Happenings**

Assistant to the Town Manager Assistant Colby reported on Town activities and events within the Town Clerk's Office, Plainville Coalition, Senior Center, Library and Roadways. More information may be obtained at www.plainvillect.com

IX. PUBLIC COMMENTS

John Kisluk, 65 Forestville Ave spoke against the school projects and asked the Town Council to reconsider. He feels the Town is spending too much money.

Joanne Edman, 166 West Main St expressed her disappointment with the low budget turnout. She feels too much money is being spent on the schools that could go elsewhere and commented on the Plainville Wind Ensemble concert and their generous donation to the Town's animal shelter.

Sherri Labowski, 57 Birch Tree Rd spoke in favor of the school projects. Her children attended Linden Street School and now are at Wheeler Elementary School. She noted the change from an updated school to one in need of upgrades and renovations. She encouraged the Town Council to take advantage of the State's reimbursement.

Roberta Lauria, 18 Perron Rd, Vice Chairman of the Conservation Commission spoke about her PEEP seed project. Packaging of the packets will take place at the Senior Center on May 12 and will be made available at the Recreation Dept., Town Clerk's office, Senior Center and the Library. She also mentioned the Fishing Derby will be held May 7 from 8:30-11.

Lou Frangos, 10 Fairbanks St questions included the combination of the Wheeler Elementary School projects and the Plainville High School paving improvements and the time frame of the projects.

If approved the construction would not begin until the summer of 2018 and continue for approximately 2 years.

Becky Tyrrell, 174 West Main St, member of the Board of Education, spoke to the needs of the paving improvements at the High School and to the renovations at Wheeler Elementary School.

These projects have been considered for many years and she supports moving forward as they fit into the long term Debt Services plan and will not increase taxes.

X. OLD BUSINESS

XI. NEW BUSINESS

1. 2017 Neighborhood Assistance Act Proposals

Councilwoman Tompkins motioned to approve the following proposals for the 2017 Neighborhood Assistance Act:

- a. The Congregational Church of Plainville, United Church of Christ Energy Efficiency Initiative Program - \$150,000
- b. Queen Ann Nzinga Center. Queen Ann Nzinga Center, Inc. Assistance Program - \$24,000
- c. Plainville Early Learning Center, Plainville Early Learning Center Infant & Toddler Program - \$20,000

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

2. Consider proposed ordinance entitled “Ordinance Appropriating \$25,260,000 For Renovations And Improvements To Wheeler Elementary School and Plainville High School, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants” –See Addendum

Councilman Wazorko motioned to adopt an ordinance entitled, "Appropriating \$25,260,000 For Renovations And Improvements To Wheeler Elementary School And Plainville High School, And Authorize The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants" “. The motion was seconded by Vice Chairman Saunders. Council comments were made. The motion passed 7-0.

3. Establishment of referendum date for proposed Wheeler Elementary School and Plainville High School Renovations and Improvements Project Bond Ordinance - See Addendum

Vice Chairman Saunders motioned to adopt “Resolution Establishing Referendum On Proposed Elementary School And Plainville High School Renovations And Improvements Project Bond Ordinance”. The motion was seconded by Councilman Ciotto and passed 7-0.

4. Authorization of expenditure from the Referendum Costs Account for conduct of referendum on proposed Wheeler Elementary School and Plainville High School Renovations and Improvements Project Bond Ordinance –See Addendum

Councilman Carrier motioned to adopt “Resolution Authorizing Expenditures For Conduct Of Referendum On Proposed Wheeler Elementary School and Plainville High School

Renovations and Improvements Projects Bond Ordinance". The motion was seconded by Vice Chairman Saunders and passed 7-0.

- 5. Authorization of preparation, printing and distribution of explanatory text with respect to the referendum on the proposed Wheeler Elementary School and Plainville High School Renovations and Improvements Project Bond Ordinance and Authorization of expenditures from the Referendum Costs Account therefor-See Addendum.**

Vice Chairman Saunders motioned to adopt "Resolution Authorizing Preparation, Printing and Distribution Of Explanatory Text For Proposed Wheeler Elementary School And Plainville High School Renovations And Improvements Project Bond Ordinance". The motion was seconded by Councilwoman Tompkins and passed 7-0.

XII. OTHER DISCUSSIONS OF INTEREST

Town Manager Lee commented Wheeler School was designed in the 1950's. School administrators and the Capital Projects Building Committee have been working together on the proposed projects and on bringing the plan forward. The timing is right with the Debt Service budget and the State's reimbursement rate.

XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION

XIV. ADJOURNMENT

At 8:55pm Councilman Carrier made a motion to adjourn. The motion was seconded by Councilwoman Tompkins and passed 7-0.

Respectfully submitted by,

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

ORDINANCE NO. 4-2017

**Town of
PLAINVILLE, CONNECTICUT**

ORDINANCE APPROPRIATING \$25,260,000 FOR RENOVATIONS AND IMPROVEMENTS TO WHEELER ELEMENTARY SCHOOL AND PLAINVILLE HIGH SCHOOL, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAID FROM GRANTS
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Presented: April 3, 2017

Public Hearing: April 24, 2017

Adopted: _____

Published: _____

Effective Date: _____

BE IT ORDAINED by the Town Council of the Town of Plainville in meeting duly assembled:

SECTION 1. That the Town of Plainville appropriate TWENTY-FIVE MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$25,260,000) for costs related to the design, construction, acquisition, installation, furnishing and equipping of renovations and improvements to Frank T. Wheeler Elementary School and Plainville High School, contemplated to include but not limited to:

- At Frank T. Wheeler Elementary School, such renovations and improvements intended to qualify the project for “renovate as new” status under the State of Connecticut school building project grant program: demolition and replacement of the mechanical, electrical, plumbing and fire protection systems, structural renovations to classroom areas, administration, art storage rooms, gang toilets, mechanical room and staff lounge to provide new areas of the administration, pre-kindergarten, mechanical rooms, kindergarten, and special education, roof replacement, construction of a connector between the academic wings and the entry canopy, replacement of windows, interior and exterior doors, replacement of ceiling tiles, casework, and floor finishes, repainting of existing walls, removal of various asphalt pavement, walks and playscapes, reconfiguration and paving of parking areas, installation of concrete walkways at drop off areas and asphalt walkways at rear of building and to side streets, regrading of fields reconstruction of ballfield, provision of handicap access to all site facilities including playscapes and ballfield, reworking of existing storm management system of gutters and underground piping, installation of new site lighting, installation of pavers and synthetic landscape turf areas in new courtyard, and related improvements and appurtenances (at an estimated cost of approximately \$23,515,000 including contingency and the payment of financing costs in connection with the project); and
- At Plainville High School: improvements to paving, curbing and catch basin/drainage for the parking lot and around the field and grandstand, installation of new concrete bleacher pads, provision of new handicap signage, and related improvements and appurtenances (at an estimated cost of approximately \$1,745,000 including contingency and the payment of financing costs in connection with the project).

The appropriation may be spent for design, construction, acquisition and installation costs, equipment including but not limited to building systems and technology equipment, furnishings,

materials, site improvements, architects' fees, engineering and other consultant fees, legal fees, grant application and administration costs, net interest on borrowings and other financing costs, and other expenses related to the project, including the preparation of schematic drawings and outline specifications for each of the projects. The Capital Projects Building Committee is authorized to determine the scope and particulars of each of the projects and to reduce or modify the each of the projects, and the entire appropriation may be spent on the projects as so reduced or modified. The Town anticipates that it will receive approximately \$12,107,000 in State of Connecticut school building project grants to offset in part the cost of the renovations and improvements to Frank T. Wheeler Elementary School.

SECTION 2. That the Town issue bonds or notes in an amount not to exceed TWENTY-FIVE MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$25,260,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the projects. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

SECTION 3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project or the receipt of grants for the projects. The amount of the notes outstanding at any time shall not exceed TWENTY-FIVE MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$25,260,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

SECTION 4. That the Town Manager and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Town Manager and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to designate a bond counsel to approve the legality of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

SECTION 5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this ordinance, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

SECTION 6. That the Town Manager and the Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

SECTION 7. That the Capital Projects Building Committee is authorized to act as a school building committee for each of the projects, and to exercise such powers and duties consistent with its charge as are necessary or appropriate to complete each of the projects. Necessary expenses of the Committee shall be included in the cost of the projects. The records of the Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the projects, the Committee shall make a complete report and accounting to the Town Council and the Town.

SECTION 8. That the Town Manager, the Treasurer, Board of Education and other proper officers or officials of the Town are each authorized to apply to the State Commissioner of Education for and to accept or reject state or other grants for each of the projects, to file applications with the State Board of Education or other grantors, to execute grant agreements for each of the projects, and to file such documents as may be required by the State Board of Education or other grantors to obtain grants for the costs of financing the projects. Any grant proceeds may be used to pay costs of the projects or principal and interest on bonds, notes or temporary notes.

SECTION 9. That the Town Manager, the Treasurer, the Board of Education, the Capital Projects Building Committee and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the projects and to issue bonds or notes and obtain grants to finance the aforesaid appropriation.

5-2017

Resolution Establishing Referendum On Proposed Wheeler Elementary School And Plainville High School Renovations And Improvements Project Bond Ordinance

RESOLVED, That pursuant to Section 11 of Chapter III of the Charter of the Town of Plainville, the ordinance entitled "Ordinance Appropriating \$25,260,000 For Renovations and Improvements to Wheeler Elementary School and Plainville High School, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants" be voted upon at referendum to be held at the Plainville Fire House, 77 West Main Street in Plainville between the hours of 6:00 a.m. and 8:00 p.m. on Tuesday, June 6, 2017 under the following heading:

"SHALL THE TOWN OF PLAINVILLE APPROPRIATE \$25,260,000 FOR RENOVATIONS AND IMPROVEMENTS TO WHEELER ELEMENTARY SCHOOL AND PLAINVILLE HIGH SCHOOL, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED FROM GRANTS?"

YES

NO”

Those approving the ordinance will vote “Yes” and those opposing said ordinance will vote “No”.

6-2017

Resolution Authorizing Expenditures For Conduct Of Referendum On Proposed Wheeler Elementary School And Plainville High School Renovations And Improvements Project Bond Ordinance

RESOLVED, That the expenditure of \$ 7,500 from the Referendum Costs Account is authorized for conduct of the referendum to be held on June 6, 2017 on the ordinance entitled “Ordinance Appropriating \$25,260,000 For Renovations and Improvements to Wheeler Elementary School and Plainville High School, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants”.

7-2017

Resolution Authorizing Preparation, Printing And Distribution Of Explanatory Text For Proposed Wheeler Elementary School And Plainville High School Renovations And Improvements Project Bond Ordinance

RESOLVED, That the Town Clerk is authorized and directed to prepare a concise explanatory text regarding the ordinance entitled “Ordinance Appropriating \$25,260,000 For Renovations and Improvements to Wheeler Elementary School and Plainville High School, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants”, such text to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended, and the expenditure of \$ 5,000 from Referendum Costs Account is authorized for the costs for the preparation, printing and distribution of such explanatory text.