

**MINUTES  
PLAINVILLE TOWN COUNCIL  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
SPECIAL MEETING  
Monday, December 18, 2023 – 6:00 p.m.**

**WORK SESSION:**

**Honor Heights Sewer Project**

Chairman Wazorko called the Work Session to order at 6:00 pm. Present were Vice Chairwoman Morante, Council members Christopher, Gediman, Hurley, Tompkins, Underwood; Town Manager Paulhus, Assistant Town Manager Cirioli, Technical Services Director Bossi, and Town Clerk Arena.

Chairman Wazorko opened the work session. Chairman Wazorko stated the council members and town staff had been in discussion with a preliminary proposal. He mentioned no decision would be made at the work session, there is an agenda item to address this topic. Chairman Wazorko stated if a proposal was not finalized at tonight's council meeting, a decision will most likely be made at the next regular meeting of the Town Council, which is January 2, 2024.

Discussion ensued.

The Work Session was adjourned at 6:45 p.m. No action was taken.

**MINUTES  
PLAINVILLE TOWN COUNCIL  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
REGULAR MEETING  
December 18, 2023 – 7:00p.m.**

- I.     PRESENTATIONS:**
  - 13U Plainville Colts**
  - Tiny Mites Cheer Team**
  - Pee Wee Cheer Team**
  - JV Cheer Team**
  
- II.    PUBLIC HEARING**
  
- III.   MINUTES OF PREVIOUS MEETING**
  - November 29, 2023, Special Meeting; December 4, 2023, Regular Meeting
  
- IV.    ANNOUNCEMENTS – REPORTS**
  
- V.     APPOINTMENTS/RESIGNATIONS**
  - 1. Recreation & Park Advisory Board Appointment
  - 2. 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. Honor Heights Sewer Project
2. Whiting Street Reconstruction Project
3. Middle School Renovate-Like-New-Introduction of Ordinance
4. ARPA Project Discussion – PHS Boiler Replacement
5. Financial Dashboard
6. Happenings

## **IX. PUBLIC COMMENTS**

## **X. OLD BUSINESS**

## **XI. NEW BUSINESS**

1. Honor Heights Final Assessment and Other Terms
2. Introduction of and establishment of public hearing on proposed ordinance entitled “Ordinance Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville, And Authorizing the Issue of Bonds and Notes to Finance the Portion of The Appropriation Not Defrayed from Grants”
3. Referral of Middle School of Plainville Renovations and Improvements Project to Planning & Zoning Commission
4. Establish public hearing regarding ARPA Funds
5. Tax Refunds - Addendum

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

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

## **XIV. ADJOURNMENT**

The regular meeting was called to order at 7:00 pm. Present were Chairman Wazorko, Vice Chairwoman Morante, Council members Christopher, Gediman, Hurley, Tompkins, Underwood; Town Manager Paulhus, Assistant Town Manager Cirioli, Town Attorney Borea and Town Clerk Arena.

Councilwoman Morante led the Pledge of Allegiance

### **I. PRESENTATIONS**

**14U Plainville Colts  
Tiny Mites Cheer Team  
Pee Wee Cheer Team  
Junior Varsity Cheer Team**

**Councilman Gediman congratulated and read a proclamation recognizing the 14U Plainville Colts Football Team for participation in the Northern Connecticut Pop Warner Conference.**

**Councilman Gediman congratulated and read a proclamation recognizing the Tiny Mites Cheer Team on a successful cheer season.**

**Councilman Gediman congratulated and read a proclamation recognizing the Pee Wee Cheer Team on a successful cheer season.**

**Councilman Gediman congratulated and read a proclamation recognizing the Junior Varsity Cheer Team on a successful cheer season.**

### **II. PUBLIC HEARING**

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

**Councilwoman Christopher motioned to approve the minutes of November 29, 2023 Special Meeting; and December 4, 2023 Regular Meeting: The motion was seconded by Councilman Underwood and passed 7-0.**

### **IV. ANNOUNCEMENTS – REPORTS**

Councilwoman Morante attended the Library Board of Trustees December meeting.

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

#### **Recreation and Park Advisory Board**

**Councilman Gediman motioned to ratify the Town Manager’s appointment of Anthony Wasley, 175 Stillwell Drive, to the Recreation and Park Advisory Board for the term ending May 1, 2025. The motion was seconded by Councilman Hurley and passed 7-0.**

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

Board of Education Member, Becky Tyrrell, stated the Board of Education has begun their budget preparation process.

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

No report was given.

### **VIII. TOWN MANAGER**

Town Manager Paulhus presented and discussed the following topics:

- **Honor Heights Sewer Project**

The public hearing took place on December 13, 2023, with approximately 44 residents in attendance. A few issues were discussed that focused on the cost such as the beneficial assessment, the length of the payment plan and interest rate, installation of lateral lines. Other items in question included a town facilitated process for suggesting contractors for laterals, what penalties would apply for those homes that choose not to hook up, any other incentives the town could provide.

There is an item under New Business to set the final assessment and other financial terms.

- **Whiting Street Reconstruction Project**

The final design was submitted to Capitol Region Council of Governments (CRCOG) last week. Final design comments are expected to close in January 2024 to allow for the completion of the design. Once the design is complete, CTDOT will authorize the project to be bid for February 2024.

An award of a construction contract is expected in April 2024, with an anticipated construction start date in May 2024. Construction is expected to be substantially completed by September 2024, with a project closeout targeted for November 2024. Reconstruction of Whiting Street will run from Broad Street to North Street. Pavement Reconstruction, Minor Drainage Improvements, bicycle lane, and ADA improvements

- **Middle School Renovate-Like-New Introduction of Ordinance**

To begin the process of advancing the MSP-RLN Project, the Town Council must first introduce an ordinance to appropriate \$61,915,000 for renovations and improvements, The Town Council must make a referral to the Planning and Zoning Commission for approval under CGS Section 8-24. The Town Council must set and hold at least one public hearing prior to adopting the ordinance.

There are two items under New Business as part of the process to appropriate \$61,915,000 for the renovations and improvements to the Middle School of Plainville.

- **ARPA Project Discussion – PHS Boiler Replacement**

The bids are in for the boiler project. However, bids came in significantly higher than what was budgeted. Total bid is approximately \$879,000 and the ARPA allocation is \$698,000. Thus, an award cannot be made until there is an additional appropriation of ARPA funds which requires a public hearing. My recommendation is to pull money from the Fire Truck allocation which has \$390,000 left. The truck will likely be paid for in a future bond offering.

There is an item under New Business to move to a public hearing to discuss the appropriation of additional ARPA funds for the boiler project.

- **Financial Dashboard**

The Financial Dashboard report has been provided to the Town Council through November 30, 2023 and has been posted to the Town website.

- **Happenings**

Assistant Town Manager Cirioli announced activities and events within and including the Tax/Assessor Office and Senior Center. Further information can be found on the Town's website:

## **IX. PUBLIC COMMENTS**

Gayle Denehy, 28 Perron Rd., commented on the potential March Referendum.

Marylin Charette, 18 Milford St., spoke on the Town Manager Residency Requirement.

Francis Cudak, 48 Washburn Dr., spoke on the Honor Heights Sewer Project.

John Kisluk, 65 Forestville Ave., spoke on the Town Manager Residency Requirement.

## **X. OLD BUSINESS**

## **XI. NEW BUSINESS**

### **1. Honor Heights Final Assessment and Other Terms**

Councilman Gediman motioned to table this item to the January 2, 2023 Town Council Meeting. The motion was seconded by Councilwoman Tompkins and passed 7-0.

### **2. Introduction of and establishment of public hearing on proposed ordinance entitled "Ordinance Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville, And Authorizing the Issue of Bonds and Notes to Finance the Portion of The Appropriation Not Defrayed from Grants"**

Councilwoman Morante motioned to establish a public hearing on the proposed ordinance entitled “Ordinance Appropriating \$61,915,000 for Renovations and Improvements to the Middle School of Plainville and authorizing the issue of bonds and notes to Finance the Portion of the Appropriation not Defrayed from Grants” on Tuesday, January 2, 2024 at 7:00 pm in the Municipal Center, and direct the Town Clerk and Clerk of the Town Council to cause said public hearing to be duly noticed. The motion was seconded by Councilman Hurley and passed 7-0.

Following discussion, this motion was withdrawn.

Councilwoman Morante motioned to establish a public hearing on the proposed ordinance entitled “Ordinance Appropriating \$61,915,000 for Renovations and Improvements to the Middle School of Plainville and authorizing the issue of bonds and notes to Finance the Portion of the Appropriation not Defrayed from Grants” on Monday, February 5, 2024 at 7:00 pm in the Municipal Center, and direct the Town Clerk and Clerk of the Town Council to cause said public hearing to be duly noticed. The motion was seconded by Councilman Hurley and passed 7-0.

The amended motion was unanimously adopted.

3. Referral of Middle School of Plainville Renovations and Improvements Project to Planning & Zoning Commission

Councilwoman Morante motioned to refer the proposed Middle School of Plainville Renovations and Improvements Project to the Planning & Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes . The motion was seconded by Councilman Gediman and passed 7-0.

4. Establish public hearing regarding ARPA Funds

Councilwoman Christopher motioned to establish a public hearing on Tuesday, January 2, 2024, at 7:00pm in the Municipal Center to hear public comment regarding the use of Coronavirus State and Local Fiscal Recovery Funds associated with the American Rescue Plan Act. The motion was seconded by Councilman Gediman and passed 7-0.

5. Tax Refunds- See Addendum

Councilman Hurley motioned to approve the tax refunds as listed on the Addendum. The motion was seconded by Councilman Underwood and passed 7-0.

XII. OTHER DISCUSSIONS OF INTEREST

Town Manager Paulhus gave an update to the clean up efforts due to the wind and rainstorm on Sunday.

XIII. MATTER APPROPRIATE FOR EXECUTIVE SESSION

XIV. ADJOURNMENT

At 8:27 pm Councilman Underwood motioned to adjourn. The motion was seconded by Councilman Gediman and passed 7-0.

Respectfully submitted by,

Cindy Arena, Town Clerk  
& Clerk of the Town Council

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**Refunds**

**12/18/2023**

<b>Current Year</b>	<b>Amount</b>
1 Lea S Davila, PO Box 514, Plainville, CT	\$45.88
2 Honda Lease Trust, 11675 Great Oaks Way Suite 200, Alpharetta, GA	\$759.77
3 JP Morgan Chase Bank NA, PO Box 901098, Fort Worth, TX 76101	\$604.21
4 Anita M Brown, 70 Pershing Drive, Plainville, CT	\$226.85

<b>Total</b>	<b>\$1,636.71</b>
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**Sewer User Refunds**

1 Richard A & Ann E Bucchi Trustees, 30 Peach Orchard Hill, Plainville, CT	\$424.24
2 Linda J Raynis, 23 Rosemont Drive, Plainville, CT	\$298.25

<b>Total</b>	<b>\$722.49</b>
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**ORDINANCE NO. 3-2024**

**Town of  
PLAINVILLE, CONNECTICUT**

**ORDINANCE APPROPRIATING \$61,915,000 FOR  
RENOVATIONS AND IMPROVEMENTS TO THE  
MIDDLE SCHOOL OF PLAINVILLE, AND  
AUTHORIZING THE ISSUE OF BONDS AND NOTES  
TO FINANCE THE PORTION OF THE  
APPROPRIATION NOT DEFRAID FROM GRANTS**

**Presented: December 18, 2023**

**Public Hearing: February 5, 2024**

**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 SIXTY-ONE MILLION NINE HUNDRED FIFTEEN THOUSAND DOLLARS (\$61,915,000) for costs related to the design, construction, acquisition, installation, furnishing and equipping of renovations and improvements to the Middle School of Plainville, contemplated to include but not limited to 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 various building structures and mechanical, electrical, plumbing and fire protection systems, structural and other renovations to classroom areas, athletic areas and facilities, administration areas, mechanical rooms, and lavatories, roof replacement, 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 and asphalt walkways, regrading of fields, reconstruction of athletic fields and

grounds, provision of handicap access to all site facilities, improvements to storm management system of gutters and piping, installation of new site lighting, installation of pavers, landscape improvements and fencing, and related improvements and appurtenances (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 the Project and to reduce or modify the Project, and the entire appropriation may be spent on the Project as so reduced or modified. The Town anticipates that it will receive approximately \$40,466,593 in State of Connecticut school building project grants to offset in part the cost of the Project.

SECTION 2. That the Town issue bonds or notes in an amount not to exceed SIXTY-ONE MILLION NINE HUNDRED FIFTEEN THOUSAND DOLLARS (\$61,915,000) 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 Project. 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 Project. The amount of the notes outstanding at any time shall not exceed SIXTY-ONE MILLION NINE HUNDRED FIFTEEN THOUSAND DOLLARS (\$61,915,000). 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 the Project, and to exercise such powers and duties consistent with its charge as are necessary or appropriate to complete the Project. Necessary expenses of the Committee shall be included in the cost of the Project. 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 Project, 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 the Project, to file applications with the State Board of Education or other grantors, to execute grant agreements for the Project, 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 Project. Any grant proceeds may be used to pay costs of the Project 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 Project and to issue bonds or notes and obtain grants to finance the aforesaid appropriation.