

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

Date: May 8, 2018
(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. Eagle Scout – Jack Pelham
 - 2. Eagle Scout – Matthew Plona
 - 3. Helen McGuire – 100th Birthday
 - 4. Jonathan Olshefski- Stephen A. Flis Scholarship recipient
 - 5. Bicycle Friendly Farmington - Presentation
 - 6. Nancy Parent, Director of Community Services – Opioid Epidemic- Farmington Efforts Update
- D. Public Hearing
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. April 2, 2018 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
 - 1. Kathleen Eagen – Legislative Correspondence
 - 2. Correspondence from Evan Cowles of the Farmington Cemetery Association
- 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
 - 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 — 2018 Best Place to Live, Opioid Grant, Hartford Business Journal, Memorial Day Parade, Unionville Historic District Preliminary Study Report

L. Appointments

1. Building Code Board of Appeals (Hammerberg) (D)
2. Conservation and Inland Wetlands Commission Alternate (Markuszka) (R)
3. Farmington Historic District Commission Alternate (Charette) (D)
4. North Central Regional Mental Health Board (Wienke) (R)
5. North Central Regional Mental Health Board (Parady) (U)
6. Plainville Area Cable TV Advisory Council (R)
7. Plainville Area Cable TV Advisory (Hall) (R)
8. Tourism Central Regional District (Bernier) (R)
9. Greater Hartford Transit District (Eagen)

M. Old Business

N. New Business

1. To set the Property Tax Rate and Solid Waste Special Service Charge for the 2018-2019 Fiscal Year.
2. To approve the transfer of uncollectible property taxes to the Suspense Tax Book.
3. To cancel the June 26, 2018 Regular Town Council Meeting and to schedule a Special Town Council Meeting on June 5, 2018 at 7:00pm in the Town Hall.
4. That the unobligated Capital Improvement Project (CIP) balances be transferred to the accounts listed for the purpose of closing out various inactive CIP accounts and reappropriating the surplus funds to other projects.
5. To award Bid # 269, Maintenance and Repair of Police Vehicles to Farmington Motor Sports of Farmington, CT and Edwards Motor Service of Unionville, CT in accordance with their bid proposals dated April 12, 2018.
6. To award Bid # 273, Large Fire Apparatus Maintenance to First Line Emergency Services of Cromwell, CT in accordance with their bid submission

dated April 13, 2018.

7. To authorize the Town Manager to sign a lease rental agreement with LDI/Mohegan, LLC for the rental of 19 copiers to be used by various town departments.
 8. To extend the contract between the Town of Farmington and Waste Material Trucking Company of Farmington, CT to provide for the curbside collection of municipal solid waste, recyclables, and bulky waste for a three year period, beginning July 1, 2018 through to June 30, 2021 and to authorize the Town Manager to sign a contract extension with WMTC.
 9. To take action on a Blighted Building Property.
 10. To approve a resolution as required by the SCG-1049 Filing with the State of Connecticut for the Farmington High School Roof Replacement project.
 11. To approve property tax refunds.
- O. Executive Session
1. Collective Bargaining
 2. Land Acquisition
- P. Adjournment

PROCLAMATION

WHEREAS, the Boy Scouts of America help train the youth of our community with skills which will serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Boy Scouts of America which benefit our community, and

WHEREAS, one of the crowning achievements of Boy Scouting is the attainment of the rank of Eagle Scout, and

WHEREAS, Jack Pelham from Troop 68 Boy Scouts of America recently completed the requirements for Eagle Scout, and

WHEREAS, Jack Pelham planned and executed the construction of several benches and signs for educational purposes at the Hill-Stead Museum, and

WHEREAS, Jack Pelham has demonstrated superb leadership skills by completing the Boy Scouts National Leadership Training, serving his Troop as a member of the Order of the Arrow, as well as Patrol Leader, Troop Bugler, and Camp Bugler. In 2017, due to Jack's leadership, his patrol was awarded first place at the CT Rivers Council First Aid Meet, and

WHEREAS, Jack Pelham serves as Farmington High School's Symphonic Band President, was awarded Drum Major; plays on the Farmington High School Varsity Volleyball Team; and was inducted into the Tri-M, the Music National Honor Society in 2017, and

WHEREAS, as a result of Jack Pelham's efforts the lives of the people of Farmington will be enriched and enhanced.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend to Jack Pelham our best wishes and we hereby proclaim May 8, 2018 as Jack Pelham Day in Farmington, Connecticut.

Dated at Farmington, Connecticut this 22nd day of April 2018.

Nancy W. Nickerson
Chair, Farmington Town Council

PROCLAMATION

WHEREAS, the Boy Scouts of America help train the youth of our community with skills which will serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Boy Scouts of America which benefit our community, and

WHEREAS, one of the crowning achievements of Boy Scouting is the attainment of the rank of Eagle Scout, and

WHEREAS, Matthew Plona from Troop 68 Boy Scouts of America recently completed the requirements for Eagle Scout, and

WHEREAS, Matthew Plona performed needed landscaping for the Church of Saint Patrick in Farmington, he removed and replanted shrubs to beautify the shed, and removed a statue, as well as performing other tasks to beautify the property, and

WHEREAS, Matthew Plona has demonstrated superb leadership skills by completing the Boy Scouts of America National Leadership Training, and serving his Troop as Assistant Patrol Leader and Senior Patrol Leader, and

WHEREAS, Matthew Plona participated in Farmington High School Music and performed in every Farmington Public School's drama production since seventh grade; and in 2017 won a Halo Award for his role as George Bailey in "It's a Wonderful Life," and

WHEREAS, as a result of Matthew Plona's effort, the lives of the people of Farmington will be enriched and enhanced.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend to Matthew Plona our best wishes and we hereby proclaim May 9, 2018 as Matthew Plona Day in Farmington, Connecticut.

Dated at Farmington, Connecticut this 22nd day of April 2018.

Nancy W. 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, Jonathan Olshefski of Farmington submitted his application to the Stephen A. Flis Scholarship Committee, and

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

WHEREAS, Jonathan was elected by his peers to Boy Scouting's honor society, the Order of the Arrow; he served as Relay For Life Team Captain from 2014 through 2017, and has worked on the Town-wide Scouting for Food Drive from 2008 through 2017; Jonathan also volunteers at numerous other events including the Jason Adorno Memorial Bike Ride and National Trails Day and Conservation events; and

WHEREAS, Jonathan Olshefski will be attending Delaware Technical Community College where he can continue his dedication to public service by pursuing a Criminal Justice degree and a career in Law Enforcement.

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

Dated at Farmington, Connecticut this 8th day of May 2018.

Nancy W. Nickerson
Farmington Town Council Chair

PROCLAMATION

WHEREAS, Helen McGuire was born on May 1, 1918 in Saint Francis Hospital, and was raised in West Hartford, CT, and

WHEREAS, Helen McGuire was the second of five children born to Mary Burke McGuire and Michael McGuire, and

WHEREAS, Helen McGuire attended Our Lady of Sorrows School and graduated from Mount St. Joseph Academy in the 1930's, and

WHEREAS, Helen McGuire resided in 25 Thomas Street, West Hartford until 1990 when she purchased her first home on Fairwood Farm Drive in West Hartford, and

WHEREAS, Helen McGuire worked at Billings & Spencer after she finished high school, then went on to work for CIGNA for many years, and

WHEREAS, Helen McGuire enjoyed duckpin bowling and visiting New York City, and

WHEREAS, in the 1960's Helen McGuire became the first of her siblings to visit Ireland, where she met many extended family members including her mother's sister and many of her first cousins on both sides of her family, and

WHEREAS, throughout her life, Helen McGuire has enjoyed needlework, knitting, crocheting, shopping and traveling, and is known for always being generous, compassionate, and loving to all that she called family.

NOW THEREFORE, I hereby wish Helen McGuire a very happy 100th birthday and officially declare May 1 as "Helen McGuire Day" in Farmington.

Dated at Farmington, Connecticut this 1st Day of May, 2018.

Nancy W. Nickerson
Chair, Farmington Town Council

INCORPORATED 1645



April 13, 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:

This letter is intended to express the Town of Farmington’s opposition to SB 278, “AAC Mental Health Care and Wellness Training and Suicide Prevention for Police Officers.”

SB 278 is an extremely costly mandate. It requires Farmington allow police officers who suffer from PTSD as a result of being “involved” in a shooting or other “critical incident” (undefined) to stay off work for up to a year. This would require municipalities, especially in the larger communities that experience higher incidents, to replenish a considerable portion of their workforce. **No funding is included in the bill.**

SB 278 incorrectly assumes that little or no emotional support systems exist for first responders. Indeed, there are several revered programs that exist to assist such employees in their recovery. Many municipalities, including Farmington, have Employee Assistance Programs (EAPs) for employees suffering from mental or emotional impairments. These benefits provide employees access to counseling, therapy and other essential services to assist them -- and their families -- during difficult periods.

In many instances, municipalities have also provided benefits above and beyond contractual obligations in response to extreme circumstances. Strong municipal services already exist. Further, the Connecticut Police Chiefs Association (CPCA) has promoted police officer mental health awareness through various publications and workshops. The Police Officers Training Council (POST) is very involved in working with CPCA and municipalities on



mandating curriculum not only at police training academies, but also mandating yearly in-service training concerning such matters.

A grave and serious matter as this deserves more thorough examination. Adopting legislation that has not been well vetted in a transparent manner, that contains very ambiguous language such as SB 278, will cause more harm to our brave employees.

I urge you, as Farmington's elected officials, to advocate for the Town of Farmington and **Vote NO** on SB 278 that severely and unfairly hurts the Town of Farmington and the public servants who protect it.

Respectfully Submitted,

Kathleen A. Eagen
Town Manager
Town of Farmington

/Attachment

cc: Farmington Town Council Members

Farmington Cemetery Association

H-2

Riverside Cemetery
P. O. Box 270
Farmington, CT 06034

20 April 2018

Farmington Town Council
Nancy Nickerson, Chair
1 Monteith Drive
Farmington, Connecticut 06032



Dear Nancy:

Thank you for allowing the Farmington Cemetery Association to present our land needs in front of the Town Council the other day. As you move into your strategic planning process, the Cemetery Committee would like the Council to consider an alternative to the 124 Scott Swamp Road parcel for cemetery use, specifically, a piece of the town-owned Hein Farm.

We understand that discussion continues with the Department of Energy and Environmental Protection over the Scott Swamp Road piece, which we would be thrilled to get for cemetery use. If there is any way we can help move that discussion along, please let us know.

However, as an alternative, we propose the council take a good look at the field in the south-east corner of the Hein Farm (see attached map and narrative.) When the Cemetery Committee originally considered this parcel, the Hein family still had a number of years left on their farming arrangement with the town. However, the year 2020 is now right around the corner, and the timing could fit well with the cemetery's needs.

The parcel is flat and just about perfect for our use; it would take virtually no preparation after approvals have been secured. We would foresee creating a master plan for the approximately 11-acre field, but improving only a few acres now while allowing farming to continue on the rest.

We anticipate access to the parcel would be from Trotters Glen. Although this might understandably encounter some push-back from the neighborhood, cemetery use would certainly be one of the most benign uses for a public property.

We look forward to working with the Council and the town staff to finally remove the cemetery land acquisition issue from our to-do list and start creating a new cemetery for the town.

Sincerely,

A handwritten signature in blue ink, appearing to read "Evan Cowles".

Evan Cowles, Treasurer

Cc: Kathy Eagen, Liz Dolphin

Potential Town Land for Farmington Cemetery Association – April 2018

The Farmington Cemetery Association and town staff have been working for several years to identify town land that would be suitable for cemetery use. The Association is looking to replicate the approximately twelve acres of land that is nearing capacity at its location on Garden Street.

Hein Farm parcel

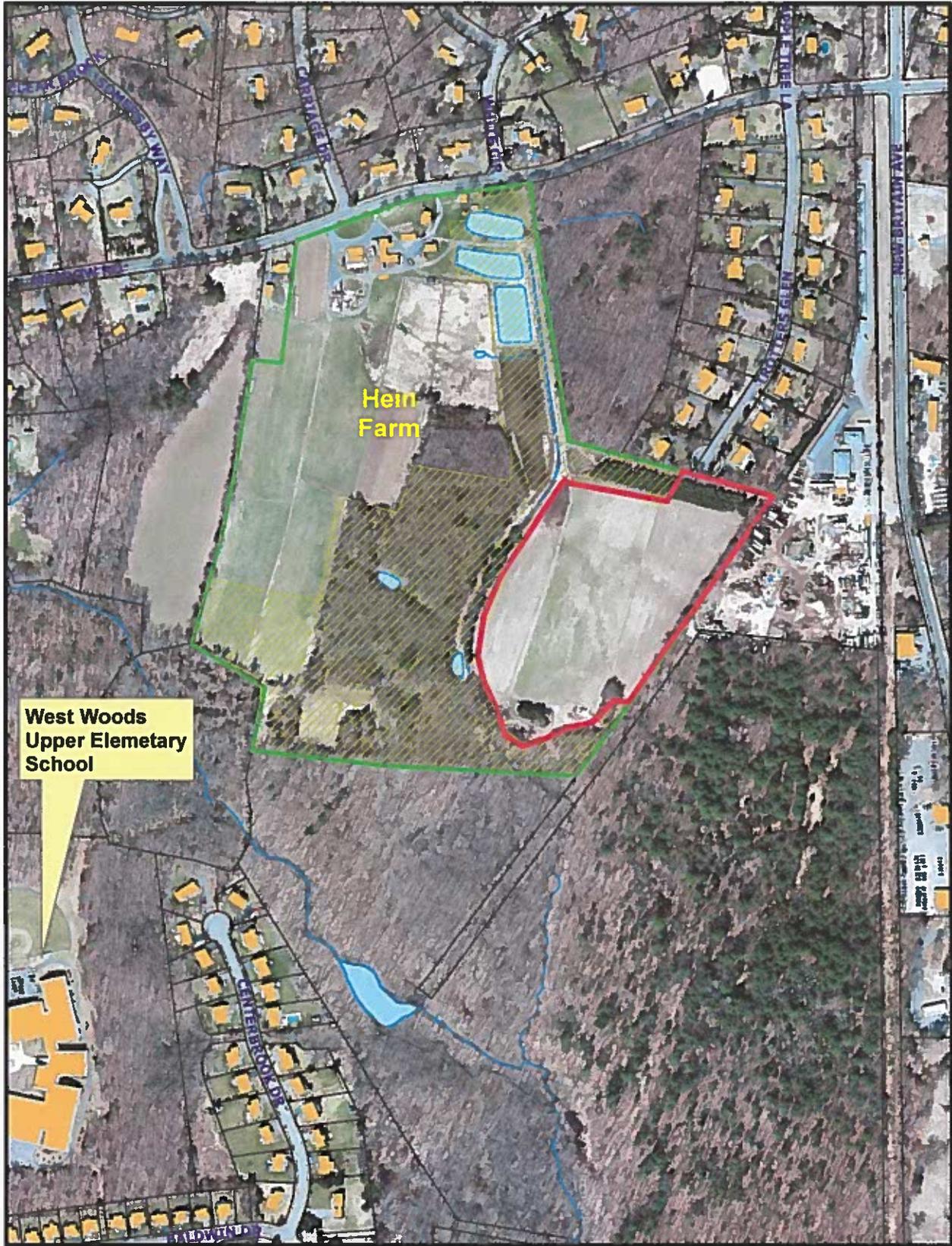
There are two sections of the Hein farm that are without restrictions from the original acquisition. There is an approximately 12 acre section that would be accessible from Trotter's Glen, separated from the rest of the property by Scott Swamp Brook Tributary that runs through the parcel. It is currently being farmed, and we understand that the farmer has permission to continue farming it until 2020, which schedule the cemetery could accommodate. This parcel could be acquired by the Cemetery Association directly from the town with only the town council's permission, and seems attractive for cemetery use.

Scott Swamp parcel

Approximately 8.4 acres of upland owned by the State of Connecticut. This parcel is part of the Scott Swamp Sanctuary, isolated from the main body of the sanctuary. It is surrounded by commercial and residential uses, and fronts on Route 6. The town has asked the State of CT to give the parcel to the town under the State Conveyance Bill, and been turned down three times by the Department of Energy and Environmental Protection.

Years ago, the state took over ownership of the Sanctuary from the White Memorial Trust because the land is a good distance from the Trust, which is located on the other side of Litchfield, and the Trust felt the state was better suited to protect the land. However, the land is not being protected – there are tracks throughout the property, evidence of current abuse by off-road vehicles. This parcel is a suitable piece of land for the cemetery from a location standpoint, although limited in size. The cemetery and the town has continued to explore the possibility of acquiring the parcel from the state.

Map of Potential Cemetery Location Hein Farm



West Woods
Upper Elementary
School

Legend

- Hein Farm
- Hein Farm Conservation Easement
- Hein Farm Cemetery Location
Approximately 11 Acres



1 inch = 300 feet

Town of Farmington
Dept of Public Works &
Community Services
Planning Division
(Map prepared by L. Dolphin)
4/7/2015

MOTION:

Agenda Item K

Report of the Town Manager— 2018 Best Place to Live, Opioid Grant, Hartford Business Journal, Memorial Day Parade, Unionville Historic District Preliminary Study Report

2018 Best Place to Live

Each year Niche.com identifies the best places to live in the United States based on crime, public schools, cost of living, job opportunities, and local amenities. Ranking is based on data from the U.S. Census, FBI, Bureau of Labor Statistics, Centers for Disease Control and Prevention, and other sources.

This year, Farmington has been given an A+ overall grade as well as an A+ Public School grade. Farmington is one of only 19 communities in Connecticut to receive the highest possible grade. This study provides a comprehensive assessment of the overall livability of an area. This grade takes into account several key factors of a location, including the quality of local schools, crime rates, housing trends, employment statistics, and access to amenities in an attempt to measure the overall quality of an area.

Opioid Grant:

The Community Services Department received a \$5,000 grant in January as part of a statewide initiative to target the opioid crisis. Funding enabled 80 Fire personnel and 13 Community Services staff to be trained in administering Narcan, a powerful, lifesaving opioid antagonist. The town also received over 90 Narcan kits, with a value of \$12,600. Other highlights of the grant included printed mailings regarding the "Change the Script" community campaign and the Connecticut Prescription Monitoring and Reporting System (CPMRS) to all medical professionals in the Farmington Health District, inclusive of doctors, veterinarians, and dentists, and pharmacists. Additional activities took place in concert with the Farmington school system as well as the Farmington Police Department, whereby 44 pounds of unused prescription drugs were collected at a drug take-back on April 21.

Other community and school based activities are being planned for future dates.

Hartford Business Journal

The Hartford Business Journal featured Farmington's recent economic development activities in their April 30, 2018 edition. The article was very positive and highlighted the TPZ's proactive approach of creating new zoning options to attract smart development and respond to market demands. The article highlighted Farmington's economic strengths, the Route 4 DOT road project, and details on recently approved projects.

Memorial Day Parade

Memorial Day is Monday, May 28, 2018. This year the Memorial Day Parade in Unionville will form at 8:00 a.m. and step off at 8:30 a.m., and the Farmington parade will form at 10:00 a.m. and step off at 10:30 a.m.

Unionville Historic District Preliminary Study Report

For your information, the Study Committee of the Unionville Historic District & Properties Commission has submitted the attached preliminary Study Report.

The Study Report details and recommends four properties for the inclusion in Unionville's Historic Districts or the designation as a Historic Property. The property owners are in agreement with this recommendation.

It is anticipated that the Town Council will receive the final report in July. A public hearing will be scheduled for the fall.

CT Towns Graded, From A+ To D+: How Did Our Community Do?

You may be surprised to see what towns are graded, on an A+-to-D+ scale, as the best and worst places to live on a CT "report card."

By Brian McCready, Patch National Staff | Apr 16, 2018 10:52 am ET

Like 844 Share



Here's a report card you should be paying attention to. And you may want to think twice about living in a place that was graded with a D+.

Niche has come out with its new 2018 rankings of the "Best Places to Live" in Connecticut, but for at least second year in row, it took a bit of a unique approach: The consumer rankings service assigned a grade, on an A+-to-D+ scale, to almost every town in the state.

Nearly 20 communities received A+ grades, topped with towns such as Greenwich, Ridgefield, Avon, Fairfield, New Canaan, and West Hartford. Five communities received D+ grades. The list included sections of towns and city neighborhoods.

"Awesome people, feels and is a community who support each other, kids, bikes, runners. Walkways, sidewalks all around. Superb local family owned boutiques who know their customers and their pets! Like no other nearby. Very warm and friendly," one reviewer said of Ridgefield, which earned an A+ score.

Featured Events ★



May 6
Chinese Language School of CT OPEN House at UCONN Stamford 5.6.18



May 6
Chinese Language School of CT OPEN HOUSE on 5.6.18 @ 11:00 a.m.

[+ Add your event on Patch](#)



SEE MORE EVENTS NEAR YOU >

Featured Announcements ★



[+ Add your announcement on Patch](#)

Trending Now Across Patch

1. Watch Alt-Righter Struggle To Rip May Day Sign
2. Man Killed On His Birthday By A Rattlesnake
3. Facebook Dating App: 5 Things To Know
4. Men Arrested At Philly Starbucks Settle For \$1
5. Waffle House Hero Meets Dwyane Wade On 'Ellen'

Niche created a standardized score for each factor, and after weighting each factor, an overall score was calculated, which was again given a new standardized score.

Finally, Niche.com created a numerical ranking and assigned grades for each place. [Click here to read more about the methodology.](#)

Here are the Connecticut towns, and how they were graded:

A+

- Avon
- Cos Cob
- Fairfield
- Farmington
- Greenwich
- Mansfield
- New Canaan
- Old Greenwich
- Ridgefield
- Riverside
- Simsbury
- Southport
- Weatogue
- West Hartford
- West Simsbury
- Weston
- Westport
- Wilton
- Woodbridge

News	Weekly Edition	Our Events	Calendar	Special Editions	FAQs	Advertise
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IN THE APRIL 30, 2018 EDITION

Print Email Order a PDF

APRIL 30, 2018 1 COMMENT

Farmington is on the cusp of another development wave



HBJ PHOTO | BILL MORGAN

Farmington Economic Development Director Rose Ponte is flanked by two public-private development projects finishing up in the town's historic Village section. Behind her, the state is close to wrapping its \$12 million makeover of the congested Route 4-Farmington Avenue/Route 10 and Main Street/Waterville Road interchange. Over her left shoulder, Torrington developer PAC Group LLC is finishing its 12-unit luxury condominium development on the site of former Chuck's Steak House.

RELATED CONTENT

Tolling measure hits a snag, Wednesday vote suspended

Electric Boat to receive up to \$83M in state aid for job growth, expansion

Bradley International Airport officials prep new 20-year, \$1.4B master plan

Barnes' 1Q net flat, sales up

Meriden receives \$200K to cleanup defunct hospital site

Warner says the focus now is to allow commercial developers, in certain areas, to pack more structures onto a lot.

GREGORY SEAY

Farmington is on the cusp of another growth spurt, one where new development of apartments, condos, senior-living spaces and medical offices predominate.

The affluent, suburban enclave seven miles west of downtown Hartford has about 25,000 souls who lay heads there at night, but its daytime population swells to 32,000 — the result of commuters who arrive daily to work at UConn Health, Jackson Laboratory, Carrier, Otis Elevator and Stanley Black & Decker.

With a name derived from its once lush farmland and a history of bivouacking Colonial and French troops during the Revolutionary War, Farmington

today is highly regarded for its diversity of employment in manufacturing, health services/medical research; its many recreation options; and its quality schools despite possessing one of the lowest property-tax rates in the state, at 26.68 mills.

The latter is courtesy of a large commercial tax base, achieved with the foresight of town leaders who more than a generation ago created an industrial park to house commercial employers, to shoulder the property-tax burden. Farmington does not offer tax or other incentives to lure companies.

"Our philosophy is that our economic incentives are our low taxes," said Town Manager Kathy Eagen.

Those elements have combined to reignite a fresh wave of planning and construction, says Rose Ponte, the town's economic-development chief and other town leaders. But with nearly all of Farmington's developable acreage built out and homebuilding slowing, Town Planner William



BROWSE PREVIOUS EDITIONS

April 30, 2018

LATEST HEADLINES

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To avert a strike, House boosts money for care of the disabled

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MOST READ MOST EMAILED

Farmington is on the cusp of another development wave

New player to roll out CT broadband service

Bradley International Airport officials prep new 20-year, \$1.4B master plan

CT Children's, UConn Health to host gene therapy trial for liver disease

PURA to investigate spike in Eversource service shutoffs

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Enlarge image

PHOTO | CONTRIBUTED

Connecticut Children's Medical Center has a state-of-the-art surgery center in Farmington.



Enlarge image

HBJ PHOTO | GREG BORDONARO

Farmington's medical-office development has mushroomed in the shadow of UConn Health and Jackson Laboratory.



Enlarge image

PHOTO | CONTRIBUTED

The Residences at 299 is one of the town's newest apartment communities.

Demographics is Destiny

Farmington is known for its highly educated and wealthy population, making it a popular town for economic development.

	Farmington	Hartford County	State
Median household income (2015)	\$91,712	\$66,395	\$70,331
Poverty rate	5.5%	11.9%	10.5%
Residents with bachelor's degree or more	56%	NA	38%
Median home sale price	\$227,600	\$236,400	\$270,500

Source: Connecticut Economic Resource Center Inc.

Enlarge image

Farmington's 2017 Top 10 Taxpayers

Taxpayer	Description	Gross Assessment	% Taxable
West Farms Associates	Retail - West Farms mall	\$175,459,920	4.8
Dunn-Sager Affiliates	Real estate development	\$59,686,210	1.6
United Technologies Corp.	Manufacturing	\$45,746,190	1.3
CL&P	Electric	\$40,633,950	1.1
Trumpf Inc.	Manufacturing	\$33,390,230	0.9
Delfino, William & Thomas	Real estate development	\$28,026,080	0.76
Columbia Prep HTFB LLC	Marriott Hotel	\$27,782,800	0.76
Farmington CT Senior Prop LLC	Senior-living complex	\$21,757,500	0.6
Price REIT Inc	Retail shopping center	\$20,952,120	0.57
NIC 13 Village Gate	Senior-living complex	\$20,822,690	0.55

Source: Farmington Town Assessor's Office

Enlarge image

Farmington's 2017 Grand List

	Gross Assessment	Exemptions	Net Assessment
Real Estate	\$3,195,559,630	\$1,760,250	\$3,193,799,380
Personal Property	\$299,114,000	\$70,332,401	\$228,781,599
Motor Vehicles	\$233,832,975	\$1,037,490	\$232,795,485
Totals	\$3,728,506,605	\$73,130,141	\$3,655,376,464

Source: Farmington Town Assessor's Office

Enlarge image

of neighbors' odor complaints.

Floating zones

Among projects underway or planned is a 12-unit luxury condo community on the former Chuck's Steak House site in Farmington Village, the town's historic section; an assisted-living facility with companion seniors-only apartments on Route 4, opposite Wood-n-Tap Bar & Grill; and an upgrade of the town's sewage-treatment plant.

Meantime, behind the Starbucks on Route 4/Farmington Avenue, Newington landlord Reno Properties Group is eyeing the site of a historic home to erect apartments, Ponte said.

"Rentals are so in demand right now," she said.

More recently, a West Hartford church put up for sale an undeveloped 18.5-acre tract on Farmington Avenue, opposite UConn Health and Jackson Laboratory. With barely 8 percent of the town's developable land left, Farmington Avenue Baptist Church's parcel could draw a high price tag, observers say.

Jackson Lab's arrival in Oct. 2014 exposed a need in Farmington for more apartments — particularly smaller, affordable units — to shelter young scientists and other professionals.

Robert Wiener, developer of West Hartford's successful Blue Back Square residential-retail-office development, is eyeing a makeover of a 2-acre strip fronting Farmington Avenue/Route 4, in the Farmington Village district.

There, Wiener subdivided the tract, keeping the Farmington Avenue frontage and selling the rear portion that once held Chuck's to Tolland builder/developer PAC Group LLC. PAC is finishing The Pennington, a 12-unit luxury condo community overlooking the Farmington Country Club.

Wiener says he's deliberating what to do with his leftover strip, but his plans will be consistent with the town's vision for its eastern "gateway."

"The town's vision is to turn the village into a more pedestrian-friendly, walkable area," he said. "It's an unusually charming and desirable place. They're really smart and clear-thinking about what they wanted to happen in the Village, and I wanted to be a part of it."

Nearby, Newington landlord Reno Properties Group LLC owns a 4-acre parcel, site of a 300-year-old farmhouse, bought 10 years ago for \$900,000 to redevelop into a retail center, anchored with a bank branch, said Reno broker Dan Garofalo.

"We felt it was a great town. A great corner. A gateway site," Garofalo said.

There, state transportation contractors are due to wrap in June their \$12 million makeover of the heavily-congested Route 4/Route 10 interchange.

Crews have widened, repaved and re-signaled a stretch of Route 4, leading from the curve that once housed a Chevy dealership, to the Route 10-Main Street/Waterville Road connector. (The length of the project has frustrated some local merchants who say the added congestion has cost them business).

That's atop an earlier widening and rebuild of a Route 4 bridge spanning the Farmington River a few years ago. Also underway is a long-awaited capacity upgrade of the town's sewage-treatment facility, once a frequent source

Tweets about @HartfordBiz

CT Green Bank
@CTGreenBank

Meriden affordable housing project to use German 'super energy efficient' model
[@HartfordBiz ow.ly/kN8z30jEZFa](#)

Meriden affordable housin...
hartfordbusiness.com

21m

MrQuickPick® Hartford, CT Retweeted

Hartford Business
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New Spanish restaurant opens in Hartford's Goodwin Hotel
[hartfordbusiness.com/article/201805...](#)

New Spanish restaurant o...
hartfordbusiness.com

22h

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UNIONVILLE HISTORIC DISTRICT STUDY REPORT

APRIL 2018

PROPOSED ADDITIONS TO CLOVER PINNEY PARK HISTORIC DISTRICT

**Platner and Porter Rental House #4, 42-44 Maple Avenue
Dr. William Sage House, 20 Elm Street**

**Unionville Historic District and Properties Commission
Established by the Town of Farmington in 2008**

MEMBERS

**Lisa Johnson, Chair
Robert Hoffman, Vice-Chair
Matthew Ross, Secretary
John Brockelman
Sherry Horton**

ALTERNATES

**Chris Forster
Howard Martin
Ann Vibert Wuelfing**

PROPOSED REVISED CLOVER PINNEY PARK HISTORIC DISTRICT BOUNDARY DESCRIPTION

The Clover Pinney Park Historic District runs along Elm Street, the northern property line of 20-22 Maple Avenue, the eastern property line of 20-22 Maple Avenue, the eastern and southern property lines of Clover Pinney Park, the southern and western property lines of 28 Elm Street, the western property line of 42-44 Maple Avenue and the western property line of 54-56 Maple Avenue, the northern and eastern property lines of 54-56 Maple Avenue and 42-44 Maple Avenue, the southern property line of 42-44 Maple Avenue, and the northern property line of 20 Elm Street.

Note: 54-56 Maple Avenue, currently a Historic Property, will be included in the proposed revised Clover Pinney Park Historic District.

PROPOSED ADDITIONS TO CLOVER PINNEY PARK HISTORIC DISTRICT

Platner and Porter Rental House #4

42-44 Maple Avenue

Owner: Joseph Paul and Patricia L. LeBouthillier

Year Built: 1850-60

Architectural Style: Nineteenth-century vernacular

Lot #5

Location: The house faces west on Maple Avenue

Architectural and Historical Significance:

The Platner and Porter Rental House #4 is architecturally significant as a mid-19th-century vernacular building typical of those built by mill owners for their workers, a signature building in Unionville's industrial history. The two-family, two-story house is situated near buildings similar in design and function. The ridge-to-street building features a six-bay south façade with two central side-by-side doors. The east and west elevations display identical one-story, gable-roofed, ridge-to-street ells with enclosed, shed-roof porches facing south to the street. The porches are each enclosed with paired windows and a door, a modern alteration. There are two interior, end-placed chimneys.

The house is historically significant for its association with the Platner and Porter paper mill, one of Unionville's largest and longest-operating industries. The house was built on what was once a larger lot bound to the east by Main Street and on the west by a "rear passageway," now Maple Avenue. Correll Hotchkiss, a joiner and carpenter, bought the lot in 1855 from Dr. William Sage (then living at 30 Elm Street) and built a house on the Main Street portion of the property. In 1857, he sold the lot "with buildings" to William Platner and Frank Chamberlain. Platner had established the Platner and Porter paper mill in the early 1850's with Samuel Q. Porter of Lee, Massachusetts. They proceeded to build mill workers' housing, including 42-44 Maple, along the "rear passageway" as the number of their employees grew.

In 1864, Platner and Chamberlain sold the property to William A. Phippeny, Sr. and Jr., the elder a Civil war volunteer. Both the Maple Avenue and Main Street houses on the property appear on the 1869 Baker & Tilden map of Unionville. John Bullard, Jr., of Brooklyn, New York, purchased the lot in 1866 and sold the Main Street side in 1870 to Capt. Nathaniel Hayden. In 1870, he sold the Maple Avenue side to Mary A. Williams, and she and her husband took out a joint mortgage on it. In 1887, Farmington Savings Bank foreclosed on the mortgage, and quit-claimed the property to Andrew S. Upson (the founder of Unionville's Upson Nut & Bolt Company), who sold it to Helen M. Wadsworth in 1906. In 1915, Helen's daughter, Bessie (Wadsworth) Johnson sold the property to William T. Morrissey who sold it the following year John Clancey. Pasquale and Raphaela Labadia purchased it and passed it on to Richard P. Labadia in 1985; it was subsequently purchased by Patricia LeBouthillier in 1990 and re-titled to she and her husband Joseph Paul in 1996.



Platner and Porter Rental House #4, 42-44 Maple Avenue, Unionville

The Dr. William H. Sage House
20 Elm Street
Owners: Matthew R. and Meyling B. Killfoile
Year Built: 1852
Outbuildings: Victorian-period barn
Architectural Style: Vernacular/Greek Revival
Lot #2
Location: The corner of Elm Street and Maple Avenue

Architectural and Historical Significance:

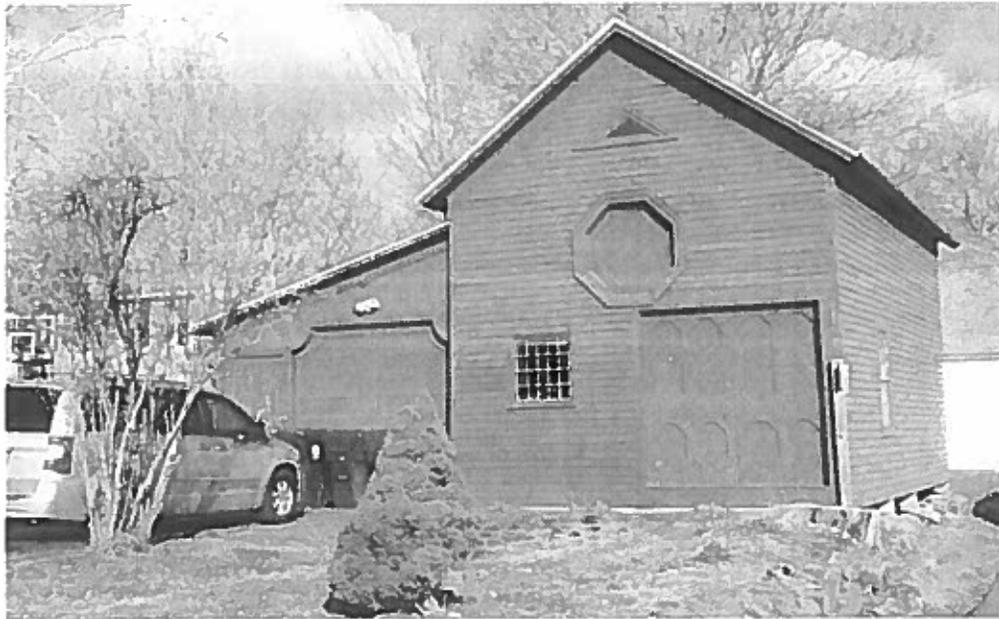
The Dr. William H. Sage House is architecturally significant as a well-preserved house in a cohesive neighborhood of other historic dwellings, including mill housing, which date from the mid-19th-century. The 19th-century barn to the northeast of the house, although moved to its present location, is a well-preserved example of carriage houses typical in Unionville. Sited on the corner of Elm Street and Maple Avenue, the house and barn sit on an open lot. This modest L-shaped Vernacular house features elements of the Greek Revival style, including eyebrow windows and wide entablature on the southern ell. The four-bay façade, which exhibits an intersecting gable-to-street and ridge-to-street roof, is enhanced by six-over-six sash and a simple paneled door. The gable end features a modest raking cornice terminating in slight cornice returns. A single-story, shed-roofed enclosed porch has been added to the façade, and the west elevation exhibits a small open porch with ornate square posts.

The highly elaborate Victorian carriage house, constructed in 1865, originally belonged to the Samuel Frisbie House to the north at 101 Main Street. It was moved to its current site when threatened with demolition in 1975. The carriage house barn is actually two buildings joined together: the groomsmen's apartment in the original barn is older and the carriage barn to the north is somewhat younger. The carriage house has been catalogued by the Connecticut Trust for Historic Preservation and is featured on its website (<http://connecticutbarns.org>).

The house is historically significant because of its association with Dr. William H. Sage, a prominent Unionville physician. Dr. Sage built the house in 1852 by mortgaging the lot which he owned, "with buildings – being my residence now occupied by me" to Sarah Carrington for \$800. Born in Sandisfield, Massachusetts in 1825, Sage attended Westfield Academy and Yale Medical School, graduating in 1849. Sage came to Unionville shortly after graduating, and developed a successful medical practice, becoming the area's leading physician. He practiced homeopathy, "a medical practice that treats a disease by the administration of minute doses of a remedy that would in healthy persons produce symptoms of the disease treated." He was a major stockholder in the Unionville's Upson Nut Company, manufacturers of forged nuts and bolts. In 1874, Sage moved to New Haven, selling the house to Samuel Frisbie. Reverend James A. Smith acquired the property in 1875 and presumably rented it until he sold it in 1881. Sophia T. Brown of New Milford purchased the property and it remained in her family until 1910, when Frederick Goodhind bought it. Subsequent owners have been Robert and Marianne Fischer (1979), Peter van Beckum and Sandra Weller (1984), Marianne Bendott, and Susan King (2000).



Dr. William H. Sage House, 20 Elm Street, Unionville



Carriage House, 20 Elm Street, Unionville

UNIONVILLE HISTORIC DISTRICT STUDY REPORT

APRIL 2018

PROPOSED ADDITION TO FARMINGTON RIVER HISTORIC DISTRICT

Omri C. Ford House, 1761 Farmington Avenue

**Unionville Historic District and Properties Commission
Established by the Town of Farmington in 2008**

MEMBERS

**Lisa Johnson, Chair
Robert Hoffman, Vice-Chair
Matthew Ross, Secretary
John Brockelman
Sherry Horton**

ALTERNATES

**Chris Forster
Howard Martin
Ann Vibert Wuelfing**

PROPOSED REVISED FARMINGTON RIVER HISTORIC DISTRICT BOUNDARY DESCRIPTION

The Farmington River Historic District runs along the northern property line of 1761 Farmington Avenue, 1755 Farmington Avenue and Yodkins-Morin Park, the eastern property line of Yodkins-Morin Park, the southern property line of Yodkins-Morin Park, 1755 Farmington Avenue and 1761 Farmington Avenue, bordering the Farmington River, and the western property line of 1761 Farmington Avenue.

PROPOSED ADDITION TO FARMINGTON RIVER HISTORIC DISTRICT

Omri C. Ford House

1761 Farmington Avenue

Owner: Carol C. Ketcham

Year Built: Possible 1775; 1844

Architectural style: Vernacular/Greek Revival

Lot #16

Location: The house faces north onto Farmington Avenue

Architectural and Historical Significance:

The Omri C. Ford House is architecturally significant because it is one of the oldest houses in this section of Unionville. The building may have been constructed as early as 1775, according to town land records; additionally, an “unfinished dwelling house” is recorded in the sale of the property in 1844. The house is set on a small rectangular lot which slopes to the south towards the Farmington River, and the surrounding neighborhood is composed primarily of Queen Anne- and Italianate-style houses constructed in a later period when Unionville was a fully-developed manufacturing center.

The main block of this small Vernacular-Greek Revival cottage exhibits a three-bay façade capped with a ridge-to-street gable roof. The small single-bay, shed-roofed ell added in the 19th-century gives the first floor a four-bay appearance. A modest full-length open porch with square posts and lattice skirt spans the façade. Greek Revival-style embellishments include the flush-boarded entablature with four-paned eyebrow windows set below the raking cornice. Two gable-roofed wall dormers provide light to the second floor and the gable ends feature slight cornice returns and raking cornice. The building features six-over-six sash and a central brick chimney. A large 13 foot by 27-foot ell extends from the rear elevation.

The house is historically significant as a marker of Unionville’s early agricultural period. Relatively unaltered since its construction/reconstruction in 1844, the small farmhouse stands as an important link to Unionville’s agricultural past. In September 1844, Virgil C. Goodwin sold Omri C. Ford a half-acre piece of land for \$350 “with an unfinished dwelling house, which is to be completed according to a contract between parties.” Ford later moved to Burlington, Connecticut, selling the house in 1851 to Nelson Morey, who owned the house for eight months before selling it to Philip Gaylord. Gaylord moved to Burlington in 1853, selling the

house to Salmon (Solomon) Gridley for \$600. Gridley, a farmer, died in 1874, and the house was willed to his son Norman with the stipulation that each of his surviving sisters receive a cash settlement in lieu of their shares of the house. It appears that Norman failed to follow through on this directive, for his sisters sold their shares of "the old homestead" to Romeo Elton of Burlington in 1882. In 1885, Elton sold the house to his daughter Helen E. Ripley, wife of Dr. Edwin M. Ripley, who ran a practice in Unionville. The Ripleys, who lived at 1767 Farmington Avenue, owned the property until 1893, when they sold it to Franklin P. Thorpe, a railroad track foreman. In 1907, Thorpe sold the house to Lawrence Gorry, who sold it back to Thorpe's widow, Ida M. Thorpe, five years later. The house remained in the Thorpe family until 1982. It has had three owners since then: Faith C. Buteau (1982), Melissa Hinkley and Donald Steadman (1983) and Donald and Carol Steadman (2000).



Omri C. Ford House, 1761 Farmington Avenue, Unionville

UNIONVILLE HISTORIC DISTRICT STUDY REPORT

APRIL 2018

PROPOSED HISTORIC PROPERTY

William Griswold House, 230 Main Street

**Unionville Historic District and Properties Commission
Established by the Town of Farmington in 2008**

MEMBERS

**Lisa Johnson, Chair
Robert Hoffman, Vice-Chair
Matthew Ross, Secretary
John Brockelman
Sherry Horton**

ALTERNATES

**Chris Forster
Howard Martin
Ann Vibert Wuelfing**

PROPOSED HISTORIC PROPERTY

William Griswold House

230 Main Street

Owner: Truman E. Alderman, Jr.

Year Built: 1837; wood frame barn built 19th century

Architectural Style: Greek Revival

Lot #44

Location: The house and barn face east onto Main Street

Architectural and Historical Significance:

The William Griswold House is significant as one of the best example of Greek Revival architecture in Unionville. An older building, constructed in 1720, is incorporated into the rear ell. The post-and-beam bank barn in the rear of the property was built in 1837 and features a cupola. The two buildings stand on a large, well-maintained lot trimmed with a wooden picket fence. Lying at the western portion of Unionville, the house is surrounded by other historically significant buildings constructed when Unionville was a thriving manufacturing town.

The William Griswold House has been virtually unaltered since its construction and has been well preserved. The ridge-to-street house features a five-bay façade with a central recessed entry door flanked by pilasters which support a wide entablature with projecting cornice. Ornate full height pilasters decorate the corners of the façade and support a wide entablature which extends around the house beneath the roofline. The entablature is divided by a simple molding and small symmetrically placed vents adorn the entablature. Six-over-six sash, with a simple pediment-shaped window head are featured throughout the house, although the first floor sash are elongated. The east and west elevations display fully-pedimented gable ends embellished with large, geometrically-designed rectangular windows. An integral ell with eyebrow windows extends from the north elevation. Some modern alterations, including sliding glass doors, have been made to the east elevation of the rear ell. The bank barn sits on its original site and has been unaltered since its construction. The barn has been catalogued by the Connecticut Trust for Historic Preservation and is featured on its website (<http://connecticutbarns.org>).

The house and bank barn are significant historically because of the association with William Griswold and Lucius D. Pond, both of whom contributed to the development of Unionville in the 19th century. In April 1832, William Griswold purchased a 31-acre tract of land with buildings from John Isham for \$1,150. One of the buildings mentioned in this deed was likely the older house which was incorporated into the rear portion of the Green Revival house that Griswold built in 1837. Griswold was a carpenter-joiner and is reported to have constructed Unionville's third schoolhouse in 1868. He operated a meeting hall in the upper story of his home and the Odd Fellows held their early meetings there, according to Farmington Town Clerks and Their Times (Hurlbut). The property at 230 Main Street reflects Griswold's pioneering effort to supply Unionville village homes with water. He dug a ditch from a water source on Huckleberry Hill to the rear of his house, where a small reservoir stored the water. Cold

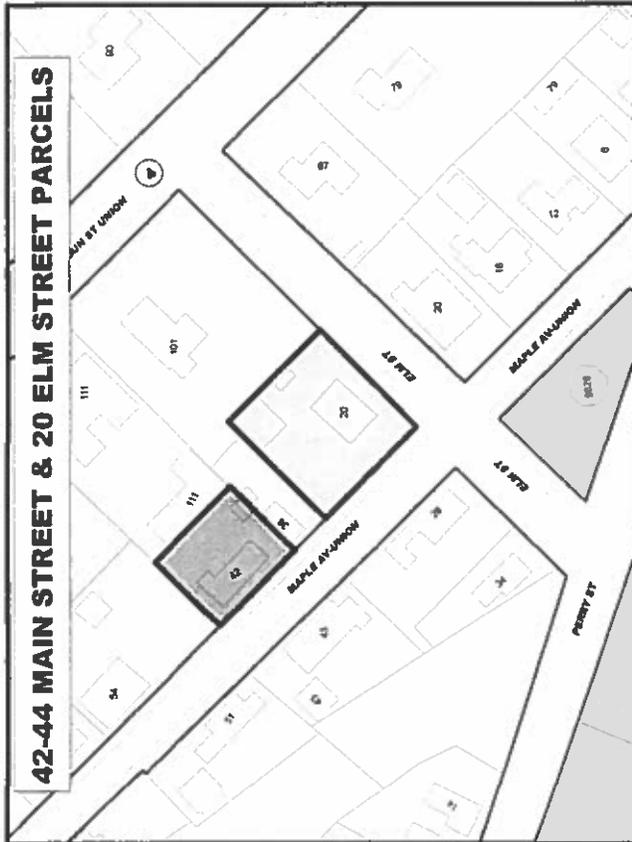
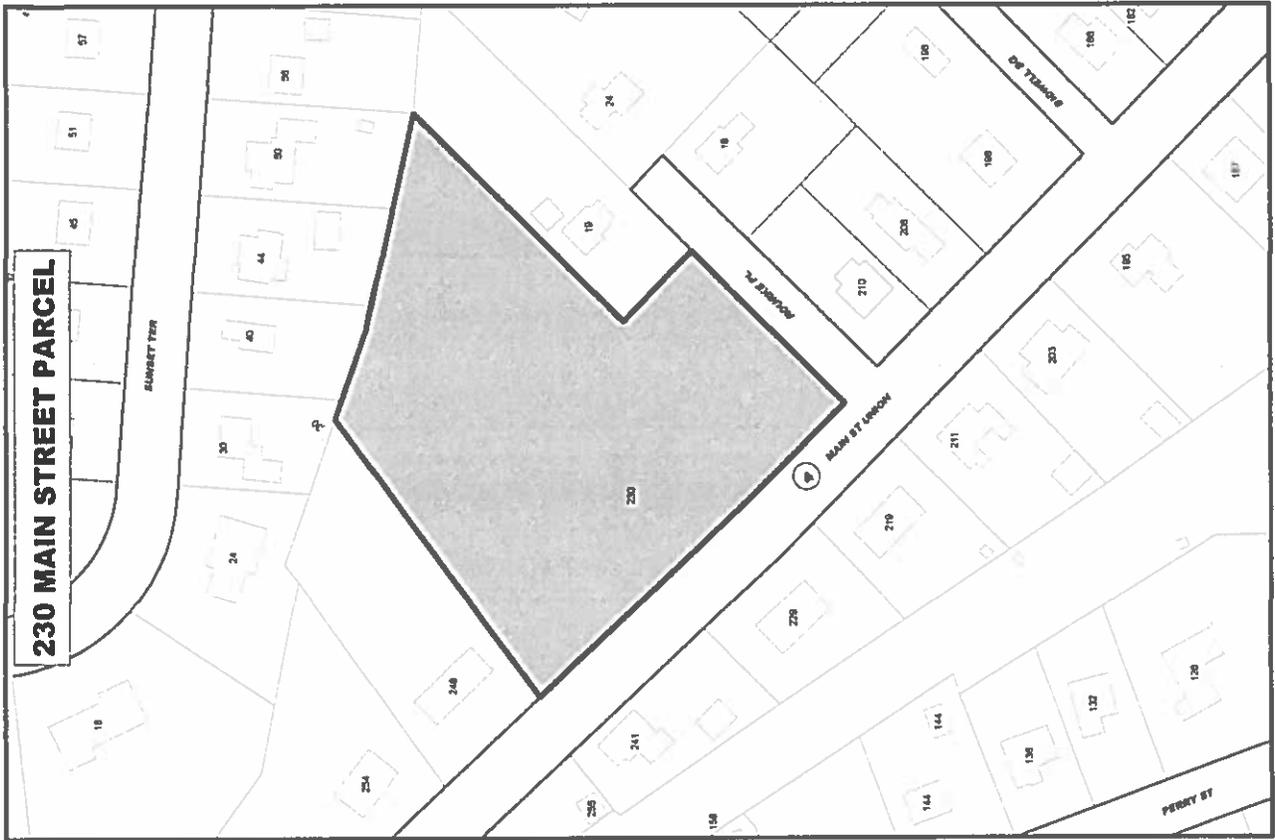
weather and animals interfered with the plan and Griswold was forced to end his “impractical and useless enterprise.” Historically, this failed attempt is known as “Griswold’s Folly.” In 1867, Griswold sold his homestead to his son, Edwin D. Griswold of New York City. Three years later, the younger Griswold sold the house “in which my mother now resides” to Frances H. Shannon of Brooklyn, New York. Shannon sold the property in 1872 to Flora Ann Dyer of Unionville, “it being the homestead upon which the mother of Edwin D. Griswold resides.” The next owner was Lucius D. Pond of Burlington, who acquired the house in 1874 for \$9,000. Pond was a native of Burlington. After settling in Unionville, Pond joined Hubert Hart in establishing the manufacturing firm of Pond and Hart, which produced cutlery and edge tools. By 1880, Pond and Hart employed 60 workers. Six years after Pond’s death, the house was distributed to his sons Joshua M. and Lucius B, both Burlington residents engaged in farming. The property was inherited by the heirs of Lucius B. Pond and remained in the family until 1935.



William Griswold House, 230 Main Street, Unionville



Bank barn, 230 Main Street, Unionville



**PROPOSED ADDITIONS
TO THE UNIONVILLE
HISTORIC DISTRICT
AND PROPERTIES
COMMISSION**

**FARMINGTON
CONNECTICUT**

HISTORIC PROPERTIES LEGEND

- 42-44 MAIN STREET PARCEL
- 20 ELM STREET PARCEL
- 230 MAIN STREET PARCEL
- 1761 FARMINGTON AVENUE PARCEL

LOCATION MAP

0 50 100
Feet
1 in = 100 ft
Map Date: December 12, 2017

To streamline the development process and respond to market demand, the town's planning and zoning officials, Warner said, adopted an "innovation floating zone." It allows, he said, for a mix of uses envisioned in the town's plan of conservation and development, including expanded corporate headquarters, health- and biomedical-related research and development in a live-work-play environment. A similar "medical office research floating zone" benefits health-and bioscience-related entities in the health center neighborhood.

But a key feature of both, Warner says, is that they give design and construction flexibility to developers to deliver what the market demands while adhering to residents' desire to preserve their town's character. The town also has eased its "lot coverage" requirements for certain types of construction, allowing for denser development, he said.

The town has the opportunity to apply one or both. Warner says a 9-acre shopping plaza at 230 Farmington Ave., opposite UConn Health and Jackson Lab, that years ago housed a Loehmann's fashion-clothing store, is targeted for redevelopment into possibly apartments and more retail by area developer-landlord Geoffrey Sager, of Metro Realty, Warner said.

The site, Warner said, is targeted for a mixed-use redevelopment of possibly 200 high-end apartments and three multi-story retail/office buildings. Some of the apartments may feature "micro units," built to appeal to workers at Jackson Lab and UConn, he said.

Sager could not be reached for comment.

Less than a mile west on Farmington Avenue is a cluster of newer medical-office buildings and health suites Metro has built in recent years. Metro also developed in 2014 its 120-unit The Residences at 299 luxury apartments on Route 6/Colt Highway.

Just before that, realty broker-developer SullivanHayes Northeast Co. built the Hampton Suites, located next door to The Residences.

SullivanHayes currently is overseeing, on behalf of an investor, redevelopment of a triangular tract at the junction of Route 6/Colt Highway and Birdseye Road, known to locals as "Five Corners."

There, the unidentified investor plans an 8,173-square-foot plaza, housing five or six retail and services tenants, said SullivanHayes broker Jack Hayes, who declined to specify the development cost.

That the investor and developer settled on a triangular-shaped parcel along one of the town's busiest thoroughfares points to a growth challenge Farmington faces, officials say.

"There's very limited opportunities" to develop virgin tracts, Hayes said. "That's definitely true."

For that, he says he expects Five Corners to be targeted for development beyond what SullivanHayes' client plans for the site.

Challenges and opportunities

William Wadsworth is a former state representative and ex-member of the Farmington town council, who currently sits on the town's economic development commission.

"We've always run on high quality of life, low taxes and excellence in education," said Wadsworth, now a private consultant to commercial builders and contractors. "We tend to focus on those things."

Wadsworth, who while in the state House voted for the \$1-billion state package to upgrade-expand the UConn Health campus that ultimately attracted Jackson Lab, said the biggest challenge facing Farmington is the state's fiscal crisis, which threatens state funding to cities and towns for education and other services.

Also, he said the state's proposal to have all 169 cities and towns contribute millions to stabilize the state teachers' retirement fund "is unfair to every municipality in the state of Connecticut."

Farmington's fiscal 2018 property tax rate of 26.68 mills is among the lowest in the state, and No. 2 after Windsor Locks for the lowest in the Greater Hartford region, according to the state Office of Policy Management's online mill-rate data.

While the West Hartford church awaits a buyer for its 18 ½ acres near UConn Health, Wadsworth and Warner say the town owns an adjacent former quarry-landfill at 406 Farmington Ave., with road frontage the church site lacks. They say the town hopes a developer will combine and develop both.

Opposite the quarry site and the church acreage is Metro Realty's cluster of medical offices.

"I would love to see that property developed into some similar use," Wadsworth said.

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Comments

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, 2021. (Hammerberg) (D)

MOTION: Agenda Item L-2
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-3
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-4
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-5
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-6
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-7
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-8
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 L-9
That Kathleen Eagen be appointed to the Greater Hartford Transit District for the balance of a four-year term beginning immediately and ending June 30, 2022. (Eagen)

MOTION:

Agenda Item N-1

That a property tax rate of 27.18 mills be levied on the net taxable Grand List of October 1, 2017 in the amount of \$3,655,376,464 to meet the appropriations of the Town of Farmington for the fiscal year beginning July 1, 2018 through June 30, 2019,

And,

That such taxes shall be payable in equal installments on July 1, 2018 and January 1, 2019 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, 2018 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, 2018 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, 2018.

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 \$ 41,597.08.

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 cancel the June 26, 2018 Regular Town Council Meeting and to schedule a Special Town Council Meeting on June 5, 2018 at 7:00pm in the 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-4

That the following unobligated Capital Improvement Project (CIP) balances be transferred to the accounts listed below for the purpose of closing out various inactive CIP accounts and reappropriating the surplus funds to other projects.

FROM:

<u>ACCOUNT #</u>	<u>DEPARTMENT</u>	<u>AMOUNT</u>
	Staples House Improvements	\$ 6,772
	Senior Center Exercise Equipment	\$ 1,863
	Telephone System-Police	\$ 26,878
	Police Supervisor Vehicle	\$ 1,137
	Urban Design Study	\$ 1,476
	Plan of Conservation & Development	\$ 10,940
	Highway Dump Truck	\$ 4,652
	Road Maintenance Truck-highway	\$ 5,567
	2.5 Ton Roller	\$ 4,904
	Street Sweeper	\$ 4,523
	Roadside Mower	\$ 9,816
	Rotary Mower	\$ 8,469
	Rotary Mower-Golf Course	\$ 2,227
	Golf Course Equipment	\$ 548
	Senior Center Improvements	\$ 32,448
	TOTAL	\$ 122,220

TO:

<u>ACCOUNT #</u>	<u>DEPARTMENT</u>	<u>AMOUNT</u>
	Road Maintenance Truck-Parks	\$ 55,000
	Automated Fingerprint Machines	\$ 34,772
	Police Building Improvements	\$ 32,448
	TOTAL	\$ 122,220

NOTE: During deliberations on the Fiscal Year 2018-2019 Operating and Capital Budgets, surplus capital project balances were identified for reappropriation to other projects. The amounts shown in the "FROM" accounts are the balances after the identified projects were completed. The "TO" accounts are projects requested for the next fiscal year. They include the purchase of a new small dump truck for the Grounds unit; the purchase of an automated fingerprint machine for the Police Department; and improvements to the car port at the Police Facility.

Staff will be available at the Council meeting to answer questions regarding this motion.

MOTION:

Agenda Item N-5

To award Bid # 269, Maintenance and Repair of Police Vehicles to Farmington Motor Sports of Farmington, CT and Edwards Motor Service of Unionville, CT in accordance with their bid proposals dated April 12, 2018.

NOTE: This bid is to contract with a vendor(s) to provide maintenance and repair services for all town police vehicles. The award would be for the period July 1, 2018 to June 30, 2019 with the option to extend the contract for one additional year. The award would be to Farmington Motor Sports to perform mechanical work and to Edwards Motor Service to perform auto body repair work. The Town would have the option of terminating the contract at any time based on lack of funding or unsatisfactory performance by the vendors. The estimated value of this contract is in excess of \$50,000. Funds in the amount of \$80,000 have been budgeted in the FY18/19 Police Budget for this purpose.

Town staff will be available at the Council meeting to answer any questions.

/Attachment

Town of Farmington, CT

Tally Sheet Bid # 269

Maintenance and Repair of Police Vehicles

Bid Opening: April 12, 2018 at 11:00 A.M.

Service Item	Bidder 1	Bidder 2	Bidder 3
	Farmington Motor Sports Unionville, CT	Edwards Motor Service Farmington, CT	Lombard Ford Winsted, CT
Replace Engine Oil & Filter. Lube and Safety check	\$80.00	\$75.00	\$39.95/\$129.95 Diesel
Brake Inspection and Cleaning	\$30.00	\$60.00	\$19.95
Tire Change and Balancing	\$18.00	\$25.00	Each Tire \$15/car \$20/truck
Road Service (in town)	\$85.00	\$80.00	N/A
Road Service (out of town)	\$85.00/\$3.00 mile to the car	\$88.00	N/A
Day Towing Rate (to your facility for repair)	\$85.00	\$80.00	\$65.00/\$2.75 mile
Night Towing Rate (vehicle to be kept inside overnight)	\$85.00	\$88.00	\$65.00/\$2.75 mile
Body Repair / Work	N/A	\$60.00	N/A
Labor Rate for services other than those listed above (per hr.)	\$60.00	\$80.00	\$90.00
% of markup over dealer cost on parts: Invoices to be made available upon request	30%	20%	20%

Recommendation:

That award be made to Bidders # 1 and 2.

Funding:

Police Department budget account # 12209-54402
FY18/19 Appropriation \$80,000

MOTION:

Agenda Item N-6

To award Bid # 273, Large Fire Apparatus Maintenance to First Line Emergency Services of Cromwell, CT in accordance with their bid submission dated April 13, 2018.

NOTE: This bid is to contract with a private contractor to provide maintenance and repair services for all large fire apparatus in the fire department. Apparatus to be serviced under this award would include engine pumpers and the aerial ladder truck. Fire staff has reviewed the bids and have recommended going with First Line Emergency Services as the lowest responsible bidder.

The award is for the period July 1, 2018 to June 30, 2019, with an option to renew for a second year contingent upon funding availability and satisfactory performance by the vendor. Funds for this award are included in the Fire Service FY2018/2019 Operating Budget for the first year.

Town staff will be available at the Council meeting to answer any questions.

/Attachment

Bid #273 - Large Fire Apparatus Maintenance
Bid Opening: April 17, 2018
Bid Time: 11:00 am

Description	Bidder #1	Bidder #2	Bidder #3	Bidder #4
	First Line Emergency Services Cromwell, CT	Five Star Fire Hartford, CT	Shipman's Fire Equipment Waterford, CT	New England Fire Equipment North Haven, CT
First Service/Major Service	\$1,275.00*	\$1,678.00	\$95.00/hr	\$12,950.00
Second Service/Minor Service	\$575.00	\$385.00	\$95.00/hr	\$3,500.00
Pump Testing	\$400.00	\$350.00	\$300.00/Pump	\$2,200.00
Road Service (in town)	\$107.00/hr	\$65.00/hr travel & \$105.00/hr labor	\$95.00/hr	\$105.00
Road Service (out of town)	\$107.00/hr	\$65.00/hr travel & \$105.00/hr labor	\$95.00/hr	\$105.00
Towing Rate (to your facility for repair)	Sublet	State Rate - Sublet	\$300.00/hr	\$275.00
Body Repair/Work	\$107.00/hr	\$100.00/hr	\$115.00/hr	\$105.00
Labor Rate for services other than those listed above (per hour)	\$107.00/hr	\$105.00/hr	\$142.50/hr	\$105.00
% of markup over dealer cost on parts (Invoices to be made available upon request)	25%	30%	20%	30%
Transportation of Vehicle (to and from facility – non towing)	\$53.50/hr	Free - when scheduled	\$47.50/hr	No Charge
	*Will check air filter annually and will change if needed for an extra charge	Major Engine Repair \$114/hr		

Recommendation: That the bid be awarded to Bidder # 1, First Line Emergency Services of Cromwell, CT.

Funding: Fire Department Budget Account # 12154-54402
FY2018/2019 Appropriation: \$120,000.

MOTION:

Agenda Item N-7

To authorize the Town Manager to sign a lease rental agreement with LDI/Mohegan, LLC for the rental of 19 copiers to be used by various town departments.

NOTE: The Town currently is nearing the end of the 4th year of a five year rental agreement for 19 copiers that are used by various town departments. As can be expected of equipment that experiences heavy usage each day, the copiers are breaking down and requiring increased calls for service which impacts on the ability of staff to perform their duties. Recently, utilizing a State of Connecticut contract, staff began discussions with LDI/Mohegan LLC to supply new copier equipment even though the existing rental agreement has one year left. After several meetings town staff and the vendor tentatively agreed on a proposal for new copiers, subject to Town Council approval. The agreement includes the following provisions:

Term:	60 Months
Monthly Payment:	\$3,087.00 (Fixed for 60 months)
Black and White Images:	Unlimited
Color Images:	\$.049/image (Fixed for 60 months)

The monthly payment includes the rent on 19 copiers plus all maintenance costs and toner.

Vendor will buy out the remaining months on the Town's existing rental agreement (estimated value \$39,000).

In addition to providing new replacement copiers, the terms of the agreement should result in significant savings to the Town versus the existing rental agreement. Staff has checked the references provided by LDI/Mohegan LLC and found them to be satisfactory.

Staff will be at the Town Council meeting to answer questions on this motion.

MOTION:

Agenda Item N-8

To extend the contract between the Town of Farmington and Waste Material Trucking Company of Farmington, CT to provide for the curbside collection of municipal solid waste, recyclables, and bulky waste for a three year period, beginning July 1, 2018 through to June 30, 2021 and to authorize the Town Manager to sign a contract extension with WMTC.

NOTE: The Town has contracted with Waste Material Trucking Company, Inc. (WMTC) to provide residential curbside municipal solid waste, recyclables, and bulky waste collection since 1993. In 2017 the Town Council agreed to extend the contract with WMTC for one year, until June 30, 2018. Town staff has recently met with WMTC representatives to discuss the contract expiration and the possibility of extending the contract for a period of time longer than one year. The reason for the request to extend the contract for a longer period of time is that WMTC would like to replace some of the trucks they use for collection but it would be difficult for them to obtain financing for the acquisitions if they only had a short term commitment in place with the Town.

As a result of the meeting, staff and WMTC tentatively agreed, subject to Town Council approval, to a three year contract extension with rate increases of 2% in the first and second year and 3% in the third year. The increases would be the first granted to WMTC since July 2012. Currently the rates are \$5.24 per household per month for MSW collection and \$4.26 per household per month for recyclables collection. Under the proposed extension the cost per household per month would be \$5.35 and \$4.35 respectively in the first year

Staff has reviewed this request and feel that it is reasonable in light of the changes that have been made to the contract in recent years and based on the fact that the contractor has not received a price increase in the past 6 years. WMTC is a local Farmington business and has provided good service to the Town. The increased cost has been factored into the Waste Collection Fund budget for FY2018/2019.

Staff will be at the meeting to answer any questions that Council Members may have regarding this request.

MOTION:

Agenda Item N-9

To add the following property to the 2018 Blighted Building List:

14 Blueridge Drive

NOTE: **14 Blueridge Drive**

- Town had sent an initial letter on July 7, 2017 requesting the owner address the blight issues.
- Owner had submitted a schedule for repairs on August 3, 2017, indicating most of the exterior work will be completed by the end of 2017.
- Owner had submitted a revised schedule on February 20, 2018, indicating most of the exterior work will be cleaned by the end of April 2018.
- After no progress detected, the Town had sent a letter March 28, 2018 indicating not much work had been performed to date, and significant process was to be achieved or the Town Council will reevaluate the progress at their May 2018 meeting for consideration it be added to the Blighted Building List.
- No significant work has been completed to date.
- Recommend the property be added to the Blighted Building List.

MOTION:

Agenda Item N-10

To approve the following resolution which is required for the SCG-1049 Filing with the State of Connecticut for the Farmington High School Roof Replacement project which is scheduled to be undertaken this summer.

Resolution

To authorize the Board of Education, or a Sub-Committee appointed by the Board, to serve as the Building Committee for the Farmington High School Roof Replacement project,

And

Resolved, that the Town Council authorizes the Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Roof Replacement Project at Farmington High School,

And

That the Town Council authorizes the preparation of at least schematic drawings and outline specifications for the Roof Replacement Project at Farmington High School.

NOTE: A SCG-1049 Filing is a State of Connecticut reimbursement grant application form. This motion is required for any school building project that is eligible for reimbursement in part by the state.

A Building Committee needs to be appointed in order for these projects to be eligible for State reimbursement grants.

MOTION:

Agenda Item N-11

To approve the following property tax refunds.

NAME	REASON	AMOUNT
1)Monika Burger	Assessor's adjustment	\$193.35
2)Daimler Trust	Assessor's adjustment	\$685.23
3)Elizabeth Faragher	Assessor's adjustment	\$24.81
4)Brenda Forsythe	Assessor's adjustment	\$69.99
5)Diane Mello	Assessor's adjustment	\$8.92
6)Gopal Mirani	Assessor's adjustment	\$180.01
7)E. Natarajan & R. Pawar	Assessor's adjustment	\$241.91
8)Nissan Infiniti LT	Assessor's adjustment	\$56.46
9)TPCC LLC	Assessor's adjustment	\$391.68
10)M. & G. Tuttle	Assessor's adjustment	\$8.21
11)Vault Trust	Assessor's adjustment	\$97.55
	TOTAL:	\$1,958.12

MOTION:

Agenda Item O-1

Executive Session –To discuss matters concerning Collective Bargaining.

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 any matter, which would result in the disclosure of public records or the information contained therein described in subsection (b) of section 1-210. (9) records, reports and statements of strategy or negotiations with respect to collective bargaining;

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager
Assistant Town Manager
Finance Director

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

MOTION:

Agenda Item O-2

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.