

Minutes of the Town of Farmington
Regular Town Council Meeting
November 13, 2018

Present:

Nancy W. Nickerson, Chair
Patricia Boye-Williams
Bruce Charette
Paul Cianci
Edward Giannaros
Beth Kintner
C. J. Thomas

Kathy Eagen, Town Manager
Paula B. Ray, Clerk

A. Call to Order

The Chair called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance

The Council and members of the public recited the Pledge of Allegiance, and the Chair asked for a moment of silence to remember all of America's veterans and their families.

C. Public Hearing

There were no public hearings held.

D. Presentations and Recognitions

1. 2018 Firefighter of the Year Award- Matthew Czlapinski
Mr. Steven Hoffman, Director of Fire and Rescue Services read the following proclamation in honor of Mr. Czlapinski:

WHEREAS, Matthew Czlapinski has served the Town of Farmington as a volunteer fire fighter at the East Farmington Volunteer Fire Department since February of 2013, and

Whereas, Matthew Czlapinski started as a cadet in the Cadet Program for many years, ultimately becoming an interior firefighter in the department, and

WHEREAS, Matthew Czlapinski is a second generation firefighter, following in his father's footsteps through the ranks and excelling in every aspect of the fire service, and

WHEREAS, Matthew Czlapinski has taken on additional roles and responsibilities within the fire department, to include, Co-training officer, Cadet Advisor, Lieutenant, and is presently serving the department as Captain, and

WHEREAS, Matthew Czlapinski has been integral in the majority of the departments most serious calls in 2018, including a stand out performance on a motor vehicle accident in which he developed a plan to extricate an occupant trapped in an overturned vehicle, and

WHEREAS, Matthew Czlapinski and his crew implemented and carried out the plan to perfection, and the rescue is now used as an example in Farmington's training sessions, and

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

NOW, THEREFORE, the Farmington Town Council hereby commends Matthew Czlapinski for his excellent work on behalf of the community and we congratulate him on his 2018 Firefighter of the Year Award. The Farmington Town Council hereby proclaims November 14, 2018 as Matthew Czlapinski Day in Farmington, Connecticut.

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

Nancy W. Nickerson, Chair
Farmington Town Council

Mr. Mike Demicco read and presented a citation from the Connecticut General Assembly to Mr. Czlapinski.

2. Proclamation- Jay Johnston

Mr. Thomas read the following proclamation in honor of Mr. Johnston:

WHEREAS, James "Jay" Johnston was hired as the Executive Director of Farmington Libraries on November 30, 2006 and will retire on January 4, 2019 after over twelve years of dedicated service, and

WHEREAS, Jay Johnston is a well-respected Library Director, working on behalf of Connecticut's communities since 1972, and has served on the Connecticut Heritage Foundation, Connecticut State Library Board of Directors, Connecticut Library Association, American Library Association, and New England Library Association, and

WHEREAS, Jay Johnston has been the distinguished recipient of the Connecticut Outstanding Librarian of the Year by the Connecticut Library Association in 2005, and the Paul Harris Fellow by the Farmington Rotary Club in 2017, and

WHEREAS, Jay Johnston's upbeat attitude and lively personality makes him a well-respected leader, and during his tenure he has implemented learning investment programs for library staff by promoting a technologically educated, customer service oriented, happy and productive staff, and

WHEREAS, Jay Johnston is a highly effective administrator, and has streamlined workflow procedures, reorganized and restructured library services, including the utilization of open source technology to improve efficiency and cost savings, and oversaw a transformative renovation of the historical Barney Library Branch, and

WHEREAS, Jay Johnston's creativity and innovation has produced countless programs to enrich the Library's social, technological, and cultural offerings, including lecture series, concert series, a passport services program, Makerspace Maker Faire, Branding Book project, and numerous capital projects, and

WHEREAS, Jay Johnston has maintained a strong partnership between the library and the community by enhancing the services, experiences, and resources that offer opportunities for residents to explore, create, and share ideas, and

WHEREAS, Jay Johnston's countless hours of time, energy, and personal commitment has bettered our community and enriched the lives of the residents of the Town of Farmington. His personality and experience will be missed.

NOW THEREFORE, the Farmington Town Council hereby commends Jay Johnston on his personal success and varied achievements, his dedication, and immeasurable contributions to the Town of Farmington, and extends to him best wishes for a long and well-deserved retirement.

DATED AT FARMINGTON, CONNECTICUT this 9th day of November 2018.
Nancy W. Nickerson, Chair
Farmington Town Council

3. Proclamation- Veterans Day

The Chair read the following proclamation in honor of Veteran's Day:

WHEREAS, the citizens of our country are justly proud of the men and women who have fought to defend the principles of liberty and freedom on which our nation was founded, and

WHEREAS, from the Revolutionary-era militias through today's sophisticated defense structure, American service members have defended our country in times of challenge, brought honor to the United States and created a solid foundation for its continued security, growth and prosperity, and

WHEREAS, despite the tremendous perils and pressures of wartime, our Armed Forces have defended the country with conviction and courage. In admiration of the strength of our convictions, other nations have looked to America for leadership, and our allies have always been secure in the knowledge that our proud country will not allow its principles and beliefs to be compromised, and

WHEREAS, the citizens of the United States will forever owe an immense debt of gratitude to our Veterans for the sacrifices they have made to secure the safety of our country, and

WHEREAS, as an expression of that gratitude, President Dwight D. Eisenhower signed into law an act calling for the observance of Veterans Day on November 11th of each year, and in 1921 that date was originally designated as Armistice Day in remembrance of the end of World War I and as a perpetual reminder of the blessings of peace, and by 1954, the observance widened to honor the courageous Veterans of all foreign conflicts, and

WHEREAS, our Veterans reflect the preeminent qualities of patriotism and courage in all of us and continue to make countless contributions to military and civilian life. In addition, many men and women from the Connecticut National Guard are serving in Iraq or Afghanistan, or are scheduled to be deployed there shortly, along with many other Connecticut residents serving with the United States Army, Air Force, Navy, Marines and Coast Guard.

Now, therefore, be it resolved, that the Farmington Town Council hereby thanks the many contributions and accomplishments of all our Veterans.

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

Nancy W. Nickerson, Chair
Farmington Town Council

E. New Items

Motion was made and seconded (Charette/Giannaros) to add as Agenda Item L-12 an appointment to the Land Acquisition Committee.

Adopted unanimously

Motion was made and seconded (Charette/Giannaros) to add as Agenda Item N-4 to amend the charge of the Auditor Ad-Hoc Subcommittee.

Adopted unanimously

F. Public Comments

Melinda Fritz of 2 Nadia's Way spoke out against using the Tinty property for a cemetery and asked the Council to consider making that a permanent determination.

Ramesh Patel of 8 Nadia's Way agreed with all of his neighbor's comments.

G. Reading of the Minutes

1. October 9, 2018 Regular Town Council Meeting

Motion was made and seconded (Charette/Giannaros) to approve the minutes of the October 9, 2018 Regular Town Council Meeting.

Adopted unanimously

H. Reading of Communications and Written Appeals

There were no communications or written appeals.

I. Report of the Committees

UCONN Health Committee

The Chair reported the Committee had met in November. The UHC representatives updated the Town on their activities and discussed the possibilities for a public private partnership for the UHC.

Land Acquisition Committee

Ms. Boye-Williams reported the Committee had met the previous week and the remediation of the Plainville Avenue property had been completed at the cost of the seller. The Committee continues to work to acquire properties on their list.

Green Efforts Committee

Ms. Boye-Williams reported the Committee was meeting November 15th at 6:30 p.m. in the Town Council Chambers.

FHS Ad Hoc Community Survey Committee

Ms. Kintner reported the survey had been completed on October 25th. She thanked everyone that had taken the time to participate. The survey showed overall the community was interested in a renewed planning process for the FHS and recognized the need for changes at FHS. The Committee was meeting again to work on a presentation for the joint meeting with the FHS Ad Hoc Facility & Financial Committee scheduled for November 27, 2018 at 7:00 p.m.

FHS Ad Hoc Facility & Financial Committee

Mr. Giannaros reported the Committee had met two times since the last Council meeting. They had a meeting on building committee experiences with guests from Guilford and Wethersfield recounting their experiences with their projects and Kathy Greider, Superintendent of Schools reviewed the options considered for the last project. The Committee held a meeting at the FHS auditorium to solicit public comment on the FHS facility.

Farmington Village Center Committee

Mr. Charette reported the Committee hadn't met, but the Town Planner had applied for a \$175,000 DECD grant for brown field assessment. He thanked the Town staff for all the work that had gone into the application. The RFQ for a landscape architect for the corridor had gone out in October. The next meeting was scheduled for December 5, 2018.

Auditor Ad Hoc Committee

Mr. Cianci reported the Committee had met and reviewed standard practice procedures and what Farmington had been doing. There was consensus to issue a RFP for next year.

CRCOG

The Chair reported safety needs in towns was discussed and the shortage of qualified manufacturing workers.

J. Report of the Council Chair and Liaisons

1. Chair

The Chair asked for Council consensus to have the Manager prepare a report on the status of a third bridge over the river. It was the consensus of the Council to have the report.

2. Board of Education Liaison

Ms. Kintner reported the Farmington Public Schools Foundation had donated \$42,000 for teacher initiated projects, the Bicycle Advisory Committee gave a presentation to the BOE, the Annual Enrollment Report showed little change from the previous year with the exception of slight crowding at East Farms School and Union, School, the Business Administrator expected increases in federal grants but higher energy expenses, the Lions Club and Community Chest presented their donations for the West Woods Upper Elementary School playground expansion at the last meeting, there was a presentation to changes on the ecosystem curriculum at WWUES, a report on the college work readiness assessment that FHS Sophomores had taken showed FHS sophomores performed well compared to other sophomores across the nation and even compared well to seniors across the nation and the staff were working on getting quotes for roof repairs and plans for the security vestibules that were funded in Capital Improvement Plan Budget.

3. Chamber of Commerce

Mr. Thomas reported the Chamber had met with Bicycle Friendly Farmington and were considering sponsoring some signage for the bike trail to promote nearby businesses.

4. Economic Development Commission Liaison

Mr. Giannaros reported the Commission had had a presentation from Jim Calciano on the plans to redevelop 155 Scott Swamp Road, which the Commission approved.

5. Farmington Historic District Commission

There was no report for Agenda Item J-5.

6. Housing Authority

Ms. Kintner reported the Housing Authority was meeting the following evening.

7. Human Relations Commission

Ms. Kintner reported the Commission was scheduled to meet November 28, 2018 at 6:30 p.m. in the Community Center.

8. Library Board

Mr. Giannaros reported the Library Board had had an event to honor Jay Johnston, Library Director on his upcoming retirement at which they named the community room at the Library the Jay Johnston Community Room and that the Library was holding an indoor mini golf fundraiser February 22nd.

9. Town Plan and Zoning Liaison

Mr. Charette reported the renovations of the former Apricots building were progressing and they expected to be completed in January 2019, the medical building being built on South Road was leased to a surgical center, the owner of the Charles House property was working with a developer to possibly sell the property, as part of the Plan of Conservation and Development the area of the multi-use trail near the Big Bird Bridge was being considered for development. On the agenda of the next meeting there was a public hearing on the changes to the Zoning Regulations regarding administration and enforcement and a discussion of the Architectural Design Review Committee.

10. Unionville Historic District Commission

Mr. Giannaros reported the Commission had approved a certificate of appropriateness for Timothy Germano's Eagle Scout project at Suburban Park.

11. Unionville Village Improvement Association Liaison

Ms. Boye-Williams reported the Jingle Bell Jubilee was scheduled for December 1, 2018 at Alice Clover Pinney Park from 4:00 p.m. to 6:00 p.m.

12. Water Pollution Control Authority

Mr. Cianci reported the project was moving along without any significant issues. The project was scheduled to be completed in September 2019. There was an issue with Avon and Burlington regarding the amount of the upgrade costs that was their share. Avon, Burlington and Farmington had all hired lawyers to represent their interests in deciding this issue.

Other Liaisons

There were no other liaison reports.

K. Report of the Town Manager — Town Cemetery Update, Update to Housing Code, Farmington Fall Festival, Jingle Bell Jubilee

The Manager reviewed the following report for the Council:

Town Cemetery Update

At the October 9, 2018 Town Council Meeting I was directed by the Council to evaluate the deed restrictions on the Tinty property and its potential to be used as a cemetery location. I also reviewed the Town Council minutes from the acquisition of the property in 2003, as well as the letters of support that were recorded with the minutes. While I am not convinced that the deed completely prohibits the potential for

the Tinty Property to be used as a cemetery, the minutes from the acquisition make it clear that it was favorable to use the land for recreation. It is unfortunate that Mr. Tinty is no longer with us to clarify what he would deem a suitable/unsuitable use for the Donald Tinty Family Park. That said, based on the historical meeting minutes and the deed, I am not comfortable recommending that the Town Council proceed with the Tinty Park as a cemetery at this time, and would recommend the Council evaluate other locations in Town that would be suitable for cemetery use.

I suggest another meeting with the Cemetery Association to regroup and discuss the other parcels that were recommended for consideration.

After discussion it was the consensus of the Council to move forward with a meeting with the Cemetery Board.

Update to Housing Code

In response to numerous complaints regarding overgrowth of vegetation, grass, and debris on personal property, Town Staff conducted research to see if an ordinance could be implemented in Farmington. The Town does not currently have an ordinance related to overgrowth or debris, and the blight ordinance only pertains to vacant properties. Establishing these standards would address complaints that are currently not enforceable under the Town Code.

Our housing code is in the process of being updated to bring our code up to compliance with State standards, and language regarding overgrowth of vegetation and debris would be an appropriate addition. I am recommending adding the following to the Housing Code:

1. Add standard for grass, weeds, and/or vegetation on any premises
2. Add standard for shrubs, hedges, and/or trees on any premises
3. Add section regarding limiting the accumulation of debris

The working draft of the language is in italics below:

The growth and maintenance of all landscaping on any premises, including, but not limited to, shrubs, hedges, weeds, trees, grass and plants, shall comply with the standards as outlined below:

Grass, Weeds and/or Vegetation shall comply with the following standard:

(1) No owner or occupant of any premises shall permit grass, weeds, or vegetation to grow to a height greater than one foot on any premises with a building or a dwelling, throughout property line and up to the curblin, unless such weeds or similar vegetation is planted as a crop to be harvested or for ornamental purposes;

Shrubs, Hedges, and/or Trees shall comply with the following standards:

(1) Not block or interfere with the use of any public sidewalk and/or public or private street or right-of-way or obstruct the sighting of any road sign or sight lines.

(2) Not obstruct utility lines or other cables to and around the premises.

(3) Be maintained so as not to extend or infringe beyond the boundaries of the property.

Any violations of the standards are subject to fines as outlined in Chapter 91: Citation Hearing Procedure.

In addition, a new section shall be added to the current housing standards titled Debris. The working draft of the language is as follows:

The owner or occupant of any premises shall be responsible for maintaining such parcel of land in a clean and sanitary condition and free from garbage, rubbish, or other refuse, and limit the accumulation of debris throughout the property.

***Debris** shall mean material which is incapable of immediately performing the function for which it was designed, including but not limited to, abandoned, discarded, or unused objects; junk comprised of equipment such as parts of automobiles, furniture, appliances, cans, boxes, scrap metal, tires, batteries, containers, and garbage. This definition shall not be applicable to premises that are a junkyard licensed by the State of Connecticut.*

The intent of this ordinance is not to micromanage the length of grass, but to give the Town an enforceable response to complaints. This ordinance will also help the Town address long standing issues with particular properties that have excessive overgrowth and debris on the property.

If the Council is agreeable to the proposed language in this ordinance, a legal review will be completed and a public hearing will be scheduled in the near future on the amendments to the entire housing code.

After discussion, it was the consensus of the Council to have a report on the proposed text and proposed process of enforcement before scheduling a public hearing on the update.

Farmington Fall Festival

On October 21st the Community Services Department held the second annual Moonlight Halloween Movie event. This year the Community & Recreational Services Department decided to enhance the event. This arose after UVIA decided to discontinue the annual Unionville Festival. The Department joined forces with the Economic Development Commission and Unionville Improvement Association to offer a larger community event entitled Farmington Fall Festival. The Festival included: vendors, music performed by local teens, Halloween crafts & pumpkins, food trucks, a train and ended with the Charlie Brown Pumpkin Movie at dusk.

The afternoon was a huge success with approximately 450 persons in attendance even though it was bitter cold! We hope to offer this community event on a yearly basis. It was a great opportunity to build a sense of community and encourage Town Departments and civic organizations to collaborate and partner with one another.

Jingle Bell Jubilee

The Unionville Village Improvement Association and the Unionville Museum will be sponsoring the annual Jingle Bell Jubilee on Saturday, December 1, 2018 from 4-6 p.m. in downtown Unionville. The Jubilee will kick-off the holiday season in one event centering around the Alice Clover Pinney Park Gazebo, the Museum, Community Center and Annex Building, and the Tunxis Hose Firehouse.

Motion was made and seconded (Charette/Giannaros) to accept the report of the Town Manager.

Adopted unanimously

L. Appointments

1. Building Code Board of Appeals (Hammerberg)
2. Conservation and Inland Wetlands Commission (Markuszkka) – **Alternate**
3. Conservation and Inland Wetlands Commission (Amato) – **Alternate**
4. Economic Development Commission (Russell)

There was no action taken on Agenda Items L-1 through L-4.

4. Human Relations Commission

Motion was made and seconded (Cianci/Thomas) that Lisa Pawlik be reappointed to the Human Relations Commission for the balance of a two-year term beginning immediately and ending June 30, 2020.

Adopted unanimously

6. Plainville Area Cable TV Advisory Council
7. Plainville Area Cable TV Advisory Council (Bernier)
8. Plainville Area Cable TV Advisory Council (Markuszkka)
9. Tourism Central Regional District
10. Unionville Historic District & Properties Commission (Martin) – **Alternate**
11. Water Pollution Control Authority (Charette)

There was no action taken on Agenda Items L-6 through L-11.

13. Land Acquisition Committee

Motion was made and seconded (Charette/Giannaros) that Robert Hannon be appointed to the Land Acquisition Committee as a representative of the Conservation and Inland Wetlands Commission beginning immediately for an indefinite term.

Adopted unanimously

M. Old Business

There was no Old Business conducted.

N. New Business

1. To ratify the tentative collective bargaining agreements (Supervisor and Non-Supervisor) between the Town of Farmington and Local 2001, CSEA/SEIU for the Period July 1, 2018 through June 30, 2021.

Motion was made and seconded (Charette/Giannaros) to ratify the tentative collective bargaining agreements (Supervisor and Non-Supervisor) between the Town of Farmington and Local 2001, CSEA/SEIU for the Period July 1, 2018 through June 30, 2021.

Adopted unanimously

2. To Set a Public Hearing on December 11, 2018 at 7:05 p.m. in the Town Hall Council Chambers to Amend the Farmington Town Code Chapter 51 "Pensions."

Motion was made and seconded (Charette/Giannaros) to set a public hearing on December 11, 2018 at 7:05 p.m. in the Town Hall Council Chambers to amend the Farmington Town Code Chapter 51 "Pensions."

Adopted unanimously

3. To approve property tax refunds.

Motion was made and seconded (Charette/Giannaros) to approve the following property tax refunds.

NAME	REASON	AMOUNT
Acar Leasing	Assessor adjustment	\$619.43
Ally Financial	Assessor adjustment	\$2531.08
Chamberlain Adam	Assessor adjustment	\$8.89
Chamberlian Lori	Assessor adjustment	\$13.27
Cherian L Schleshin M	Assessor adjustment	\$550.00
Ct Micro	Assessor adjustment	\$2616.83
Ct. St. dept of Tran.	Assessor adjustment	\$220.82
Daimler Trust	Assessor adjustment	\$1524.03
Dsouza Bosco	Assessor adjustment	\$10.55
Enterprise Fm Trust	Assessor adjustment	\$1031.07
Ford Credit	Assessor adjustment	\$873.59
Frederick Tracy	Assessor adjustment	\$63.25
Honda Lease Trust	Assessor adjustment	\$1173.36
Hyundai Lease Titling	Assessor adjustment	\$19.74

JP Morgan Chase	Assessor adjustment	\$1274.32
Kallman Sarah	Assessor adjustment	\$19.54
Kowalewski Carmella	Assessor adjustment	\$12.73
Labonte Sally	Assessor adjustment	\$27.94
Lacouture Nicole	Assessor adjustment	\$23.27
Nafi Connecticut	Assessor adjustment	\$1729.61
Nagler William	Assessor adjustment	\$29.08
N. Christopher, Linda	Assessor adjustment	\$205.35
Peluso Anthony	Assessor adjustment	\$11.50
Ramaswamy Prasad	Assessor adjustment	\$35.18
Teddys Transportation	Assessor adjustment	\$751.75
Toyota Lease	Assessor adjustment	\$2015.16
USB	Assessor adjustment	\$1188.58
Grand Total		\$18,579.92

Adopted unanimously

4. To amend the charge of the Auditor Ad-Hoc Subcommittee.

Motion was made and seconded (Charette/Giannaros) to amend the charge of the Auditor Ad-Hoc Subcommittee by adding the following tasks:

To review the current policy for appointing auditors to audit the Town's financial records, to review the current contract for auditing services, to determine if a new solicitation for auditing services is appropriate at the present time and to create a timeline and process for soliciting a new auditor.

When a solicitation for proposals for auditing services is made, the Auditor Ad-Hoc Subcommittee will review all proposals received as a result of the solicitation for proposals for a new auditor and make a recommendation to the full Town Council as to which proposer should be appointed to audit the Town's financial records at the conclusion of the fiscal year.

Adopted unanimously

O. Executive Session

Motion was made and seconded (Charette/Giannaros) to move to Executive Session at 8:34 p.m. for discussion of records, reports and statements of strategy or negotiations with respect to collective bargaining with the Town Council and Town Manager present.

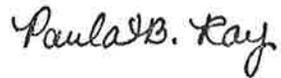
Adopted unanimously

P. Adjournment

Motion was made and seconded (Charette/Giannaros) to adjourn the meeting at 8:45 p.m.

Adopted unanimously

Respectfully submitted,

A handwritten signature in cursive script that reads "Paula B. Ray".

Paula B. Ray, Clerk