

**MINUTES  
PLAINVILLE TOWN COUNCIL  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
SPECIAL MEETING  
Tuesday, October 12, 2021 – 6:30p.m.**

**WORK SESSION:** **Middle School of Plainville Renovation  
Project and Owners Project Manager Discussion**

Chairwoman Pugliese called the Work Session to order at 6:30 pm. Present were Vice Chairwoman Tompkins, Council members Wazorko, Morante, Gnazzo, Rocco, Underwood, Town Manager Lee, Assistant Town Manager Daskal, Town Attorney Matrianni, and Town Clerk Porrini.

Also, in Attendance were members of the Capital Project Building Committee, Stephen Martino, Danny Carrier, James Tufts, and Kenneth Restelli; Chris Cykley and Mark Garilli from Construction Solutions Group (CSG).

A PowerPoint presentation was given by CSG to explain in further detail the timeframe, cost estimate, and grant application process for pre-referendum services to prepare for the Middle School Plainville Renovation Project.

Discussion ensued

The Work Session was adjourned at 6:55p.m. No action was taken.

**I. PRESENTATIONS:**

**II. PUBLIC HEARING**

- Proposed Amendment to an Ordinance entitled “Parks & Recreation Areas”
- Additional Appropriation for Pre-referendum Costs for the Middle School of Plainville Renovation Project
- Sewer User Rate – November 1, 2021, to October 31, 2022

**III. MINUTES OF PREVIOUS MEETING**

September 13, 2021, Regular Meeting

**IV. ANNOUNCEMENTS – REPORTS**

**V. APPOINTMENTS/RESIGNATIONS**

1. Police Officer Appointment
2. Fire Department
3. Aviation Commission Resignation
4. 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. American Rescue Plan Discussion
2. White Oak Redevelopment Project Update
3. Police Department Update
4. Honor Heights Discussion
5. Affordable Housing Plan Development
6. Robertson Airport Concrete Work
7. Pickup Truck – WPC
8. COVID-19 Update
9. Happenings

**IX. PUBLIC COMMENTS**

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

1. Consider proposed amendment to an Ordinance entitled “Parks & Recreation Areas”
2. Consider Additional Appropriation for Pre-referendum Costs for the Middle School of Plainville Renovation Project
3. Set Sewer User Rate
4. RFQ #2021-21, Owner’s Project Manager - Middle School of Plainville Renovation
5. American Rescue Plan Planning Committee
6. Connecticut Brownfield Land Bank, Inc. – Services Agreement
7. RFP #2022-07, Affordable Housing Plan Development
8. Bid #2022-10, Robertson Airport Concrete Work
9. Bid #2022-11, Pickup Truck – WPC
10. Tax Refunds - Addendum

**XII. OTHER DISCUSSIONS OF INTEREST**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

1. Personnel Matter
2. Contract Negotiations
3. Land Acquisition

**XIV. ADJOURNMENT**

The special 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 Matrianni, and Town Clerk Porrini.

Boy Scout Troop 76 led the Pledge of Allegiance

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

1. **Ratify a public hearing on Tuesday, October 12, 2021, at 7:00 pm in the Municipal Center a proposed amendment to an Ordinance entitled “Parks & Recreation Areas”. The motion was seconded by Councilwoman Morante and passed 7-0.**

**I. PRESENTATIONS**

**II. PUBLIC HEARING**

Town Clerk Porrini read the following legal notice:

**LEGAL NOTICE  
TOWN OF PLAINVILLE  
TOWN COUNCIL PUBLIC HEARING  
OCTOBER 12, 2021**

NOTICE IS HEREBY GIVEN that the Plainville Town Council will hold a public hearing at 7:00 pm on Tuesday, October 12, 2021, in the Council Chambers of the Municipal Center, One Central Square, to consider the following:

1. Proposed Amendment to an Ordinance entitled "Parks and Recreations Areas"
2. An additional appropriation of \$90,000 for pre-referendum costs for the Middle School Plainville Renovations Project
3. Sewer user rate for the period November 1, 2021, to October 31, 2022

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

Dated at Plainville, Connecticut this 7<sup>th</sup> day of October 2021.

Chairwoman Pugliese opened the first public hearing for comments.

1. Proposed Amendment to an Ordinance entitled "Parks and Recreations Areas"
2. An additional appropriation of \$90,000 for pre-referendum costs for the Middle School Plainville Renovations Project

Lou Frangos, 10 Fairbanks St, commented on funds previously allocated for Middle School Plainville repairs.

3. Sewer user rate for the period November 1, 2021, to October 31, 2022

No additional comments were made, and the hearing was closed.

**III. MINUTES OF PREVIOUS MEETING**

**Vice Chairwoman Tompkins motioned to approve the minutes of September 13, 2021, Regular Meeting: The motion was seconded by Councilman Rocco and passed 7-0.**

**IV. ANNOUNCEMENTS – REPORTS**

**Councilwoman Morante will be attending the Conservation Commission and the Library Board of Trustees later in the week.**

**Chairwoman Pugliese announced the Pumpkin Festival coming up and proceeds will benefit the Plainville Community Fund.**

**V. APPOINTMENTS/RESIGNATION**

**1. Police Officer**

**Vice Chairwoman Tompkins motioned to appoint Tyler Otis as a Police Officer effective October 20, 2021. The motion was seconded by Councilman Rocco and passed 7-0.**

**2. Fire Department**

- a. Councilman Gnazzo motioned to appoint Adam Seigle as a Regular Firefighter to the Plainville Fire Department. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.
- b. Councilman Gnazzo motioned to appoint Jason Roman as a Probationary Firefighter to the Plainville Fire Department. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.
- c. Councilman Gnazzo motioned to appoint Gilbert Aguilera as a Probationary Firefighter to the Plainville Fire Department. The motion was seconded by Councilman Underwood and passed 7-0.
- d. Councilman Gnazzo motioned to appoint Krista Camacho as a Probationary Firefighter to the Plainville Fire Department. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.
- e. Councilman Gnazzo motioned to appoint Robert Schneider as a Probationary Firefighter to the Plainville Fire Department. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

3. **Firefighter Resignations**

Councilman Gnazzo motioned to accept with regret the resignations of Mark Riordan and Peter Montana from the Plainville Fire Department. The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

4. **Aviation Commission**

Councilman Underwood motioned to accept with regret the resignation of Charles Zettergren from the Aviation Commission. The motion was seconded by Councilman Rocco and passed 7-0.

5. **Capital Project Building Committee**

Councilman Gnazzo motioned to appoint to the Capital Project Building Committee for the new term 8/1/21 – 8/1/27:

Danny Carrier, (R), 270 Camp Street  
Kenneth Restelli, (U), 30 West Broad Street  
Stephen Martino, (U), 23 Bradley Street

The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

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:

- American Rescue Plan Discussion

Plainville will be receiving approximately \$5.2M under the American Rescue Plan (ARPA) passed by the U.S. Congress. 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. During the September 13th Town Council meeting, it was recommended that the Town Council form a planning group to recommend how these monies should be allocated. Such a committee could include:

Town Council members (2-3); Town Manager; Assistant Town Manager; Public Works staff; Town Attorney; Town Engineer; and the Regional Health Director.

There is an item under New Business regarding the formation and the appointment of the members of the American Rescue Planning Committee.

- **White Oak Redevelopment Project Update**

At the September 13th Town Council meeting it was recommended that the Connecticut Brownfield Land Bank, Inc. be engaged to manage the DECD Remediation Grant for the White Oak property. 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. The Land Bank has submitted a proposal for these services in the amount of \$58,000. These costs would be paid through the Remediation Grant.

There is an item under New Business to authorize the Town Manager to enter into a Services Agreement with the Connecticut Brownfield Land Bank, Inc. in the amount of \$58,000.

- **Police Department Update**

Chief Peterson addressed the Town Council to report the body cameras have been installed and officers have now been trained. He mentioned the anticipated reimbursement from the Office of Policy and Management/Body Camera Grant Program has been increased from \$42,000 to approximately \$84,717.

- **Honor Heights Discussion**

Earlier this year I was contacted by several residents of the Honor Heights neighborhood about the possibility of having sewers installed to service their homes. This neighborhood consists of 82 homes that were built in the late 1950's and 1960's.

Approximately 40 residents attended the meeting that lasted 1 ½ hours. Several different funding possibilities were discussed. One advantage of installing sewers now is because the roads in the neighborhood are scheduled to be repaved as part of Phase 2 of the Road Bond Program. Installing the sewers before the roads were repaved could significantly lower the project cost. A review of the Health Department records indicated that the average age of the septic systems in this area is 35 years.

Unless there are objections from the Town Council, Town staff plans to send a follow-up email to those who attended the meeting to determine how much interest there may be to continuing discussions on a possible sewer extension to the Honor Heights neighborhood. The results of the feedback will be shared with the Town Council at a future meeting.

- **Affordable Housing Plan Development**

The State of Connecticut recently mandated that municipalities develop an affordable housing plan every five years. The initial plan must be submitted by next June. The Town recently was awarded a \$15,000 grant from the State to develop such a plan. Town staff issued an RFP to solicit proposals from qualified firms to complete a plan to meet state requirements. Five proposals were received.

An interview panel consisting of Glenn Petit, Vice-Chairman of the Planning and Zoning Commission;

10/12/21

Garrett Daigle, Town Planner: and Matt Daskal, Assistant Town Manager interviewed the five firms. After the interviews were completed, the panel unanimously is recommending awarding the contract to SLR of Cheshire, Connecticut to assist in developing an Affordable Housing Plan for Plainville. There is an item under New Business regarding this recommendation.

- **Robertson Airport Concrete Work**

The Aviation Commission recently authorized the use of aviation funds to make improvements to the Administration Offices at Robertson Airport. Interstate Aviation is also contributing funds to the project as well. Renovations include exterior upgrades to doors, windows, entrances, (including ADA accessibility) and a rear public patio where people can observe the airport operations. The Roadways Department is also assisting in the project which will help to reduce the overall cost of the project. There is a significant amount of new concrete work that is necessary for the project. Town staff has had difficulties in finding a company to perform the concrete work. Two proposals were received with the low bid being submitted by Terry's Concrete, LLC of Southington in the amount of \$48,620. Terry's Concrete has previously worked with Roadways and is able to coordinate timelines to meet Town needs.

Town staff is recommending that the Town Council waive the bid process and award the concrete work at Robertson Airport to Terry's Concrete, LLC of Southington in the amount of \$48,620. There is an item under New Business regarding this recommendation.

- **Pickup Truck – WPC**

Joe Alosso recently requested that a 2003 GMC Sierra pick-up truck needed to be taken off the road because of significant structural issues. This truck was scheduled to be replaced next year. At my request, Joe Alosso was able to identify two recent CIP projects that came in under budget, namely the Mountainview Pump Station and the Odor Control Project. These two projects had enough savings to cover the cost of a pick-up truck purchase this year. Joe was able to locate a 2021 F150 single cab at Gengras Ford of Plainville under the State Bid price of \$29,983.70. Town staff is recommending the purchase of the truck utilizing savings from two completed WPC capital projects. There is an item under New Business that would authorize the purchase of a Ford F150 single cab pick-up truck from Gengras Ford of Plainville utilizing a State Bid price of \$29,983.70.

- **COVID-19 Update**

As of last Thursday (October 7th), Plainville remains in the “Red” category for COVID-19 cases with a 15.5 rate per 100K population. This is just above the “orange” category level. It is anticipated that Plainville will most likely be in a lower category next week.

- **Happenings**

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

## **IX. PUBLIC COMMENTS**

Lou Frangos, 10 Fairbanks St, mentioned concerns of speeding vehicles on Bohemia Street.

Husam Hashim, 5 Sandstone Road, spoke about the municipal broadband internet.

## **X. OLD BUSINESS**

## **XI. NEW BUSINESS**

**1. Consider proposed amendment to an Ordinance entitled “Parks & Recreation Areas” – See Addendum**

Vice Chairwoman Tompkins motioned to adopt the proposed amendment to an Ordinance entitled “Parks & Recreations”. The motion was seconded by Councilman Rocco and passed 7-0.

**2. Consider Additional Appropriation for Pre-referendum Costs for the Middle School of Plainville Renovation Project**

Vice Chairwoman Tompkins motioned to appropriate \$90,000 from General Fund Unassigned Fund Balance, Account # 0100-000-32110-0000 to Xfer Out – School Project, Account # 0100-840-55587-0000 for pre-referendum costs for the Middle School of Plainville Renovations Project. The motion was seconded by Councilman Rocco and passed 7-0.

**3. Set Sewer User Rate – See Addendum**

Vice Chairwoman Tompkins motioned for the Town Council acting as the Water Pollution Control Authority set the user rate for the period November 1, 2021, to October 31, 2022. The motion was seconded by Councilman Rocco and passed 7-0.

**4. RFQ #2021-21, Owner’s Project Manager - Middle School of Plainville Renovation**

Vice Chairwoman Tompkins motioned to award RFQ #2021-21, Owner’s Project Manager for the Middle School of Plainville Renovations Project, to Construction Solutions Group, East Hartford, CT, in the amount of \$82,937, as recommended by the Capital Projects Building Committee, and authorize the Town Manager to enter into an agreement for pre-referendum services. The motion was seconded by Councilman Underwood and passed 7-0.

**5. American Rescue Plan Planning Committee**

Councilwoman Morante motioned to appoint the following individuals to the American Rescue Plan Planning Committee:

Chairwoman Kathy Pugliese  
Councilmember David Underwood  
Councilmember Christopher Wazorko  
Town Manager  
Assistant Town Manager  
Finance Director  
Technical Services Director  
Roadways Superintendent  
Water Pollution Control Superintendent  
Town Attorney  
Regional Health District Director

The motion was seconded by Vice Chairwoman Tompkins and passed 7-0.

**6. Connecticut Brownfield Land Bank, Inc. – Services Agreement**

Vice Chairwoman Tompkins motioned to approve and authorize the Town Manager to enter into a Services Agreement with Connecticut Brownfield Land Bank, Inc. The motion was seconded by Councilman Gnazzo and passed 7-0.

**7. RFP #2022-07, Affordable Housing Plan Development**

Vice Chairwoman Tompkins motioned to award RFP #2022-7, Affordable Housing Plan

Development, to SLR, Cheshire, CT, in the amount of \$15,000. The motion was seconded by Councilman Rocco and passed 7-0.

**8. Bid #2022-10, Robertson Airport Concrete Work**

Vice Chairwoman Tompkins motioned to award Bid #2022-10, Robertson Airport Concrete Work, to Terry's Concrete, Southington, CT, in an amount not to exceed \$48,620. The motion was seconded by Councilman Underwood and passed 7-0.

**9. Bid #2022-11, Pickup Truck – WP**

Vice Chairwoman Tompkins motioned to award Bid #2022-11, Pickup Truck WPC, to Gengras Ford, LLC, Plainville, CT, under State Contract #19 PSX 0161 in the amount of \$29,983.70. The motion was seconded by Councilman Gnazzo and passed 7-0.

**10. 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**

**XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION**

1. Personnel Matter
2. Contract Negotiations
3. Land Acquisition

**At 7:58 pm Vice Chairwoman Tompkins motioned to enter Executive Session. The motion was seconded by Councilman Rocco and passed 7-0.**

All seven Council members were present for the executive sessions along with Town Manager Lee, Assistant Town Manager Daskal, and Town Attorney Mastrianni. Discussion was held regarding the Personnel Matter and Contract Negotiations.

Councilman Wazorko exited the Executive Session at 8:25 p.m.

Six 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 the Land Acquisition matter.

A motion was made, seconded unanimously passed, to end the executive session at 8:45 p.m. No further action was taken.

**XIV. ADJOURNMENT**

At 8:46 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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BE It ORDAINED by the Town of Plainville that Ordinance, Chapter 285, entitled Parks and Recreation Areas, ordinance adopted by the Town Council on August 4, 1969; amended through May 20, 2002, particularly Section 285-9 of said ordinance is hereby amended and replaced as follows:

§ 285-9. Town property and facilities.

The following shall be expressly prohibited in all parks:

- A. To willfully mark, deface, injure, tamper with, or displace or remove any buildings, pools, bridges, tables, benches, fireplaces, railings, fences, paving, waterlines or other public utilities or parts or appurtenances thereof, signs, notices, or placards, whether temporary or permanent, monuments, stakes, posts or other boundary markers, or other structures or equipment, facilities or park property or appurtenances whatsoever, either real or personal.
- B. To willfully damage, cut, carve, transplant, or remove any tree or plant or injure the bark of any tree, nor shall any person pick the flowers or seeds of any plant in any area which is designated as being prohibited to such action, nor shall any person dig in or otherwise disturb lawn areas or walk upon planted areas which are designated as being prohibited to foot travel.
- C. To sell any article of any kind without a permit.
- D. To light, kindle or use any fire, except in facilities provided therefor by the Town of Plainville.
- E. To injure, hunt, trap, snare, harass, torment, or disturb any animal, or any bird, and to disturb any bird's nest or eggs, within said park.
- F. To discharge any fireworks or firearms within the parks without proper permit.
- G. To bring in or dump, deposit, leave or place any dirt, rubbish, waste, garbage, refuse or other trash anywhere on the grounds of any park or in any waters in or contiguous to any park.
- H. To fail to place in proper receptacles where these are provided any refuse, waste or trash generated while using the park. Where receptacles are not provided, all such refuse or trash shall be carried away from the park by the person responsible for its presence and properly disposed of elsewhere.
- I. To loiter in bathhouse or rest room facilities.
- J. To play or practice golf.
- K. To use, consume, dispense, sell, drink, or have in one's possession beer, wine, liquors or other alcoholic beverages.
- L. To be under the influence of intoxicating liquor or drugs.
- M. To smoke, consume tobacco or use an electronic nicotine delivery system or vapor product, sell, or distribute any tobacco, nicotine delivery system or vapor product of any kind.**
- N. To burn, smoke, consume, sell, or distribute cannabis of any kind, in whatever form, whether flower, liquid, or edible.**

~~M. O.~~ To ride or walk any horse or pony and to use a horse or pony to pull a cart, carriage, or other vehicle.

~~N. P.~~ To have any pet which is not under control or in violation of any statutes or ordinances.

~~Q. P.~~ To picnic or lunch in a place other than those designated for that purpose and in accordance with such rules and regulations as may be established or to leave a picnic area before a fire for which he is responsible is completely extinguished and before all trash and refuse for which he is responsible is disposed of properly as provided in Subsection H of this section.

~~R. R.~~ To use, operate, run, or electronically control fuel- or self-powered model aircraft, boats, rockets, vehicles, and drones.

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**Refunds**

**10/12/2021**

	<b>Current Year</b>	<b>Amount</b>
1	Norfleet, Juanita, 32 Danette Ct. Dallase, GA	31.61
2	Myler, Donald R. Jr., 411 School St Apt. 101, Berlin, NH	85.43
3	Pabisiak, Kazimierz, 78 Sunset Ave	10.98
4	Kawala, Richard, 2004 Petes Camp Rd, Southport, NC	17.38
5	Ally Financial, PO Box 9001951, Louisville, KY	274.95
6	Tolis, Jr., Angelo, 17 Mt View Dr	67.39
7	Bouchard, Rosemary, 10 Washington St	176.25
8	Bouchard, Brittany, 11 Adams Way	48.90
9	Wren, Maria, 318 Rim Rock Circle, Prescott, AZ	92.86
10	Clark, Chris & Marie 5 Great Plain Dr	3,692.91
11	Begum, Parvum, 38 Bohemia St	204.80
	<b>Total</b>	<b>\$4,703.46</b>

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**Town of Plainville, CT**

**Sewer Rates Current/Adopted**

**For the Fiscal Year Period November 1, 2021 - October 31, 2022**

<u>Description</u>	<u>Current Rate</u>	<u>Proposed Increase</u>	<u>0.00% Proposed Rate</u>
Standard Charge, per 1,000 Cubic Feet Effluent Discharge	\$58.06	0.00%	\$58.06

Minimum Charge	\$415.92	0.00%	\$415.92
Well Users	\$515.68	0.00%	\$515.68
Effluent Discharge, per 1,000 Gallons	\$166.38	0.00%	\$166.38