

**Town of Farmington, CT
Office of the Town Manager
Regular Town Council Meeting**

Date: May 14, 2019
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 7:00 p.m.

Place: Council Chambers

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
 - 1. Farmington High School Boy's Basketball Team
 - 2. Joseph Kall- Stephen A. Flis Scholarship Recipient
- D. Public Hearing
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. April 1, 2019 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
 - 1. Kathleen Blonski – Letter to State Legislature re: Teacher's Pension
- I. Report of the Committees
 - 1. UCONN Health Committee
 - 2. Land Acquisition Committee
 - 3. Green Efforts Committee
 - 4. Farmington Village Center Committee (Attachments)
 - 1. Kathleen A. Blonski Public Testimony for S.B. No 1128
 - 2. Nancy Nickerson Public Testimony for S.B. No 1128
 - 3. S.B. No 1128 – 1 Page Summary
 - 4. Quality of Life Recommendations
- J. Report of the Council Chair and Liaisons
 - 1. Chair
 - 2. Board of Education Liaison

3. Chamber of Commerce
4. Economic Development Commission Liaison
5. Farmington Historic District Commission
6. Housing Authority
7. Human Relations Commission
8. Library Board
9. Town Plan and Zoning Liaison
10. Unionville Historic District Commission
11. Unionville Village Improvement Association Liaison
12. Water Pollution Control Authority
13. Other Liaisons

K. Report of the Town Manager — Memorial Day Parade, Bond Sale Report, Personnel Update, Farmington Community & Recreational Services, Farmington Fire Donations

L. Appointments

1. Building Code Board of Appeals (Charette)
2. Plainville Area Cable TV Advisory Council (Bernier)
3. Plainville Area Cable TV Advisory Council (Markuszka)
4. Water Pollution Control Authority (Thompson)
5. Justice of the Peace (Noe)
6. Justice of the Peace (Hoheb)

M. Old Business

N. New Business

1. To set the Property Tax Rate and Solid Waste Special Service Charge for the 2019-2020 Fiscal Year.
2. To approve the transfer of uncollectible property taxes to the Suspense Tax Book.
3. To approve a resolution adopting the Capital Region Natural Hazard Mitigation Plan Update, 2019-2024.
4. To award a contract to Galasso Materials LLC to supply in place bituminous material on town roads for the 2019 paving season at a cost not to exceed \$750,000.
5. To cancel the May 28, 2019 Town Council Meeting.
6. To Change the Time of the June 25, 2019 Town Council Meeting from 7:00 p.m. to 6:00 p.m. in Conference Room "A" at the Farmington Town Hall.
7. To ratify the tentative collective bargaining agreement between the Town of Farmington and Local 331, International Brotherhood of Police Officers, for

the period July 1, 2018 through June 30, 2021.

8. To approve property tax refunds.

O. Executive Session

1. Land Acquisition
2. Pending Litigation

P. Adjournment

PROCLAMATION

WHEREAS, in 2019 the Farmington High School Boys Basketball Team also known as “*The Farmington Indians*” finished the season with an overall record of 21-3, winning the Division 3 Basketball Championship, and

WHEREAS, under the leadership and guidance of Head Coach Duane Witter and Assistant Coaches Tim O’Connor, Jeff Daddio, Sean Mongillo, and Athletic Director Jack Phelan, the Team competed in the finals at the Mohegan Sun Arena against Amistad Academy of New Haven, overcoming a nine-point halftime deficit to outscore its opponent 39-20 in the second half en route to a 55-45 victory, and

WHEREAS, the Farmington High School Boys Basketball Team won their first ever State Championship in their first championship game since 1939, and were named this year’s Central Connecticut Conference Patriot West Division Champions, and

WHEREAS, the Farmington Town Council recognizes Town of Farmington Boys Basketball Varsity Team members Timmy Arnold, Niko Bouzakis, Jake Brickner, Tyler Cortland, Nick Duncan, Jacob Dunst, Tristan Grande, Makhi Hawkins, Grayson Herr, Bube Momah, Ricky Podgorski, Jake Schaedler, Jacob Smith, Clark Strauss, and Jeffrey Sytulek for the accomplishments they demonstrated over the past several months and for their hard work, dedication, perseverance and love of the sport of basketball.

NOW, THEREFORE, BE IT RESOLVED, that the Farmington Town Council, in recognition of the accomplishment of the Farmington High School Boys Basketball Team, hereby proclaims May 14, 2019 as Farmington High School Boys Basketball Team Day.

Dated at Farmington, Connecticut this 14th day of May 2019.

Nancy Nickerson, Chair
Farmington Town Council

RESOLUTION OF COMMENDATION

WHEREAS, the Stephen A. Flis Scholarship was established in 1985 and dedicated to Stephen A. Flis, who served as Town Manager of the Town of Farmington from 1955 to 1985, and

WHEREAS, the scholarship was established for Farmington residents seeking a college degree in Public Administration and/or Public Service, and

WHEREAS, Joseph Kall of Farmington submitted his application to the Stephen A. Flis Scholarship Committee, and

WHEREAS, the Stephen A. Flis Scholarship Committee unanimously chose Joseph Kall's application and has approved a scholarship award of \$500.00, and

WHEREAS, Joseph has been a Town of Farmington Fire Cadet all four years of high school, he has expanded his knowledge and leadership abilities with Introduction to the Fire Service and Advanced Skills and Concepts at the Connecticut Fire Academy, he volunteered at the Town of Farmington Fire Department Car Show for the past three years, he has volunteered at Fill the Boot for Muscular Dystrophy with the West Hartford Firefighters Association, volunteered at the Firefighters Grill with the West Hartford Firefighters Association; and

WHEREAS, Joseph Kall will be attending Gateway Community College in New Haven, Connecticut where he can continue his dedication to public service by pursuing studies in Automotive Tech and Firefighting.

NOW, THEREFORE, BE IT RESOLVED, that the Farmington Town Council commends Joseph Kall on his scholarship award and hereby encourages his continued success with his future studies.

Dated at Farmington, Connecticut this 14th day of May 2019.

Nancy W. Nickerson
Farmington Town Council Chair



Testimony in support of: Senate Bill No. 1128

Submitted by
Kathleen Blonski, Town Manager
1 Monteith Drive
Farmington, CT 06032
Phone- 860-675-2350
Fax - 860-673-8323
Email - blonskik@farmington-ct.org

Dear Senator Fox, Senator Flexer and members of the Government Administration and Elections Committee:

My name is Kathleen Blonski and I am the Town Manager for the Town of Farmington. Joining me today is Nancy Nickerson, Chair of the Farmington Town Council and Bruce Charette, Vice-Chair. We ask you to support S.B. No. 1128 specifically our request to amend Special Act No. 15-1 Sec. 3 which was passed in 2015.

Special Act No. 15-1 Sec. 3 specified that the Commissioner of the Transportation would conveyed to the Town of Farmington the land acquired from Parsons Properties by State of Connecticut Department of Transportation (DOT). The cost of such property would be equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance.

This particular parcel of land is located in the historic village center of Farmington and acts as a gateway into our town. The DOT and the Town of Farmington have assessed this property and it has been determined that numerous brownfield areas of concern exist on the property. The Town of Farmington is committed to purchasing this parcel of land and controlling the redevelopment opportunities that will arise once this property becomes available. Special Act No 15-1 Sec. 3 does not allow the Town to negotiate with DOT and address the cost to cure the various Brownfield areas of concern that exist on this property, instead, as stated in the Special Act, we must pay the average of the two appraisals. Both appraisals submitted to the Town by the DOT are based upon the site as if clean. This amendment would permit the Town of Farmington and the DOT to negotiate a fair market value of the property taking the Brownfield contamination into account.



In summary, the Town of Farmington is not asking to repeal the Special Act because this Special Act establishes that the DOT "Shall" convey the parcel to the Town. If the Special Act was repealed, the State would follow CT General Statute Section 13a-80 which states that "the Commissioner of Transportation may sell, lease and convey..." This Special Act ensures that the DOT shall convey the parcel to the Town. This will ensure the Town's control and development of our most important Gateway. The Town of Farmington understands that the DOT must sell the property to the Town at the market value, but the Town needs the ability to negotiate with the DOT on what the market value is. Market value must be adjusted based on what the clean up costs will be. By amending the Special Act and incorporating CT General Statute Section 3-14b this will enable the Town and the DOT to follow an established procedure and allows the Town to negotiate with the DOT and will still guarantee that the DOT will convey the property to the Town of Farmington based on a negotiated price.

We have hired a Licensed Environmental Professional (LEP) and have met with representatives from the CT Department of Energy & Environmental Protection (DEEP) to explore how to proceed should the Town purchase the property.

In conclusion, by passing this amendment, the Town of Farmington will have the ability to purchase a vacant underutilized parcel of land with environmental contaminants, partner with a private developer, remediate the contaminants and develop a project that will contribute to the overall revitalization of our Village Center. I urge you to consider our request to pass this amendment.

Thank you for your consideration.

Sincerely,

Kathleen A. Blonski
Farmington Town Manager



INCORPORATED 1645



Testimony in support of: Senate Bill No. 1128

Submitted by
Nancy Nickerson, Town Council Chair
1 Monteith Drive
Farmington, CT 06032
Phone- 860-675-2350
Fax - 860-673-8323
Email – nickersonn@farmington-ct.org

Dear Senator Fox, Senator Flexer and members of the Government Administration and Elections Committee:

My name is Nancy Nickerson and I am the Chairperson of the Farmington Town Council. I fully support Senate Bill No. 1128-An Act Amending a Conveyance of a Parcel of State Land in the Town of Farmington.

The Parson’s property is a significant parcel in the heart of our Farmington Village Center. Over the past four years, our Farmington Village Center has been greatly impacted by a major roadway improvement project on Route 4. This project caused the small businesses and residents who live and travel through Route 4 to endure construction delays and disruptions throughout the road project. However, we valued these improvements because our town centers are so important to us, and we knew that this road project would improve Route 4 and begin the revitalization of our town center.

To address the revitalization of our Gateways, the Town Council established the Gateway Committee. In an effort to engage the community, this committee conducted charettes and planning meetings to solicit the community’s input and determine the future of this important area of town. In my six years as Chair of the Council, I have yet to see the community more engaged and vested in a project. We had over 300 residents attend a three-day charrette and over 150 residents attend a community meeting to review and discuss the final Farmington Center Report. Throughout the planning process, it was very clear that the revitalization of Farmington Village Center is of upmost importance to our community.

I urge you to support this amendment so that the Town of Farmington has the necessary tools to purchase the Parson’s property and continue the revitalization of our Farmington Village Center.

Thank you for your consideration.

Sincerely,

Nancy Nickerson
Farmington Town Council Chair



The Town of Farmington has requested for the 2015 Special Act No 15-1 Sec. 3 be amended. This parcel of land is located in the historic village center of Farmington and acts as a gateway into town.

Importance of Parson’s Parcel:

- This parcel is an important Gateway into Farmington. In 2015, the Town held multiple charettes for citizens to give feedback about the development of this land. These charettes were very well attended, with hundreds of members of the community coming out to give their opinion.
- While the road project was being completed the Town of Farmington explored site development options on the Parson’s site, based on market research, traffic and parking analysis, and land topography. The Town has developed conceptual plans based on their findings and incorporated the current DOT roadway project enhancements.
- In 2018, the Town formed the Farmington Village Center Committee, which was charged with developing recommendations to the Town Council regarding the future use of the Parson’s property including ownership, control and use. The Committee unanimously recommended that the Town purchase the parcel.
- The DOT and the Town of Farmington have assessed this property and it has been determined that there are numerous brownfield areas of concern on the property. The Town of Farmington is committed to purchasing this parcel of land and controlling the redevelopment opportunities that will arise once this property becomes available.
- Farmington residents and stakeholders are demanding that the Town secure the right to purchase this property. They feel that this Special Act is necessary to guarantee the DOT conveys the land to Farmington in a timely manner so that Farmington may have the site properly cleaned and ready for economic development.

Legislation:

Current Special Act	Proposed Amended Special Act
Sec. 3. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Farmington a portion of a parcel of land located in the town of Farmington, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance, after the commissioner determines that such portion is not necessary for highway purposes...	Sec. 3. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Farmington in accordance with the provision of General Statute Chapter 32 - Treasurer 3-14b a portion of a parcel of land located in the town of Farmington after the commissioner determines that such portion is not necessary for highway purposes...

Issue(s):

- Currently, Special Act No 15-1 Sec. 3 does not allow the Town to negotiate with DOT and address the cost to cure the various Brownfield areas of concern that exist on this property. Instead, we must pay the average of the two appraisals. Both appraisals are based upon the site as if clean. This amendment would permit the Town of Farmington and the DOT to negotiate a fair market value of the property taking the Brownfield contamination into account.

Reason for the Amendment:

- The Town Farmington is not asking to repeal the Special Act because this Special Act establishes that the DOT **“shall”** convey the parcel to the Town. If this Special Act was repealed, the State would follow CT Gen Stat §13a-80 which states that the “The Commissioner of Transportation... **may** sell, lease and convey...” This Special Act ensures that the DOT **shall** convey the parcel to the Town. This will ensure the Town’s control and development of our most important Gateway.
- The Town of Farmington understands that the DOT must sell the property to the Town at the market value, but the Town needs the ability to negotiate with the DOT on what the market value is. Market value must be adjusted based on what the cleanup costs will be. Amending the Special Act and incorporating CT Gen Stat § 3-14b will enable the Town and DOT to follow an established procedure and allow the Town to negotiate with the DOT and still guarantee that the DOT will convey the property to the Town of Farmington based on a negotiated price.

Quality of Life Recommendations:

One of the charges of the Farmington Village Center Committee is to recommend quality of life enhancements (sidewalks street trees, street furniture, historic markers, way finding signage and universal design improvements) for the Farmington Village Center to the Farmington Town Council.

At the April 11, 2019 Farmington Village Center meeting the Committee recommended that the Town Manager begin the process to install new crosswalks and handicap ramps at Route 10/Meadow Road, the Farmington Fire Station/School Street and Route 10. The Farmington Village Committee also formed a sub-committee to work with Town staff and the Farmington Garden Club on a landscaping/public art plan for the Route 4/Route 10 island. The Route 4/Route 10 Island sub-committee met and recommended that a stamped concrete skirt be added to the island and additional stamped concrete be added for a platform for public art. It was also decided that the Garden Club would develop an enhanced landscape plan.

Based on the direction from the Farmington Center Committee the Town has advertised to bid the decorative crosswalks/handicap ramps and the stamped concrete.

The bid is written so that additional decorative crosswalk and/ or stamped concrete can be added by change order.

I anticipate that the Town Council will be discussing the bid results and taking any possible action at the June 11, 2019 Town Council meeting.

INCORPORATED 1645



INFORMATION ((860) 675-2300
FAX (860) 675-7140

May 1, 2019

Senator Derek Slap
Legislative Office Building
300 Capitol Avenue, Room 4036
Hartford, CT 06106

Representative Mike Demicco
Legislative Office Building
300 Capitol Avenue, Room 320
Hartford, CT 06106

Senator Gennaro Bizzarro
Legislative Office Building
300 Capitol Avenue, Room 3402
Hartford, CT 06106

Representative Tammy Exum
Legislative Office Building
300 Capitol Avenue, Room 4014
Hartford, CT 06106

Dear Senator Slap, Senator Bizzarro, Representative Demicco, and Representative Exum:

The Town of Farmington is **strongly opposed** to the Appropriations Committee vote to approve the Teacher's Pension shift to municipalities.

Requiring Towns to pick up millions of dollars in teacher's pension costs without giving Towns any opportunity to manage these costs is simply unfair. It is also inappropriate for the Towns that pay more than the state determined median teacher salary, effectively penalizing communities for factors that are beyond our control.

There are certainly structural reforms that need to be considered to ensure the long-term solvency of the pension system. However, simply invoicing municipalities for a benefit that we had no role in negotiating or imposes an untenable burden on local property taxpayers.

As our legislators, I urge you to **oppose** the Appropriations' Committee proposal to require Connecticut municipalities to pay a portion of the Teacher's Retirement Fund.

Sincerely,

Kathleen A. Blonski
Farmington Town Manager



MOTION:

Agenda Item K

Report of the Town Manager—Memorial Day Parade, Bond Sale Report, Personnel Update, Farmington Community & Recreational Services, Farmington Fire Donations

Memorial Day Parade

The Memorial Day Parade is scheduled for Monday, May 27, 2019. The parade in the Farmington section of town will form up at 8:00 a.m. and step off at 8:30 a.m. The Unionville section of town will form up at 10:00 a.m. and step off at 10:30 a.m.

Bond Sale Report

Please see the attached memo from Director of Finance, Joe Swetcky.

Personnel Update

I am pleased to announce that the Town Manager's Office and Economic Development division has been restructured and realigned to ensure that high level staff support is met for strategic plan goals, town-wide initiatives, large scale projects, human resources, information technology, communications, and day to day operations.

This restructuring is comprised of various components. The first is that Kat Krajewski has been reclassified and promoted to Assistant Town Manager. Kat has shown to be an exceptional employee and has been working well above her current job description.

The second component is that I have assigned Kat additional responsibilities in her new position. As you are aware, the Town of Farmington does not have a dedicated Human Resources Department. Kat will now work with Erica in the management of human resources, including recruitment, workers compensation, labor relations, insurance and benefits, and general personnel management. Kat will also oversee and implement Town-wide communications initiatives, while supervising the new part-time communications specialist position. Lastly, she will work on Economic Development Projects, to assist Rose Ponte who runs the Economic Development Department as a one-woman show.

In addition, this restructuring will enable collaboration between the two Assistant Town Managers. Erica and Kat will work to accomplish strategic goals and initiatives as well as assisting me in the management of the Town as a whole. Major responsibilities of the Assistant Town Managers include, but are not limited to:

- Supervision of employees, including the new part-time communications specialist position, two part time receptionists, administrative personnel, Information Technology personnel, and the Town Hall custodian;

- Management of human resources, including recruitment, workers compensation, labor relations, insurance and benefits, and general personnel management;
- Lead staff on town-wide initiatives/project management and serving on Town committees and community and civic groups as assigned, including the Farmington High School Building Committee;
- Members of the budget team for overall preparation, planning, review, presentation, and communication of the budget;
- Supervision of the maintenance of Town Hall and related buildings;
- Preparation and management of the Town-wide Infrastructure Report;
- Management and implementation of Security and Cyber Security policies and procedures;
- Conduct research into policy options and provide management analysis to the Town Manager and other Town Departments.

Monies for reclassifications are included in the personnel section of the budget. This restructuring will enhance the strong management team that I've established and enable me to provide high level services to all residents and to support all Town Departments, the Town Council, and various committees.

Farmington Community & Recreational Service Donations

Community and Recreational Services has been working tirelessly to increase its ability to foster community and business partnerships as well as secure alternative funding sources for programs when applicable. They have ongoing efforts to further this goal. Below is a snapshot of some of these efforts thus far:

1. CLICK – Community Links for Information, Communication and Knowledge - CLICK is a community resource we are developing for residents and other interested parties. It is an online tool that supplies information about subjects that we commonly receive calls about and areas that we feel there is general community interest. It will be part of the Town website when completed. We recently received a generous \$10,000 grant from the Hartford Foundation for Public Giving from their Donor Designated Fund to help further this project. We submitted a written grant request and worked with Foundation staff to make this grant a reality.

2. Youth Services – FUNCOPS - This grant for \$5,000 is to support the partnership between youth services and the Police Department. Youth Services staff plan and coordinates activities with youth identified as "at-risk" with off duty police officers so that they can interact in positive ways. Past activities have included deep sea fishing, attending a Yard Goats game, laser tag and more.

3. Senior Center Wellness Grant - This grant for \$7,500 is to support health and wellness initiatives for seniors at our Senior Center. It is a two-part grant. One part is to focus on expanding the current Parkinson's Beat PD classes offered. The current classes were filled and are popular, this part

of the grant is to expand the offering to include more participants overall and to the classes more days each week, so participants can take the class more often. Part two is to expand the hours of the fitness center for seniors. The Center operates with professional staff available to supervise safe use and coach participants on exercising safely and effectively. This grant allows the Center to be open for use more days and times.

Farmington Fire Donations

1. Servpro Donation

The Town of Farmington Fire Department has implemented measures to limit the occupational exposure of carcinogens to firefighters through training, policy and now through community partnerships. One of the areas we have found to be a concern is inside the cabs and passenger compartments of our apparatus. Firefighters utilize apparatus to respond to emergencies as well as to get back to the station when a call is over. In these instances, firefighting gear would contaminate the inside of the apparatus where firefighters would continue to be exposed to carcinogens. It has been identified that the insides of the apparatus need to be industrially cleaned and decontaminated in order to eliminate this from occurring. A deep, thorough cleaning would eliminate the contamination build up and limit exposure to our firefighters. This measure, along with the measures through education, policy and training already conducted, will be a great health benefit to our firefighters.

Servpro located at 525 New Britain Ave, was contacted as a local industrial cleaner that may be able to handle this type of work. The quote came in at \$9,000 for all the apparatus in the fleet. However, due to their support and community partnership with Farmington they have offered to complete the work at a 100% discount. Ultimately, conducting their services on this project for free! This donation of service is a testament to their support within the community and their support on keeping our firefighters healthy. This contribution will limit unnecessary exposure to our firefighters and assist us in our Cancer Prevention Program within the Town of Farmington Fire Department. A special Thank you to Servpro for being a great community partner and keeping our first responders safe!

2. Farmington Community Chest Donation

Earlier this year, The Farmington Community Chest donated \$6,650 to the Town of Farmington Fire Department. These funds went towards two thermal imaging cameras. In April, the Farmington Community Chest issued a second check for \$6,650 for the purchase of two additional thermal imaging cameras, as they previously promised. This grant enables the Town to provide 6 cameras.

These thermal imaging cameras are an integral part of our firefighter's ability to complete essential job tasks at the scene of an incident. These cameras assist in searching for a trapped victim in a fire when visibility is zero, searching for hidden fire in structures and monitoring the stability of a hazardous materials scene, just to name a few examples. Thermal imaging

cameras allow our firefighters the ability to better perform their job tasks safely and efficiently. The service provided to the community is enhanced with these valuable pieces of equipment providing for quicker mitigation of an incident or the ability to make an expeditious rescue at the scene of a fire.

The Town of Farmington has written a letter to the Community Chest thanking them for their generous donation.

**TOWN OF FARMINGTON, CT
FINANCE DEPARTMENT**

MEMORANDUM

TO: Kathleen A. Blonski, Town Manager

FROM: Joe Swetcky, Director of Finance

Date: May 7, 2019

RE: Bond Sale

On May 7, 2019 the Town sold \$4,400,000 in General Obligation Bonds to finance various capital projects and land acquisitions. Specifically the following projects were funded:

2016 Road Improvements	\$ 749,075
2014 Open Space Acquisition	450,000
2018 Fire Engine Pumper	650,000
2018 School Roofs	1,220,000
2018 School Security & Infrastructure Imps.	1,330,925

The bonds were issued with a fifteen (15) year maturity, with principal due May 15th and interest due on November 15th and May 15th each year. The bonds are rated "Aaa" by Moody's and were sold on an open competitive basis. The Town received seven bids. The low bidder was Roosevelt & Cross, Inc. who offered rates ranging from 2.125% to 5.0% depending upon the maturity date, and a premium of \$239,194.85. When the various rates and maturities are netted out against the premium received, the True Interest Cost to the Town is 2.302001% and the net interest cost is \$830,235.17.

Overall the borrowing was very successful. The True Interest Cost rate of 2.302001% is significantly lower than the 2.601357% that the Town received the last time we issued bonds in December of 2017. The 2.302001% rate is also one of the lower rates received this year in Connecticut for a bond issue with a mid-range duration. It is also lower than the yield on the U.S. Treasury 10-year note which was at 2.46% when bidding closed on the Town's offering.

Finally, the Aaa rating assigned by Moody's to this issue and their affirmation of the Aaa rating on the Town's existing debt is very positive considering their recent downgrade of a previously Aaa rated Connecticut community. Overall, Moody's rating listed many positives regarding the Town including;

- Sizeable Tax Base
- High wealth and income levels
- Stable Financial Position
- Sound Formal Policies
- Manageable long-term liability profile

Moody's analysts also expressed some concerns about the Town which could impact our rating in the future. These were:

Decline in reserve levels

Material increase in debt burden

Contraction of tax base

Weakening of income indicators

Material growth of general fund support for the golf course

The results of the sale should also reflect positively on the Fy2019/2020 general fund budget as the 2.30% rate is below the rate that we had projected when preparing the debt service budget for next year.

Please contact me with any questions or if you wish more information on the bond sale.

MOTION: Agenda Item L-1

That _____ be appointed to the Building Code Board of Appeals for the balance of a five-year term beginning immediately and ending September 30, 2019. (Charette)

MOTION: Agenda Item L-2

That _____ be appointed to the Plainville Area Cable TV Advisory Council for the balance of a two-year term beginning immediately and ending June 30, 2020. (Bernier)

MOTION: Agenda Item L-3

That _____ be appointed to the Plainville Area Cable TV Advisory Council for the balance of a two-year term beginning immediately and ending June 30, 2020. (Markuszkza)

MOTION: Agenda Item L-4

That _____ be appointed to the Water Pollution Control Authority for the balance of a five-year term beginning immediately and ending September 30, 2022. (Thompson)

MOTION: Agenda Item L-5

That _____ be appointed as Justice of the Peace for the balance of a 4-year term beginning immediately and ending January 4, 2021. (Noe)

MOTION: Agenda Item L-6

That _____ be appointed as Justice of the Peace for the balance of a 4-year term beginning immediately and ending January 4, 2021. (Hoheb)

MOTION:

Agenda Item N-1

That a property tax rate of 27.97 mills be levied on the net taxable Grand List of October 1, 2018 in the amount of \$3,669,373,325 to meet the appropriations of the Town of Farmington for the fiscal year beginning July 1, 2019 through June 30, 2020,

And,

That such taxes shall be payable in equal installments on July 1, 2019 and January 1, 2020 except that property taxes as defined in Section 12-141 of the Connecticut General Statutes in an amount not in excess of one hundred dollars shall be due and payable in a single payment on July 1, 2019 as provided by Section 12-144 of the Connecticut General Statutes, and except that any tax on any motor vehicle shall be due and payable in full on July 1, 2019 as provided in Section 12-144(a) of the Connecticut General Statutes,

And,

That the Solid Waste Service Charge be set at \$235.00 for the fiscal year beginning July 1, 2019.

MOTION:

Agenda Item N-2

To approve the transfer of uncollectible property taxes to the Suspense Tax Book.

NOTE: In accordance with Section 12-165 of the Connecticut State Statutes, the Tax Collector has recommended the 2018 Suspense Tax Book. This book has been compiled for the purposes of identifying sums that may be uncollectible, and no way does it represent a cancellation of the tax. The Tax Office will continue to exercise every possible avenue to collect the unpaid tax. Those who own motor vehicles cannot register a vehicle in the State of Connecticut until the tax is paid.

The total sum involved is \$ 26,405.91.

If any Town Council member would like the actual Suspense Tax Book, please let me know and I will have a copy provided to you.

MOTION:

Agenda Item N-3

To approve a resolution adopting the Capital Region Natural Hazard Mitigation Plan Update, 2019-2024.

NOTE: The initial Capitol Region Natural Hazard Mitigation Plan was approved by FEMA on September 24, 2008, and adopted by all the participating municipalities, including Farmington. This project identified natural hazard risks and vulnerabilities, and strategies for reducing losses regionally and in each member municipality.

Public and committee meetings were held and public input was sought in 2017 and 2018 regarding the development and review of the Natural Hazard Mitigation Plan Update, 2019-2024. CRCOG staff and municipal officials from each community have contributed to this planning project.

Formal adoption of the plan by participating municipalities enables each municipality to be eligible to apply for FEMA hazard mitigation project grants.

/Attachment

CERTIFICATE OF ADOPTION
TOWN OF FARMINGTON TOWN COUNCIL

A RESOLUTION ADOPTING THE CAPITOL REGION NATURAL HAZARD MITIGATION PLAN UPDATE, 2019-2024

WHEREAS, the Town of Farmington has historically experienced severe damage from natural hazards and it continues to be vulnerable to the effects of those natural hazards profiled in the plan (e.g. *flooding, high wind, thunderstorms, winter storms, earthquakes, droughts, dam failure, and wildfires*), resulting in loss of property and life, economic hardship, and threats to public health and safety; and

WHEREAS, the Farmington Town Council approved the previous version of the Plan in 2014; and

WHEREAS, the Town of Farmington and Capitol Region Council of Governments developed and received conditional approval from the Federal Emergency Management Agency (FEMA) for the Natural Hazard Mitigation Plan Update, 2019-2024 under the requirements of 44 CFR 201.6; and

WHEREAS, public and committee meetings were held and public input was sought in 2017 and 2018 regarding the development and review of the Natural Hazard Mitigation Plan Update, 2019-2024; and

WHEREAS, the Plan specifically addresses hazard mitigation strategies and Plan maintenance procedure for the Town of Farmington; and

WHEREAS, the Plan recommends several hazard mitigation actions/projects that will provide mitigation for specific natural hazards that impact the Town of Farmington, with the effect of protecting people and property from loss associated with those hazards; and

WHEREAS, adoption of this Plan will make the Town of Farmington eligible for funding to alleviate the impacts of future hazards; now therefore be it

RESOLVED by the Town Council:

1. The Plan is hereby adopted as an official plan of the Town of Farmington;
2. The respective officials identified in the mitigation strategy of the Plan are hereby directed to pursue implementation of the recommended actions assigned to them;
3. Future revisions and Plan maintenance required by 44 CFR 201.6 and FEMA are hereby adopted as a part of this resolution for a period of five (5) years from the date of this resolution.
4. An annual report on the progress of the implementation elements of the Plan shall be presented to the Town Council.

Adopted this _____ day of _____, 2019 by the Town Council of Farmington, Connecticut

Chair

IN WITNESS WHEREOF, the undersigned has affixed his/her signature and the corporate seal of the Town of Farmington this _____ day of _____, 2019.

Town Clerk

Farmington Police Department
Chief of Police Memorandum

TO: Kathleen A. Blonski
Town Manager

FROM: Paul Melanson
Chief of Police

DATE: April 12, 2019

SUBJECT: Council Resolution

I am requesting that the attached motion to be put on the Council agenda.

Explanation:

The initial Capitol Region Natural Hazard Mitigation Plan was approved by FEMA on September 24, 2008, and adopted by all the participating municipalities, including Farmington. This project identified natural hazard risks and vulnerabilities, and strategies for reducing losses regionally and in each member municipality.

Public and committee meetings were held and public input was sought in 2017 and 2018 regarding the development and review of the Natural Hazard Mitigation Plan Update, 2019-2024. CRCOG staff and municipal officials from each community have contributed to this planning project.

Formal adoption of the plan by participating municipalities enables each municipality to be eligible to apply for FEMA hazard mitigation project grants. The Farmington specific portion of the plan has been attached.

Thank You.

Paul Melanson
Chief of Police

Attachments: 2019–2024 Capitol Region Natural Hazards Mitigation Plan-(Farmington section)
2019–2024 Farmington Certificate of Adoption

MOTION:

Agenda Item N-4

To award a contract to Galasso Materials LLC to supply in place bituminous material on town roads for the 2019 paving season at a cost not to exceed \$750,000.

NOTE: The purpose of this motion is to contract with a vendor to supply bituminous materials, in place, for the Town's 2019 street paving program. Funds for this work in the amount of \$2.4 million are available in the Capital Budget. The amount of \$750,000 is an estimate of the amount of paving work that will be undertaken during this year's paving season. The contract award would be under the terms and conditions of State of Connecticut Contract # 18PSX0321.

This contract award is being submitted for Town Council approval because the contract value exceeds \$50,000. Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-5

To cancel the May 28, 2019 Town Council Meeting.

MOTION:

Agenda Item N-6

To Change the Time of the June 25, 2019 Town Council Meeting from 7:00 p.m. to 6:00 p.m. in Conference Room "A" at the Farmington Town Hall.

NOTE: The topic of this meeting is the Town Manager's yearly performance evaluation. The Town Council typically meets with the Town Clerk at the same meeting.

MOTION:

Agenda Item N-7

Local 331, International Brotherhood of Police Officers and the Town of Farmington have reached a tentative collective bargaining agreement.

Highlights of the agreement include:

- Various language and procedural changes that have no net cost or effect but are favorable to the Town's needs.
- Significant health insurance changes including: increased co-pays for office visits and prescription drugs, emergency room visits, outpatient medical procedures and hospitalizations. Health insurance premium cost sharing increases.

Insurance:

RX \$5 > \$5

\$20 > \$25

\$30 > \$40

Co Pays:

- Specialist \$25 > \$35
- Office Visit \$25.00 > \$25
- Inpatient copay \$100 > \$500
- Outpatient copay \$35 > \$200
- ER copay \$50 > \$100
- Urgent care \$25 > \$50
- Allergy Services \$15 > \$35
- Rehab Services \$15 > \$35

Cost Share: current 19%

- July 1, 2019 - 19%
 - January 1, 2020 - 20%
 - July 1, 2020 - 21%
- Significant increase in the employee contribution to partially fund the Town's post-employment benefit obligation. Currently employees contribute 0.25% of base pay to retiree health insurance. This increases to 0.50% for the new contract.
 - Wage Adjustment: FY 2018-2019 - 2.5 %; FY 2019-2020 - 2.75%; FY2020-2021 - 2.75%.
 - Per Town Council direction, the Town will be offering a voluntary HDHP for July 1, 2019. This plan will be offered to all town employees with the objective of moving employees off of the PPO plan. We are in the process of educating employees on this new plan option.

- Slight increase to cleaning allowance for uniforms.
- At the end of the 3-year contractual period the overall cost of this contract will be \$208,346 or 1.46% per year.

The Town continually takes steps to address long term liability costs in our collective bargaining agreements. This proposed agreement makes significant changes to employee benefits, this time in health insurance co pays. The contribution increase to the retiree medical contribution is very noteworthy as it is an important step in addressing the Town's long-term liability for retiree health insurance both in this union and town wide. While there are some areas of the contract that are slight increases to a benefit, the overall net effect for the Town is positive. This tentative agreement has been ratified by the union membership.

Staff will be available to answer any questions.

MOTION:

Agenda Item N-8

To approve the following property tax refunds.

NAME	REASON	AMOUNT
CCAP Auto Lease	Assessor adjustment	\$156.55
Corbin Theresa & John	Assessor adjustment	\$40.77
Chamberlain Maryann	Assessor adjustment	\$62.79
Cherubini Donald	Assessor adjustment	\$242.25
Corelogic	Assessor adjustment	\$1,624.02
Difabio Richard	Assessor adjustment	\$1,043.78
Honda Lease	Assessor adjustment	\$71.22
McCue Mortgage	Assessor adjustment	\$61.16
Marwah Manish	Assessor adjustment	\$1000.00
Nissan Infiniti	Assessor adjustment	\$419.66
Toyota Lease	Assessor adjustment	\$450.70
VW Credit	Assessor adjustment	\$244.40
Wells Fargo	Assessor adjustment	\$8,522.30
Wiechmann Merrill	Assessor adjustment	\$24.95
Total		\$13,964.55

MOTION:

Agenda Item O-1

Executive Session—To discuss matters concerning the sale or acquisition of real property.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-225 (a) for the following purposes as allowed by Section 1-200(6), that is

Discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned;

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

NOTE: Approval of this motion shall be by 2/3 vote.

MOTION:

Agenda Item O-2

Executive Session – To Discuss Matters Concerning Pending Litigation.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-225 (a) for the following purposes as allowed by Section 1-200(6)(B), that is

Strategy and negotiations with respect to pending claims or pending litigation to which the public agency or a member thereof, because of his conduct as a member of such agency, is a party until such litigation or claim has been finally adjudicated or otherwise settled; to wit: a potential insurance claim.

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

NOTE: Approval of this motion shall be by 2/3 vote