

**TOWN OF FARMINGTON, CT
OFFICE OF THE TOWN MANAGER
REGULAR TOWN COUNCIL MEETING**

Date: February 13, 2018
(Council Members are asked to call the Town Manager's Office if they are unable to attend.)

Time: 7:00 p.m.

Place: Council Chambers

AGENDA

A. Call to Order

B. Pledge of Allegiance

Appointments

1. Town Council Member (Landry) (R)

C. Presentations and Recognitions

1. Proclamation – The Exchange Club
2. Presentation – Farmington Cemetery Association (attachment)
3. Proclamation – 2016 Fire Fighter of the Year
4. State Legislators – Update on legislative priorities and state budget
5. Presentation - Town of Farmington Audit FY Ending June 30, 2017 Blum Shapiro & Company, P.C. (attachment)

D. Public Hearing

E. New Items

F. Public Comments

G. Reading of the Minutes

1. January 9, 2018 Regular Town Council Meeting
2. January 18, 2018 Special Town Council Meeting
3. January 23, 2018 Regular Town Council Meeting

H. Reading of Communications and Written Appeals

1. Scott Halstead- Resident Correspondence
2. Kathleen Eagen- Letter to Farmington's Legislative Delegation

I. Report of the Committees

1. UConn Health Committee(s)
2. Land Acquisition Committee

3. Green Efforts Committee

J. Report of the Council Chair and Liaisons

1. Chair Report
2. Board of Education Liaison Report
3. Unionville Village Improvement Association Liaison Report
4. Town Plan and Zoning Liaison Report
5. Water Pollution Control Authority Report
6. Economic Development Commission Liaison Report
7. Human Relations Commission Report
8. Chamber of Commerce Report
9. Other Liaison Reports

K. Report of the Town Manager— Conservation Easement to the Farmington Land Trust, Start Time Change/ Town Council Photo Shoot, State Grant Estimate Report, Farmington Fire Department Donation

L. Appointments

2. Building Code Board of Appeals (Hammerberg) (D)
3. Inland Wetlands Commission **Alternate** (Markuszcza) (R)
4. Conservation and Inland Wetlands Commission (Radacsi) (U)
5. Farmington Historic District Commission **Alternate** (Charette) (D)
6. North Central Regional Mental Health Board (Wienke) (R)
7. North Central Regional Mental Health Board (Parady) (U)
8. Plainville Area Cable TV Advisory Council (R)
9. Plainville Area Cable TV Advisory (Hall) (R)
10. Retirement Board (Landry)
11. Retirement Board (Brochu)
12. Retirement Board (Clark)
13. Retirement Board (Cunningham)
14. Retirement Board (Ingvertsen)
15. Retirement Board (Leary)
16. Retirement Board (Miller)
17. Retirement Board (Valenti)
18. Tourism Central Regional District (Bernier) (R)

M. Old Business

1. To take action on the 2018 Blighted Building List.

N. New Business

1. To set a public hearing on February 27, 2018 at 6:00 pm in the Town Hall Council Chambers on the Town Manager's Proposed Five-Year Capital Improvement Plan.

2. To set a public hearing on March 13, 2018 at 7:00 p.m. in the Town Hall Council Chambers on the Town Manager's 2018-2019 Recommended Budget.

3. To approve property tax refunds.

O. Executive Session

1. Land acquisition

P. Adjournment

MOTION:

Agenda Item L-1

That _____ be appointed to the Town Council for the balance of a two-year term beginning immediately and ending January 2021. (Landry) (R)

PROCLAMATION

WHEREAS, the Exchange Club of Farmington was founded in 1928, and

WHEREAS, the Exchange Club of Farmington is a group of men and women working together to make the community a better place to live by upholding the values of family, community, and country, and

WHEREAS, the Exchange Club of Farmington has supported and sponsored many local activities, including scholarships for high school seniors, the Winding Trails Children's Christmas Open House, the Farmington Christmas Tree, and the annual awarding of the "Firefighter of the Year" and "Police Officer of the Year," and

WHEREAS, the Exchange Club of Farmington is the charter organization for Boy Scout Troop 86, and annually contributes to support the local Boy Scout troops and their mission, and

WHEREAS, the Exchange Club of Farmington has shown significant commitment to the National Exchange Club's Prevention of Child Abuse Program, serving as one of the founding clubs of the Bristol Parent and Child Center and supporting young families in the Farmington area.

NOW, THEREFORE, LET IT BE RESOLVED, that the Farmington Town Council congratulates the Exchange Club of Farmington on their 90th Anniversary and thanks them for making a positive impact on the Farmington community.

Dated this 3rd Day of February, 2018 at Farmington, Connecticut.

Nancy W. Nickerson
Chair, Farmington Town Council

Farmington Cemetery Land Requirements

Farmington Cemetery Association

Presentation to the Farmington Town Council, February 2018

Land Needs

Riverside Cemetery on Garden Street is owned and operated by the Farmington Cemetery Association, a non-profit run by volunteers for residents of the Town of Farmington. Riverside has just a limited number of plots left to sell as of the beginning of 2018.

Once Riverside runs out of space, the Association will continue to operate the cemetery, but will have to turn away anyone who needs a new plot.

The Association has been working with the Town trying to locate a suitable piece of land to use as a new cemetery for many years. In the last few years, the Town has pushed to acquire state land on Route 6 for cemetery use, but the Department of Energy and Environmental Protection and the state legislature finally blocked the effort this past fall.

Farmington residents expect to have a cemetery in town.

The Association is now asking the Town Council to identify a suitable parcel of town land for a new cemetery - on an expedited time frame. If a piece of land can be chosen quickly, the Association would try to accommodate Farmington residents on a continuing basis, taking into account the many steps required to create a new cemetery.

History

- Originally part of the School Society, equivalent to the Board of Ed in the 1830's
- Land for Riverside acquired by town taxes
- Money was donated by earlier Association board members to start endowment
- Land expanded over the years to 12.65 acres, part of which is hillside and riverbank
- Most recent capital project was canal bed developed in the late 1980's

Structure of Farmington Cemetery Association

- A non-profit organized as Cemetery Association under State Statute
- Nondenominational
- Restricted to town residents of at least five years
- Original Riverside Cemetery land paid for by town taxpayers
- If Association became insolvent, state statute requires Town to take over cemetery
- Association is responsible for maintaining and expanding the existing cemetery

Current situation

- A few years of land left: In a typical year, Riverside sells roughly 50 plots, and has just 300 plots left to sell as of the beginning of 2018.
- Looked at many parcels with help of town staff (Liz Dolphin)
 - Scott Swamp parcel – State Land

- Tanbark Kennel
- Bland family parcel next to Judson Lane
- Multiple other state, town, and private parcels
- Worked with the Land Acquisition Committee and Town Council over the years
- Need approx. 10-15 acres, will develop in stages
- Have endowment for perpetual care

Timeline for new parcel:

- Need initial commitment on a parcel from town
- Survey existing conditions, establish boundaries
- Create preliminary site plan
- Apply for town approvals (Site Plan, Wetlands if needed, etc.)
- Final acquisition from town
- Finalize site plans
- Build infrastructure: roads, water, storage structure, etc.
- Install final landscaping
- Survey and mark plots (digital mapping)
- Need to have land acquired in the next 18 months

Board of Directors, Farmington Cemetery Association

- Arthur Haworth, President (retired, Haworth's Flowers and Gifts)
- Kevin Ray, Vice President (Deming Insurance)
- James T. Rose, Secretary (Lawrence E Rose, Inc)
- Evan Cowles, Treasurer (retired Landscape Architect)
- David Haworth, Assistant Treasurer (Haworth's Flowers and Gifts)
- Craig Fleming (Pine Grove Cemetery, Waterbury, CT)
- E. Lawrence Rose (retired, Lawrence E Rose, Inc)
- Lucius (Buzz) Whitaker (retired, Deming Insurance)
- Paul A. Wollenberg (retired, Westwoods Golf Course)

PROCLAMATION

WHEREAS, Gary Petersen has served the Town of Farmington as a Fire Fighter for over 43 years starting as a volunteer fire fighter at the East Farmington Volunteer Fire Department on October 1, 1974 and,

WHEREAS, Gary Petersen, became a Career Fire Fighter on June 18, 1984 and served honorably as a Career Fire Fighter until his retirement on December 31, 2015, and

WHEREAS, Gary Peterson has held numerous social and line officer positions, most recently holding the position of Captain from July 2016 to October 2017, and

WHEREAS, Gary Petersen has made significant and lasting contributions in multiple ways that have fostered the well-being of the citizens of the Town of Farmington, and

WHEREAS, Gary Petersen has always maintained a focus on the public good and acted to protect the public interest while donating countless hours of time, energy and personal commitment to better our community and enrich the lives of the residents of the Town of Farmington.

NOW, THEREFORE, LET IT BE RESOLVED, that the Farmington Town Council hereby commends Gary Peterson for his excellent work on behalf of the community and we congratulate him on his 2016 Firefighter of the Year Award. The Farmington Town Council hereby proclaims February 13th, 2018 as Gary Peterson Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 13th day of February 2018.

Nancy Nickerson, Chair
Farmington Town Council

H-2

Anna Savastano

From: Scott Halstead <halstead2010@yahoo.com>
Sent: Sunday, February 04, 2018 11:35 AM
To: Town Council Account for e-Mail
Subject: Farmington High School

Dear Town Council Members,

Congratulations on your recent election to the Town Council and thank you for your service to our town.

I want to encourage you to revisit the Farmington High School building issue as soon as possible. Last week I attended Orientation there for my current 8th grader. The programs there sound incredible. It certainly isn't like the high school I remember. We need a facility to match the excellence of the programs. To be honest, I found the condition of the school to be embarrassing. The sprawl of the school is also a huge issue. I couldn't believe how long it took us to walk from the auditorium to our first tour stop. I can't imagine how students get to class on time!

It is probably too late for a new facility to benefit my two boys but it is desperately needed. Please make this a priority in your 2018 discussions..

Thank you,
Scott Halstead
20 Trotters Glen

Sent from my iPad



February 7, 2018

State Senator Beth Bye
Legislative Office Building, Room 3900
Hartford, CT 06106

State Senator Terry Gerratana
Legislative Office Building, Room 3000
Hartford, CT 06106

Representative Derek Slap
Legislative Office Building, Room 4036
Hartford, CT 06106

Representative Mike Demicco
Legislative Office Building, Room 3201
Hartford, CT 06106

Dear Senator Bye, Senator Gerratana, Representative Slap & Representative Demicco:

I write to you today in response to the Fiscal Year 2019 proposed budget issued by Governor Malloy on February 5, 2018. The impact this proposed budget has on the Town of Farmington is **unacceptable**. While the average reduction in State aid to all towns across Connecticut is **10.07%**, Farmington's reduction is a staggering **77.77%**.

The attached document shows a comparison of the Governor's proposed State aid to all 169 Towns and Cities. You will see that Farmington ranks **1st** for the highest percentage and dollar reduction in state aid. Furthermore, the average reduction for other Towns in the Farmington Valley, excluding Farmington, is **8.32%** and Towns similar to Farmington is **2.06%**. It is evident that the Town of Farmington will experience a disproportionate reduction in State aid under the Governor's proposed budget adjustments.

The Town of Farmington has been completely blindsided by the magnitude of the proposed reduction, which will result in a revenue reduction of approximately **\$3.8 million dollars**. Even with significant reductions to services to our residents, there is a very real possibility that the Town of Farmington will need to increase our mill rate by 1.25 mills and a tax increase of 4.8% **with absolutely no other changes to the budget**.



The Governor's proposed budget will severely impact the Town of Farmington. I urge you, as Farmington's elected officials, to advocate for the Town of Farmington against this proposed budget.

Respectfully Submitted,

Kathleen A. Eagen
Town Manager
Town of Farmington

/Attachment(s)

cc: Farmington Town Council Members

State Aid to Farmington Summary

State Aid to Farmington

FY 18 (Adopted Budget): \$4,857,489*

FY 19 (Proposed by Governor): \$1,079,658

Overall Reduction in State Grants (FY 18- Proposed FY 19): \$3,777,831

* Not all funding has been received

Farmington ranks 1st out of 169 Towns for the highest percentage reduction at 77.77% and highest dollar value decrease at \$3,777,831.

Second highest dollar value decrease is the City of Hartford with \$3,423,738 but this only equates a 1.25% reduction in State Grants.

Farmington's reduction- 77.77%

Average Reduction for 169 Towns - 10.07%

Average Reduction for Farmington Valley- 16.04%, without Farmington - 8.32%

Average Reduction for Comparable Towns- 11.53%, without Farmington - 2.06%

Farmington's Biggest Reduction Areas:

Funding	\$ Amount	% Change
PILOT	(\$1,927,869)	-100%
ECS	(\$887,257)	-100%
MSG*	(\$824,325)	-100%

*Municipal Stabilizer Grant

State Aid Reduction by Percent

Municipalities	FY 2018	FY 2019	\$ Change	% Change
Farmington	4,857,489	1,079,658	-3,777,831	-77.77
Orange	2,046,850	494,595	-1,552,255	-75.84
Stonington	2,020,069	527,011	-1,493,058	-73.91
Fairfield	3,832,552	1,249,688	-2,582,864	-67.39
Madison	1,366,011	449,414	-916,597	-67.10
Westport	1,471,121	564,755	-906,366	-61.61
Avon	1,529,419	701,417	-828,002	-54.14
Waterford	1,024,327	490,612	-533,715	-52.10
Canaan	444,903	213,210	-231,693	-52.08
Weston	674,166	329,254	-344,912	-51.16
Redding	683,616	351,707	-331,909	-48.55
Darien	900,173	473,163	-427,010	-47.44
Old Lyme	542,907	288,736	-254,171	-46.82
New Canaan	842,640	467,810	-374,830	-44.48
Wilton	1,341,353	755,034	-586,319	-43.71
Easton	530,622	308,275	-222,347	-41.90
Ridgefield	1,864,842	1,120,508	-744,334	-39.91
Old Saybrook	533,300	371,394	-161,906	-30.36
Lyme	291,069	210,609	-80,460	-27.64
Essex	459,443	336,481	-122,962	-26.76
Norfolk	389,788	286,352	-103,436	-26.54
Goshen	439,570	329,931	-109,639	-24.94
Sherman	303,242	235,823	-67,419	-22.23
Westbrook	614,620	533,025	-81,595	-13.28
Killingworth	2,303,272	2,016,702	-286,570	-12.44
Salisbury	380,465	336,157	-44,308	-11.65
Cornwall	297,012	262,509	-34,503	-11.62
Durham	3,905,680	3,509,173	-396,507	-10.15
Sharon	462,496	415,687	-46,809	-10.12
Monroe	6,480,422	5,835,081	-645,341	-9.96
Oxford	4,613,897	4,154,731	-459,166	-9.95
Lisbon	3,356,789	3,069,953	-286,836	-8.54
Hartland	1,422,873	1,301,732	-121,141	-8.51
New Fairfield	4,334,652	3,970,538	-364,114	-8.40
Bethlehem	1,403,142	1,285,831	-117,311	-8.36
Clinton	6,223,294	5,749,730	-473,564	-7.61
Salem	3,003,176	2,776,437	-226,739	-7.55
Franklin	1,006,782	932,419	-74,363	-7.39
Lebanon	5,277,949	4,925,119	-352,830	-6.68
Morris	316,982	296,000	-20,982	-6.62
Litchfield	1,816,470	1,697,235	-119,235	-6.56
Canterbury	4,455,649	4,173,020	-282,629	-6.34
Tolland	10,025,105	9,394,136	-630,969	-6.29
Hampton	1,413,298	1,327,864	-85,434	-6.05
Mansfield	18,835,363	17,737,256	-1,098,107	-5.83
Milford	13,720,574	12,929,945	-790,629	-5.76

State Aid Reduction by Percent

Voluntown	2,613,884	2,464,946	-148,938	-5.70
Colebrook	686,284	647,803	-38,481	-5.61
Eastford	1,235,816	1,169,328	-66,488	-5.38
Glastonbury	7,124,052	6,741,844	-382,208	-5.37
Middlebury	1,180,471	1,117,554	-62,917	-5.33
Plymouth	9,708,677	9,193,607	-515,070	-5.31
Montville	15,008,948	14,255,651	-753,297	-5.02
Andover	2,308,859	2,197,526	-111,333	-4.82
Pomfret	3,071,818	2,926,278	-145,540	-4.74
Somers	8,478,669	8,090,412	-388,257	-4.58
Branford	3,179,729	3,036,505	-143,224	-4.50
Norwalk	18,159,819	17,358,371	-801,448	-4.41
Bethany	2,142,790	2,049,224	-93,566	-4.37
Marlborough	3,089,582	2,955,957	-133,625	-4.33
Ashford	3,800,206	3,637,176	-163,030	-4.29
Harwinton	2,716,274	2,599,876	-116,398	-4.29
Berlin	7,236,785	6,930,326	-306,459	-4.23
Colchester	12,627,116	12,094,946	-532,170	-4.21
Scotland	1,478,401	1,416,597	-61,804	-4.18
Chaplin	2,007,852	1,924,434	-83,418	-4.15
Hebron	6,429,443	6,163,109	-266,334	-4.14
East Lyme	7,631,791	7,317,977	-313,814	-4.11
Coventry	8,227,641	7,907,319	-320,322	-3.89
North Branford	7,916,795	7,621,102	-295,693	-3.74
Newington	14,830,463	14,284,680	-545,783	-3.68
Wolcott	12,681,655	12,218,221	-463,434	-3.65
Newtown	6,957,996	6,707,326	-250,670	-3.60
Suffield	11,072,250	10,698,454	-373,796	-3.38
South Windsor	13,333,968	12,898,868	-435,100	-3.26
Prospect	5,112,187	4,946,091	-166,096	-3.25
Simsbury	6,248,031	6,047,174	-200,857	-3.21
North Canaan	2,386,263	2,310,819	-75,444	-3.16
East Hampton	7,211,760	6,984,991	-226,769	-3.14
Burlington	4,263,937	4,130,584	-133,353	-3.13
Cheshire	13,506,783	13,086,562	-420,221	-3.11
Columbia	2,537,790	2,459,159	-78,631	-3.10
East Hartford	58,898,206	57,108,420	-1,789,786	-3.04
Southbury	3,928,710	3,810,053	-118,657	-3.02
Ledyard	12,913,801	12,524,795	-389,006	-3.01
North Stonington	3,645,322	3,537,353	-107,969	-2.96
Middlefield	2,348,707	2,281,508	-67,199	-2.86
Naugatuck	33,278,247	32,361,174	-917,073	-2.76
East Windsor	6,540,546	6,369,185	-171,361	-2.62
Bolton	2,941,698	2,865,174	-76,524	-2.60
Canton	3,410,843	3,322,450	-88,393	-2.59
Union	395,339	385,208	-10,131	-2.56
Middletown	32,099,712	31,333,552	-766,160	-2.39

State Aid Reduction by Percent

Thomaston	5,750,861	5,614,599	-136,262	-2.37
West Hartford	21,831,522	21,324,048	-507,474	-2.32
Willington	3,618,268	3,535,501	-82,767	-2.29
New Milford	12,094,828	11,820,422	-274,406	-2.27
Plainfield	14,574,363	14,243,969	-330,394	-2.27
East Haddam	3,737,011	3,657,448	-79,563	-2.13
Bethel	8,001,111	7,834,814	-166,297	-2.08
Wallingford	22,208,664	21,788,742	-419,922	-1.89
Enfield	29,126,977	28,586,500	-540,477	-1.86
Stafford	9,880,646	9,701,124	-179,522	-1.82
Griswold	10,172,213	9,987,715	-184,498	-1.81
Granby	5,319,609	5,223,746	-95,863	-1.80
Beacon Falls	3,931,654	3,866,063	-65,591	-1.67
Rocky Hill	5,531,318	5,443,924	-87,394	-1.58
Windsor	14,548,927	14,359,257	-189,670	-1.30
New Hartford	3,255,426	3,213,139	-42,287	-1.30
Shelton	6,868,993	6,782,243	-86,750	-1.26
Brooklyn	6,862,349	6,775,979	-86,370	-1.26
Hartford	273,233,920	269,810,182	-3,423,738	-1.25
Deep River	1,846,378	1,824,504	-21,874	-1.18
Woodstock	5,298,157	5,238,422	-59,735	-1.13
North Haven	5,919,212	5,857,676	-61,536	-1.04
Waterbury	166,717,011	165,005,981	-1,711,030	-1.03
Thompson	8,122,401	8,039,238	-83,163	-1.02
Watertown	11,641,724	11,524,299	-117,425	-1.01
Winchester	8,952,384	8,864,515	-87,869	-0.98
New Haven	227,677,667	225,556,957	-2,120,710	-0.93
Haddam	2,148,679	2,129,313	-19,366	-0.90
Groton	29,253,805	28,993,226	-260,579	-0.89
Putnam	9,147,587	9,067,008	-80,579	-0.88
Killingly	17,389,559	17,241,968	-147,591	-0.85
New Britain	103,775,458	102,905,949	-869,509	-0.84
East Haven	21,379,060	21,202,207	-176,853	-0.83
Sprague	2,975,944	2,952,655	-23,289	-0.78
Barkhamsted	1,742,051	1,729,187	-12,864	-0.74
Sterling	3,165,960	3,142,721	-23,239	-0.73
Bridgeport	212,594,001	211,165,831	-1,428,170	-0.67
Wethersfield	9,591,542	9,529,058	-62,484	-0.65
Woodbury	1,634,653	1,625,926	-8,727	-0.53
Ellington	9,293,818	9,247,509	-46,309	-0.50
Hamden	34,899,123	34,731,435	-167,688	-0.48
Windham	33,831,272	33,696,269	-135,003	-0.40
Windsor Locks	8,069,840	8,038,006	-31,834	-0.39
Southington	19,770,898	19,695,694	-75,204	-0.38
Bozrah	1,457,707	1,453,622	-4,085	-0.28
Manchester	40,192,628	40,103,366	-89,262	-0.22
Seymour	9,699,776	9,691,817	-7,959	-0.08

State Aid Reduction by Percent

Preston	4,040,798	4,038,745	-2,053	-0.05
Stamford	19,212,177	19,218,114	5,937	0.03
West Haven	53,589,883	53,614,387	24,504	0.05
Portland	4,309,882	4,312,645	2,763	0.06
Bloomfield	8,923,347	8,940,182	16,835	0.19
Vernon	21,110,068	21,172,314	62,246	0.29
New London	35,814,979	35,941,353	126,374	0.35
East Granby	2,068,989	2,076,358	7,369	0.36
Cromwell	4,624,189	4,646,127	21,938	0.47
Bristol	50,269,312	50,513,093	243,781	0.48
Meriden	66,282,256	66,717,819	435,563	0.66
Norwich	41,473,326	41,758,957	285,631	0.69
Torrington	26,941,895	27,127,950	186,055	0.69
Derby	9,746,660	9,848,730	102,070	1.05
Plainville	10,226,867	10,342,515	115,648	1.13
Danbury	40,655,783	41,157,482	501,699	1.23
Ansonia	17,596,789	17,843,454	246,665	1.40
Chester	919,614	937,009	17,395	1.89
Stratford	23,894,808	24,478,773	583,965	2.44

**State Aid Reduction in
Farmington Valley Towns**

Municipality	FY 18 Total Aid	FY 19 Total Aid	\$ Change	% Change
Farmington	\$ 4,857,489	\$ 1,079,658	\$ (3,777,831)	-77.77%
Avon	\$ 1,529,419	\$ 701,417	\$ (828,002)	-54.14%
East Granby	\$ 2,068,989	\$ 2,076,358	\$ 7,369	0.36%
Simsbury	\$ 6,248,031	\$ 6,047,174	\$ (200,857)	-3.21%
Canton	\$ 3,410,843	\$ 3,322,450	\$ (88,393)	-2.59%
Barkhamsted	\$ 1,742,051	\$ 1,729,187	\$ (12,864)	-0.74%
New Hartford	\$ 3,255,426	\$ 3,213,139	\$ (42,287)	-1.30%
Granby	\$ 5,319,609	\$ 5,223,746	\$ (95,863)	-1.80%
Burlington	\$ 4,263,937	\$ 4,130,584	\$ (133,353)	-3.13%

Average % Change: -16.04%
Average without Farmington: -8.32%

State Aid Reduction Farmington + Comparable Towns

Municipality	FY 18 Total Aid	FY 19 Total Aid	\$ Change	% Change
Farmington	4,857,489	1,079,658	-3,777,831	-77.77
Glastonbury	7,124,052	6,741,844	-382,208	-5.37
Newington	14,830,463	14,284,680	-545,783	-3.68
South Windsor	13,333,968	12,898,868	-435,100	-3.26
Rocky Hill	5,531,318	5,443,924	-87,394	-1.58
Windsor	14,548,927	14,359,257	-189,670	-1.30
Southington	19,770,898	19,695,694	-75,204	-0.38
Plainville	10,226,867	10,342,515	115,648	1.13

Average % Change: -11.53
Average without Farmington: -2.06

**State Aid Reduction in
Farmington Valley + Comparable Towns**

Municipality	FY 18 Total Aid	FY 19 Total Aid	\$ Change	% Change
Farmington	4,857,489	1,079,658	-3,777,831	-77.77
Avon	1,529,419	701,417	-828,002	-54.14
Glastonbury	7,124,052	6,741,844	-382,208	-5.37
Newington	14,830,463	14,284,680	-545,783	-3.68
South Windsor	13,333,968	12,898,868	-435,100	-3.26
Simsbury	6,248,031	6,047,174	-200,857	-3.21
Burlington	4,263,937	4,130,584	-133,353	-3.13
Canton	3,410,843	3,322,450	-88,393	-2.59
Granby	5,319,609	5,223,746	-95,863	-1.80
Rocky Hill	5,531,318	5,443,924	-87,394	-1.58
Windsor	14,548,927	14,359,257	-189,670	-1.30
New Hartford	3,255,426	3,213,139	-42,287	-1.30
Barkhamsted	1,742,051	1,729,187	-12,864	-0.74
Southington	19,770,898	19,695,694	-75,204	-0.38
East Granby	2,068,989	2,076,358	7,369	0.36
Plainville	10,226,867	10,342,515	115,648	1.13

Average % Change: -9.92

Average without Farmington: -5.40

MOTION:

Agenda Item K

Report of the Town Manager —Conservation Easement to the Farmington Land Trust, Start Time Change/ Town Council Photo Shoot, State Grant Estimate Report, Farmington Fire Department Donation

**Conservation Easement to the Farmington Land Trust
Background/Summary**

On July 16th 2016 the Town of Farmington purchased 8885 South Ridge Road for \$1,050,040. This acquisition added 90.48 acres of open space to the Town's open space holdings, preserving one of the last pristine sections of the Metacomet Ridge in Farmington and assuring the continuation of the New England National Scenic Trail through this area. Subsequently, the Town has been awarded a grant of \$578,500 from the State of Connecticut through its Open Space Watershed Land Acquisition Grant program. As part of this grant, a conservation easement in favor of the State of Connecticut will be placed on this property assuring that the property is preserved for publicly accessible passive recreation only.

To further assure the protection of this property, the Farmington Land Trust submitted a proposal to the Town requesting that the Town grant them, at no cost, a conservation easement over this property in exchange for a stewardship role in its protection. This idea was introduced by the Land Trust at the public hearing for this property's acquisition. In addition to providing another layer of protection for the property, the conservation easement would also make available to the Town the Land Trust's active membership of experienced land stewards, something the Town has not had the staff to provide beyond its parks and active recreation areas.

In October of 2016 the Town Council gave their consensus that I should work with the Town Attorney and the Land Trust to create a conservation easement in favor of the land trust for the Town Council's consideration. This easement would be subordinate to the State's conservation easement.

Consequently, a conservation easement was drafted which included the Land Trust having a stewardship role in the property. The stewardship role includes assisting the Town in setting boundary markers and developing a natural resource management plan in addition to monitoring and annually reporting on boundary management, accessibility, misuse of the property, hazardous conditions and invasive species. The responsibility for acting on these findings and recommendations will remain solely in the hands of the Town.

In December of 2017, the Town Council reviewed the draft Conservation Easement for the first time. At that time there was discussion that even though the draft easement includes positive benefits to the Town, including bringing the two organizations closer together in their mutual goal of preserving open space in Farmington, and includes the Land Trust in a stewardship role, the Council discussed that granting a Conservation Easement is giving a legal interest and

rights/control of a Town property to an organization that did not pay for the property.

The Town Council asked if there were any other options available other than granting a conservation easement and asked that I research the potential of granting a license agreement to the Land Trust. It is my understanding that a license is an agreement, typically revocable, which allows the licensee to enter upon the owner's land to perform some designated acts – such as monitoring for violators. It is not an interest in land, nor is it subject to assignment to a third party.

I have attached the original proposal from the Land Trust, and the draft Conservation Easement which the Town Council reviewed at its December Town Council meeting. I would like to discuss this issue with the Town Council and receive further direction as to whether the Town Council is interested in granting a conservation easement to the Land Trust or would like me to work with the Town Attorney and Land Trust on a license agreement for Town Council consideration.

Start Time Change/ Town Council Photo Shoot

Please arrive promptly at **5:30 p.m. on February 27, 2018** in the Council Chambers for a photo shoot prior to the 6:00 p.m. Town Council meeting. Bob DeFosses from DeFosses Photography will take a professional picture of the Town Council members for the Town's website and for the Council Chamber's photo library.

State Grant Estimate Report

Finance Director Joe Swetcky will give an update on the State Grant Estimate Report at the meeting.

Farmington Fire Department Donation

See the attached Press Release from the Farmington Fire Department.



CC.
LizDolphin
CC: KE
CC: file

September 21, 2016

Kathleen A. Eagen, Town Manager
Town of Farmington
1 Monteith Drive
Farmington, CT 06032-1053

Board of Directors

Richard Kramer
President

Doug Pelham
Treasurer

Evan Cowles
Secretary

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Jonathan Cohen
Cate Grady-Benson
Nina Hayes
John Hinze
Francie Brown-Holmes
Steve Nelson
Sallie Norris
Steve Silk
Linda Tomasso
Diane Tucker

Bruce Edgren
Executive Director

Dear Ms. Eagen:

As you know, the Farmington Land Trust is interested in having the Town of Farmington grant an easement to the Land Trust on the Aiudi Property. We believe that this is a great opportunity for the Town, the Land Trust and the residents of Farmington to both further protect the land and to ensure that the condition of the land is periodically monitored to identify any activities that could affect its character as preserved space.

I think we all agree that properties on the ridgeline have always been deemed as desirable open space for the Town of Farmington. The Land Acquisition Committee, which includes representation from the Land Trust, has included many of these properties on its acquisition list since its formation in 1998. The committee's contribution in the town's acquisition of this property is laudable and represents a clear adherence to its mission of acquiring open space for the benefit of current and future town residents.

The Land Trust's interest is two-fold. First we join the Town in its desire to designate the space as protected and unavailable for future development. Second, we have an interest in preservation and protection in perpetuity which, as a private entity, is not subject to change by legislative whim. If state monies are received by the Town for partial reimbursement of the cost of the transaction, the property will be statutorily protected as open space, and unavailable for development, but such protections can be removed at a future date. Grant of a conservation easement to the Land Trust would effectively protect against such an occurrence.

Historically, town residents have consistently been committed to conservation. An easement to the Land Trust would guarantee that this commitment is honored and carried forward by future town officials, forever, who may or may not share the philosophy of current residents who made this acquisition possible.

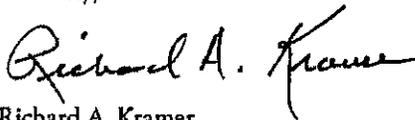
Kathleen A. Eagen, Town Manager
September 21, 2016
Page 2

Land Trust stewardship of conservation easements is generally limited to observation of the natural conservation and habitat of the parcel. The Land Trust is willing to provide stewardship of the Aiudi property, as detailed in the attached document. We will report observed maintenance issues, conditions, encroachments or trespasses but would leave it to the Town to take such actions as the Town determines are necessary to act on the encroachments or trespasses and perform repairs or natural conservation restorations.

The Land Trust has developed a "Natural Resource Management Plan" for many of our fee simple properties. Participation in a conservation easement would provide an excellent opportunity for the Town and the Land Trust to partner in the development of a natural resource management plan for this property. It is the next step after acquisition in the protection of open space.

The attached document is our stewardship proposal to the Town of Farmington should the town grant a conservation easement to the Land Trust.

Sincerely,



Richard A. Kramer
President

Attachments:

Proposal for FLT Stewardship
Property Line Report
Access Points Report
Metacomet Trail Report
Environmental Report

Proposal for Farmington Land Trust Stewardship of the Aiudi Property

I. Posting the Property Lines

The first and perhaps most important activity will be to post the property lines and establish appropriate signage for the parcel. This is necessary so that other steward activities can proceed. It will also establish the boundary lines and notification of ownership for anyone hiking the property. The FLT will assist the Town in this activity and provide the "Protected by the FLT" signs. It is generally recommended that property corners, survey markers and intermediate points at suitable intervals along lengthy property courses be posted. The town surveyor would establish the property lines and the town would provide posts and any town signage. The FLT will assist town personnel with the physical effort of setting the posts in the recommended locations and will provide a "Protected by FLT" sign for each post.

II. Stewardship Activity

a. Walk the Property Lines

FLT stewards will walk the property lines, except in locations where prevented by the terrain, and report on

- i. Encroachments by abutting property owners
- ii. Condition of property markers
- iii. Property markers that are missing or need to be replaced.

The activity would be completed once each year, likely in the fall and the report filed with the town.

b. Inspect the Customary Access Points of the Property

FLT stewards will inspect the customary access points of the property at the Metacomet Trail head, Metacomet Road in Plainville, South Ridge Road, and Trumbull Lane in Farmington.

The inspection will note

- i. Condition of signage and parking facilities if any,
- ii. Vandalism, graffiti and other adverse impacts, and
- iii. Accumulation of trash and debris.

The report will be filed with the Town once each year.

c. Metacomet Trail Report

FLT and CFFPA stewards will survey the conditions of the Metacomet Trail noting

- i. Trail conditions and accessibility,
- ii. Fallen and/or dangerous trees
- iii. Erosion,
- iv. Accumulation of trash and debris along the trail,
- v. Fire pits and signs of partying,
- vi. ATV activity, and
- vii. Vandalism, graffiti and other adverse impacts.

The report will be filed with the Town once each year.

d. **Property and Environmental Report**

The FLT will establish linear transits, the first being the Metacomet Trail, with other transits to follow in select locations as may be identified in a natural resource management plan for the Property as developed by the town and the Land Trust, along which stewards will observe and report on

- i. Invasives, e.g. Asiatic Bittersweet, Multiflora Rose and Japanese Barberry,
- ii. Poison Ivy,
- iii. Overgrowth,
- iv. Erosion,
- v. Signs of trespass,
- vi. Vandalism, and
- vii. Trash.

The activity would be completed once each year, likely in the fall, and the report filed with the town.

Sample steward reports follow.



Farmington Land Trust Steward Report

Office Use Code _____

Property Line Report

Date:	Steward:	Last Visited:
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Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fires/Fire Pits/Established use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Other adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Encroachment by adjacent property owners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural Phenomena

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or Insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide approximate coordinates of signage problems considered to be serious.

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:



Access Points Report

Date:	Steward:	Last Visited:
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Access Point _____

Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fires/Fire Pits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural Phenomena

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:



Farmington Land Trust Steward Report

Office Use Code _____

Environmental Report for Transit _____

Date:	Steward:	Last Visited:
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Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fires/Fire Pits/Established use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Invasives

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Asiatic Bittersweet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Japanese Barberry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Honeysuckle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Multiflora Rose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Winged euonymus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Autumn olive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Japanese knotweed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Others: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural phenomena

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:



Metacomet Trail Report

Date:	Steward:	Last Visited:
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Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pets off leash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Fires/Fire Pits/Established use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Invasives

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Asiatic Bittersweet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Japanese Barberry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Honeysuckle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Multiflora Rose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Winged euonymus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Autumn olive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Japanese knotweed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Others: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural phenomena

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:

When recorded return to
Farmington Land Trust, Inc.
128 Garden Street
Farmington, CT 06032

CONSERVATION EASEMENT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, Farmington Land Trust, Inc. (the "Grantee") is a charitable corporation whose purposes include conservation of land;

WHEREAS, The Town of Farmington (the "Grantor") holds title to 90.4 acres of real property in the territorial limit of the Town of Farmington, referred to herein as the Protected Property (as more particularly described below) which is in its natural state and which the Grantee desires to protect and preserve;

WHEREAS, the Grantor and the Grantee agree that the preservation of the Protected Property will yield a significant public benefit for passive recreation and open space protection;

WHEREAS, the Grantor has agreed to execute this permanent Conservation Easement, as defined in CGS Section 47-42a, for the Protected Property in favor of the Grantee to ensure the Protected Property shall be preserved in perpetuity predominantly in its natural, scenic and open condition for the protection of natural resources, including but not limited to historic, scenic, vegetative, wildlife and/or hydrological functions, while allowing for recreation and land management consistent with such protection;

WHEREAS, the Grantor and the Grantee agree that limited public recreation on the Protected Property can be provided without significant impact to the natural resources on the Protected Property, conservation of those resources having been the primary reason for its acquisition by the Grantor;

WHEREAS, the anticipated use of the land by the Grantor is consistent with the Grantee's conservation and preservation interests, and the Grantor has a shared interest with the Grantee in seeing that these conservation-minded practices continue;

WHEREAS, the Grantee agrees to conduct regular monitoring and stewardship of the Protected Property and report these activities and findings regularly to the Grantor as outlined herein.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), paid by the Grantee to the Grantor, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, and in consideration of the covenants and undertakings hereinafter set forth, the Grantor hereby does give, grant, bargain, sell, convey and confirm in perpetuity unto the Grantee and its successors or assigns forever with Warranty Covenants, a Conservation Easement in perpetuity, of the nature and character and to the extent hereinafter set forth, over property situated in the Town of Farmington, County of Hartford, State of Connecticut, (the "Protected Property"), as described in Schedule A attached hereto and made a part hereof.

PURPOSES:

1. To have the Protected Property remain forever predominantly in its natural, scenic, forested, and open space condition, while preventing any use of the Protected Property that will significantly impair or interfere with the conservation values or interests of the Protected Property, described above. It is the intent of this Conservation Easement that any management activities or alterations of the natural landscape or provision for access, land management or recreation shall be consistent with the conservation purposes above.
2. To enable the Grantee to enter the Property at all reasonable times for the purpose of inspecting and insuring that the land is protected and maintained in accordance with the covenants hereinafter set forth and to conduct agreed upon stewardship activities and as outlined herein.
3. To enable the Grantee to report and recommend actions to the Grantor regarding needed improvements and management.

COVENANTS:

And in furtherance of the foregoing affirmative rights, the Grantor, for itself and its successors and assigns makes the following covenants, which shall run with and be binding upon the Protected Property in perpetuity:

1. No building, residential dwelling, structure, parking lot (although limited parking may be provided as needed to enhance public accessibility), driveway, road or other temporary or permanent structure or improvement requiring construction shall be placed upon the Protected Property except as provided hereinbelow, the following reservations to be consistent with the conservation purposes above.

2. Grantor reserves the right to maintain existing unpaved driveways, footpaths and other minor surface alterations; to excavate and fill as necessary to accomplish permitted building, recreational and silvicultural activities, and to construct, maintain and reconstruct additional unpaved footpaths or minor, roofless rustic improvements necessary or appropriate to assure safe passage, prevent erosion, or to enhance or protect the natural habitat.
3. All rights reserved herein by the Grantor may only be exercised subject to all applicable governmental permits and approvals required by law.
4. No commercial, industrial, quarrying, or mining activities are permitted on the Protected Property.
5. The use of chemical herbicides, pesticides, fungicides, fertilizers and other agents must be limited to prevent any demonstrable adverse effect on wildlife, waters, and other important conservation interests to be protected by this Conservation Easement.
6. It is forbidden to dispose of or to store rubbish, garbage, debris, abandoned equipment, parts thereof, or other unsightly, offensive, toxic or hazardous waste material on the Protected Property except that vegetative waste generated by permitted uses on the Protected Property may be composted, and other waste generated by permitted uses on the Protected Property may be stored temporarily in appropriate containment for removal at reasonable intervals, subject to all applicable local, state, and federal laws and regulations.
7. The Protected Property must remain as an entity in a single ownership, and may not be divided, subdivided, partitioned or otherwise separated into parcels or lots, whether or not the Protected Property may be described herein, or have been described in any prior deed, as more than one piece or parcel of land.
8. Any uncertainty in the interpretation of this Conservation Easement should be resolved in favor of conserving the Protected Property in its natural and scenic state.

STEWARDSHIP RESPONSIBILITIES:

In exchange for the granting of this Conservation Easement, The Grantee agrees to conduct regular stewardship of the Protected Property as indicated below. The Grantee further agrees to send regular reports of their findings and recommended actions to the Town as set forth below.

1. Establishment of Signage at the Property Lines

The Grantee shall assist the Grantor in posting and establishing appropriate signage along the property lines for the parcel in order to suitably locate the boundary lines and give notification of ownership to anyone hiking the Protected Property. The town surveyor will locate property corners and survey markers and identify intermediate points at suitable intervals along lengthy property courses for posting. The Grantor shall provide posts and any town signage. The Grantee will assist town personnel with the physical effort of setting the posts in the recommended locations and will provide a "Protected by FLT" sign for each post.

2. Stewardship Activity

a. Walk the Property Lines

The Grantee's stewards will walk the property lines, except in locations where prevented by the terrain, and report on:

- i. Encroachments by abutting property owners
- ii. Condition of property markers
- iii. Property markers that are missing or need to be replaced.

The activity would be completed once each year, likely in the fall and the report filed with the Grantor.

b. Inspect the Customary Access Points of the Protected Property

FLT stewards will inspect the customary access points of the Protected Property at the New England Trail head, Metacomet Road in Plainville, South Ridge Road, and Trumbull Lane in Farmington. The inspection will note

- i. Condition of signage and parking facilities if any,
- ii. Vandalism, graffiti and other adverse impacts, and
- iii. Accumulation of trash and debris.

The report will be filed with the Town once each year.

c. New England Trail Report

The Grantee, with the assistance of Connecticut Forest & Park Association stewards, will survey the conditions of the New England Trail noting

- i. Trail conditions and accessibility,
- ii. Fallen and/or dangerous trees
- iii. Erosion,
- iv. Accumulation of trash and debris along the trail,
- v. Fire pits and signs of partying,
- vi. ATV activity, and
- vii. Vandalism, graffiti and other adverse impacts.

SCHEDULE A

LEGAL DESCRIPTION

Farmington Fire Department Receives Donation of Pet Oxygen Masks

Local pet parents offered free “pets inside” decals to signal there are pets in the home

The Farmington Fire Department has received a donation of five sets of specially designed pet oxygen mask kits – one for each of the town’s fire stations -- from at-home pet services provider [Canine Company](#). The kits will make it possible for firefighters to deliver oxygen to family pets in need on the scene of house fires and other emergencies.

Pets are part of our everyday lives and part of our families. They provide companionship and are a fixture in homes across the country. One of the fire departments main strategic objectives is to save lives. These masks will allow us the ability to provide oxygen to pets as a result of a fire emergency or any other emergency where administration of oxygen would be beneficial to saving their lives. – Steve Hoffmann, Director of Fire & Rescue Services

Pets are at special risk during a home fire because they are unable to leave the house without help. An estimated 40,000 die from smoke inhalation across the U.S. each year. The cone-shaped masks are designed for a pet’s snout, which human masks don’t fit. Each set includes masks in three sizes to fit pets from small mammals to giant breed dogs.

Canine Company is on a mission to get the pet oxygen masks into the hands of first responders in all the communities where its clients live. Last year, Canine Company donated more than 170 mask kits to fire departments and first aid squads in 60 communities across New Jersey, New York and the New England states, including 10 in Connecticut.

“Our company was founded by a family of pet lovers and our mission is to help other families keep their pets healthy, safe and happy,” said Renee Coughlin of Canine Company. “Our goal is to get these in to the hands of first responders wherever our clients live so they are ready to handle an emergency involving family pets,” she added.

The Town of Farmington Fire Department provides fire, rescue and emergency medical services from five stations located throughout the town. It is staffed by a combination of 150 volunteer and eight career firefighters. During 2017, the department answered over 4,000 calls for service.

Wilton CT-based **Canine Company** provides at-home pet care products and services including the Invisible Fence® brand pet containment systems and Manners obedience training to pet parents across New Jersey, New York and New England. Through its Canine Love campaign, the company supports pet rescue and provides pet oxygen masks to first responders.

MOTION: Agenda Item L-2

That _____ be appointed to the Building Code Board of Appeals for the balance of a five-year term beginning immediately and ending September 30, 2021. (Hammerberg) (D)

MOTION: Agenda Item L-3

That _____ be appointed to the Conservation and Inland Wetlands Commission as an alternate for the balance of a four-year term beginning immediately and ending September 30, 2021. (Markuszka) (R)

MOTION: Agenda Item L-4

That _____ be appointed to the Conservation and Inland Wetlands Commission a member for the balance of a four-year term beginning immediately and ending September 30, 2018. (Radacsi) (U)

MOTION: Agenda Item L-5

That _____ be appointed to the Farmington Historic District Commission as an alternate member for the balance of a five-year term beginning immediately and ending September 30, 2019. (Charette) (D)

MOTION: Agenda Item L-6

That _____ be appointed to the North Central Regional Mental Health Board, Inc. for the balance of a two-year term beginning immediately and ending September 30, 2019. (Wienke) (R)

MOTION: Agenda Item L-7

That _____ be appointed to the North Central Regional Mental Health Board, Inc. for the balance of a two-year term beginning immediately and ending September 30, 2019. (Parady) (U)

MOTION: Agenda Item L-8

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, 2018. (R)

MOTION: Agenda Item L-9

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. (Hall) (R)

MOTION: Agenda Item L-10

That _____ be appointed to the Retirement Board for the balance of a two-year term beginning immediately and ending January, 2020. (Landry)

MOTION: Agenda Item L-11

That _____ be appointed to the Retirement Board for a two-year term beginning immediately and ending January, 2020. (Brochu)

MOTION: Agenda Item L-12

That _____ be appointed to the Retirement Board for a two-year term beginning immediately and ending January, 2020. (Clark)

MOTION: Agenda Item L-13

That **Kyle Cunningham** be appointed to the Retirement Board for a two-year term beginning immediately and ending January, 2020. (Cunningham)

MOTION: Agenda Item L-14

That **Rob Ingvertsen** be appointed to the Retirement Board for a two-year term beginning immediately and ending January, 2020. (Ingvertsen)

MOTION: Agenda Item L-15

That _____ be appointed to the Retirement Board for a two-year term beginning immediately and ending January, 2020. (Leary)

MOTION: Agenda Item L-16

That _____ be appointed to the Retirement Board for a two-year term beginning immediately and ending January, 2020. (Miller)

MOTION: Agenda Item L-17

That _____ be appointed to the Retirement Board for a two-year term beginning immediately and ending January, 2020. (Valenti)

MOTION: Agenda Item L-18

That _____ be appointed to Tourism Central Regional District for the balance of a three-year term beginning immediately and ending June 30, 2020. (Bernier) (R)

MOTION:

Agenda Item M-1

To take action on the following 2018 Blighted Building list:

23 Lakeview Drive
15 Walnut Street

NOTE: Under the provisions of The Code of the Town of Farmington Chapter 88 "Buildings, Blighted," the Town Council has 75 days from the date of submission to approve, disapprove, or modify the list.

23 Lakeview Drive

- Property continues to meet Blighted Building Ordinance requirements.
- Property has been on the Blighted Building List since January 14, 2009.
- Property has a total of \$26,800 in unpaid Blighted Building Liens.
- Property has a total of \$26,100 in unpaid citations from September 9, 2013 to May 12, 2014. Fines have not resulted in liens under advice of the Town Attorney.
- Legal action currently pending.
- Town has ceased fining the property owner during the legal process.
- Recommend the property remain on the Blighted Building List.

15 Walnut Street (Unionville)

- Property continues to meet Blighted Building Ordinance requirements.
- Property has been on the Blighted Building List since February 10, 2015.
- Property is currently with Probate.
- Property has been cleaned and is currently for sale.
- Recommend the property remain on the Blighted Building List.

NOTE: One property has been removed from the list since Town Council took action on the last Blighted Building List in 2017. The home at 63 Main Street (Unionville) has been addressed at this time. Should conditions warrant, the Town will revisit adding this property to the Blighted Building list.

As you know, at the last Town Council meeting, the owner of 14 Blue Ridge Drive asked that the Town Council reconsider adding his property to the Blighted Building list. He stated that he was having some difficulties and that was the reason he had not been able to bring his house into compliance.

I have discussed this situation with the Town's Zoning Enforcement Officer and we are recommending that 14 Blue Ridge Drive not be added to the blight list at this time but instead establish a new project schedule and timeline with the owner to bring the property into compliance. If the owner does not comply with the new schedule I will be recommending that the property be added to the blighted building list.

MOTION:

Agenda Item N-1

To set a Public Hearing on February 27, 2018 at 6:00 pm in the Town Hall Council Chambers on the Town Manager's Proposed Five-Year Capital Improvement Plan.

NOTE:

Proposed Schedule	
Public Hearing Capital Budget	6:00 - 6:30 p.m.
Board of Education	6:30 - 7:30 p.m.
Town Departments	7:30 p.m. - 9:30 p.m.

MOTION:

Agenda Item N-2

To set a public hearing on March 13, 2018 at 7:00 p.m. in the Town Hall Council Chambers on the Town Manager's 2018-2019 Recommended Budget.

NOTE: This is the Town Manager's Public Hearing on the FY 2018-2019 Operating Budget.

Budget Workshop Sessions	
Wednesday, March 14 Board of Education	4:00 - 9:00 p.m.
Thursday, March 15	4:00 - 9:00 p.m.
Saturday, March 17	9:00 a.m. - 12 p.m.
Monday, March 19	4:00 - 9:00 p.m. (if needed)
Tuesday, March 20	4:00 - 9:00 p.m. (if needed)

MOTION:

Agenda Item N-3

To approve the following property tax refunds:

NAME	REASON	AMOUNT
1)Ari Fleet LT	Assessor's adjustment	\$586.96
2)Setareh Balazadeh	Assessor's adjustment	\$144.02
3)Daimler Trust	Assessor's adjustment	\$490.65
4)Denise Atkinson	Assessor's adjustment	\$30.54
5)Lynn Dera	Assessor's adjustment	\$221.94
6)Yongda Fu	Double payment	\$207.97
7)Haan Auto Trust	Assessor's adjustment	\$34.07
8)Honda Lease Trust	Assessor's adjustment	\$144.87
9)Rocco & Sally Mascaro	Assessor's adjustment	\$221.97
10)Keith McCambridge	Assessor's adjustment	\$204.64
11)Paul Melzen	Assessor's adjustment	\$13.18
12)R & N Miceli	Assessor's adjustment	\$32.36
13)Nissan Infiniti	Assessor's adjustment	\$247.54
14)Gary Palumbo	Assessor's adjustment	\$106.24
15)Paul Romano	Assessor's adjustment	\$796.71
16)Marilyn/Stuart Rosner	Double payment	\$7,045.79
17)Angelica Sharma	Assessor's adjustment	\$89.65
18)Monika Smielwska	Assessor's adjustment	\$1,170.85
19)S & J Stranieri	Assessor's adjustment	\$165.04
20)Farmington Town of	Assessor's adjustment	\$50.69
21)Thomas Loughman	Assessor's adjustment	\$303.62
22) R. & J. Osborne	Assessor's adjustment	\$197.92
23)Toyota Lease Trust	Assessor's adjustment	\$2,587.74
24)USB Leasing	Assessor's adjustment	\$972.33
25)Vault Trust	Assessor's adjustment	\$418.15
26)R. & R. Verbyla	Assessor's adjustment	\$32.29
	GRAND TOTAL:	\$16,517.73

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
Bill Wadsworth, Land Acquisition Member

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