

**Town of Plymouth**  
**80 Main Street**  
**Terryville, CT 06786**  
**www.plymouthct.us**

**Plymouth Town Council**  
**Telephone: (860) 585-4001**  
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**Minutes**

**May 5, 2020**

**Call to Order:** Mayor David Merchant called the scheduled May 5, 2020, Plymouth Public Hearing Zoom virtual meeting to order at 6:00 p.m.

**Roll Call:** Present for the meeting were Town Councilman Daniel Gentile, Town Councilman Joe Green, Mayor David V. Merchant, Town Councilwoman Sue Murawski, Town Councilman John Pajeski and Town Councilman Tom Zagurski. Also in attendance was Housing Authority of the Town of Plymouth Chairman Vincent Klimas and Town Attorney William Hamzy.

### **Pledge of Allegiance**

Mayor Merchant led the Plymouth Town Council and the Public Audience in the Pledge of Allegiance.

### **Reading of the Legal Notice**

Mayor David Merchant read the Legal Notice into the record as follows: NOTICE OF 2nd PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Town of Plymouth will conduct a public hearing by the Town Council on Tuesday, May 5, 2020, at 6:00 p.m. via a virtual Zoom meeting (details/web address/telephone numbers/passcode will be posted at [www.plymouthct.us](http://www.plymouthct.us) prior to the meeting) to further discuss the Fiscal Year 2020 Community Development Block Grant program and to solicit citizen input. Maximum award limits: Up to \$1,500,000 for Public Housing Modernization (including predevelopment and construction) and especially the Removal of Architectural Barriers for the Physically Challenged (handicapped). Other eligible activities could be for a Housing Rehabilitation Program, for Infrastructure (e.g., streets and sidewalks); for Public Services; for Homelessness and Shelter Diversion programs in participation with CAN); and for Public Facilities (e.g., construction, reconstruction, rehabilitation or installation of public facilities and improvements and fire protection equipment). Major activity categories are: Acquisition, Housing Rehabilitation, Public Housing Modernization, Community Facilities, Public Services, and Economic Development, and the Removal of Architectural Barriers for the Physically Challenged (handicapped). Projects funded with CDBG allocations must carry out at least one of three National Objectives: benefit to low- and moderate-income persons, elimination of slums and blight, or meeting urgent community development needs. The purpose of this second public hearing is to obtain citizen's views on the Town's community development and housing needs and review and discuss specific project activities in the areas of housing and the removal of Architectural barriers for the Physically Challenged (handicapped). which could be part of the Town's Application for funding for the year 2020. The proposed activity of the CDBG Application is for approximately \$1,200,000 to \$1,500,000 to remove Architectural Barriers for the Physically Challenged at the Housing Authority of the Town of Plymouth (Gosinski Park).

*David V. Merchant*  
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PLYMOUTH, CT

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**Reading of the Legal Notice Cont'd.**

In addition, the Town's current pre-2020 Small Cities grant(s) under housing rehabilitation and other activities will be discussed to obtain citizen input on those funds. The public hearing will be to give citizens an opportunity to make their comments known on the program and for approval of the Program Income Reuse Plan. It is proposed as an option to include the existing Program Income Reuse Plan CDBG funds from past awards totaling over an estimated \$112,000 will be reused and redirected into the Removal of Architectural Barriers Rehabilitation project at the Housing Authority of the Town of Plymouth (commonly called "Gosinski Park"). If you are unable to attend the public hearing, you may direct written comments to the Town of Plymouth, Mayor's Office, 80 Plymouth Town Hall, 80 Main Street, Terryville, CT 06786 or you may telephone 860-585-4001. The "Housing Authority of the Town of Plymouth" through the Town of Plymouth, anticipates applying for the maximum range grant amount of \$1,200,000 to \$1,500,000 for the removal of architectural barriers at 43 Ronald Road Gosinski Park Unit 31, Terryville, CT 06786 at multiple units of the apartment complex. No new Units are being built; just 5 units are proposed to be renovated to remove Architectural barriers for the physically challenged (handicapped). Architectural Plans are available for review and comment at the Housing Authority's Community Room Monday – Friday from 2:00 pm to 4:00 pm and on Saturdays from 1:00 pm to 3:00 pm, at 43 Ronald Rd., Gosinski Park Unit 31, Terryville, CT 06786. No more than 4 people at any time can review the Plans along with the Housing Authority's representative. Appropriate Coronavirus precautions will be observed. The Town of Plymouth promotes fair housing and makes all programs available to low-and moderate-income households regardless of race, creed, color, national origin, ancestry, sex, gender identity or expression, marital status, age, lawful source of income, familial status, learning disability or physical/mental disability, or sexual orientation. All are encouraged to attend the virtual Zoom meeting. The hearing is accessible to the handicapped and will be signed for persons who are deaf or hearing impaired. Also available will be a Spanish translator. Equal Opportunity/Affirmative Action

**To consider and take Public Comment regarding the following: To give citizens an opportunity to hear and or/make oral or written recommendations concerning the proposed Application to the State of CT Department of Housing for the HUD Small Cities Community Development Block Grant Funds for the purpose of renovation for the Housing Authority of the Town of Plymouth, commonly caused "Gosinski Park" apartments per CGS 7-191 (a) to 7-191 (b).**

Vincent Klimas, Chairman, Housing Authority of the Town of Plymouth, thanked the Mayor and the Town Council for holding tonight's Public Hearing, as required by the Department of Housing and Urban Development (HUD).

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**Public Comment Cont'd.**

Vincent Klimas introduced the deaf interpreter Anna-Marie Cartagena, who will be signing the Legal Notice and Janett Olivieri, Executive Director, who will be reading the Legal Notice verbatim in Spanish for all Spanish Speaking citizens of the Town of Plymouth so they will know what the Public Hearing is about.

Vincent Klimas stated tonight's Public Hearing was a requirement for the Community Development Block Grant regarding Section 3.8 Program Income. He further stated it was also a requirement for all competitive block grants afterwards and that if there were any previous monies for the Program Income it would be put into the Town coffers. Vincent Klimas stated the Town has to submit that to the State Department of Housing and noted that the Town would like to reuse this existing money. He further stated that normally, they come up with a plan, which is what the Town is now doing, and the Town is proposing a plan to make the \$440,000 that is existing in the Town's Community Development Block Grant. He further stated he is proposing to use the \$100,000 in the Town coffers for the removal of architectural barriers at Gosinski Park and to establish a revolving loan account of \$340,000 for housing rehabilitation for low- and moderate-income people.

Vincent Klimas stated we didn't know we had the funds existing when we had the first Public Hearing so we had to have a second Public Hearing to make this Resolution and send it to the State of Connecticut. He further noted the State of Connecticut has the right to either accept or reject. Vincent Klimas stated he was present this evening to have the Mayor and the Town Council approve the existing money that was used in the past two big grant applications and briefly elaborated about the project.

When questioned by Town Councilman Dan Gentile, Mayor David Merchant stated these are not Town monies and have nothing to do with the Board of Finance, noting this is CDBG money. He further stated that a CDBG Certified individual will be hired after the RFP is completed and everything would be handled by him and approved by the State of Connecticut.

When questioned by Town Councilman Dan Gentile, Town Attorney William Hamzy stated he would be in charge of applying the lien.

Vincent Klimas briefly explained the reuse of past program income requirements for Gosinski Park's architectural barriers noting the aggregate total of \$440,000 would be used for the reuse of past program income and that's a requirement of the application for the 1.2 to \$1.5 million that we're applying for to do the renovations for accessibility at Gosinski Park. Vincent Klimas stated he was present this evening to request the Town Council and Mayor please consider using the reuse program income of \$400,000 for Gosinski Park for the removal of architectural barriers and to set up a new revolving loan account housing rehabilitation on account for \$340,000 so other people can apply for these funds.

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**Public Comment Cont'd.**

Vincent Klimas stated these funds must be used for low and moderate income people.

Mayor David Merchant briefly reviewed the Town's past history with the CDBG funds.

Vincent Klimas thanked Mayor Merchant and Director of Finance Ann Marie Rheault for their hard work and bulldog determination in getting to the bottom of this matter.

When questioned by Town Councilman Dan Gentile if this went through the Town Council or the Board of Finance and what was the process for the money, Vincent Klimas stated the money is already allocated in the Town Council and that the process was the Town Council needed to approve this Reuse Past Program Income Resolution, which everybody should have received; a brief discussion followed.

Mayor David Merchant stated once the Town Council approves the reuse of the \$340,000 then it would be up to the Town to advertise for an RFP and get an actual CDBG person on board.

When questioned by Town Councilman Tom Zagurski, Mayor David Merchant stated the grant that Vincent Klimas was applying for was in the amount of \$1.2 million to \$1.5 million and the \$100,000 would go towards the project; a brief discussion followed.

**Adjournment**

There being no further business at the Town of Plymouth Public Hearing meeting, Town Councilman Joe Green made a motion, seconded by Town Councilwoman Sue Murawski, to adjourn at 6:46 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale  
Recording Secretary