

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

Date: June 11, 2019
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 7:00 p.m.

Place: Council Chambers

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
- D. Public Hearing
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. May 14, 2019 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
 - 1. Kathleen Blonski – Letter to State Legislature re: Teacher's Pension
- I. Report of the Committees
 - 1. UCONN Health Committee
 - 2. Land Acquisition Committee
 - 3. Green Efforts Committee
 - 4. Farmington Village Center Committee
 - 5. Farmington High School Building 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 — State Budget Impact, Sub Edge Farm Yearly Report, Communication Implementation Plan Presentation, Crosswalks in the Farmington Village Center Study Area, Farmington Village Center Committee Update, Personnel Update

L. Appointments

1. Building Code Board of Appeals (Charette)
2. Human Relations Commission (Ierardi)
3. Human Relations Commission (Mambrino)
4. Justice of the Peace (Noe)
5. Plainville Area Cable TV Advisory Council (Bernier)
6. Plainville Area Cable TV Advisory Council (Markuszcza)
7. Water Pollution Control Authority (Thompson)
8. Zoning Board of Appeals (Levesque)

M. Old Business

N. New Business

1. To approve the Town Council meeting schedule for 2020 and to set the date of the Annual Town Meeting.
2. To award a contract for the purchase of one SPRAYSTAR 2000 sprayer and accessories to Moffett Turf Equipment, Inc., of New Milford, CT at a purchase price of \$52,480.70.
3. To set a Public Hearing for July 9, 2019 at 7:00 p.m. in the Town Hall Council Chambers to consider the acquisition of property owned by the Estate of Joseph J. & Stella W. Mitchell located at 9485 Mountain Road.
4. To cancel the August 13, 2019 Town Council Meeting.
5. To approve a resolution for the School Security and Infrastructure Project at East Farms Elementary School.
6. To approve property tax refunds.

O. Executive Session

1. Personnel Matters.

N. New Business

7. To Set the Town Clerk's Salary for Fiscal-Year 2019-2020.

P. Adjournment.



May 23, 2019

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

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

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

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

Dear Senator Slap, Senator Bizzarro, and Representative Demicco:

The Town of Farmington is **strongly opposed** to S.B. No. 660 "*An Act Concerning Permanent Partial Disability and Pension Offsets.*"

S.B. No. 660 Allows employees to collect their full pension and full workers compensation benefits. Current law provides for an offset that makes the employee whole, which is how the workers' compensation system is supposed to work. Passage of this bill will disrupt the current workers' compensation system by increasing litigation and discouraging settlements and it will increase employee costs across the board.

- SB 660 will result in a significant cost to municipalities that offer defined benefit retirement plans by eliminating pension offset provisions that have been collectively bargained.
- SB 660 sets a dangerous precedent and is inherently contradictory.
- SB 660 will result in claimants being unjustly enriched above and beyond compensation required to make them whole.
- Claimants will be allowed to collect full permanent partial disability payments and full pension benefits.
- SB 660 will create a financial incentive for individuals to leave claims unresolved because it will allow for claimants to receive greater compensation if the claim is left open.

As our legislators, I urge you to **oppose** S.B. No. 660 "*An Act Concerning Permanent Partial Disability and Pension Offsets.*"

THE TOWN OF FARMINGTON

INCORPORATED 1645



TOWN HALL
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT 06032-1053

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

Sincerely,

Kathleen A Blonski

Kathleen A. Blonski
Farmington Town Manager

AN EQUAL OPPORTUNITY EMPLOYER



MOTION:

Agenda Item K

Report of the Town Manager— State Budget Impact, Sub Edge Farm Yearly Report, Communication Implementation Plan Presentation, Crosswalks in the Farmington Village Center Study Area, Farmington Village Center Committee Update, Personnel Update

State Budget Impact

Town staff will give an update on the State Budget at the meeting.

Sub Edge Farm Yearly Report

Attached is the yearly report for Sub Edge Farm at Fisher Farm.

Communication Implementation Plan Presentation

A presentation regarding the Communication Implementation Plan will be given at the meeting.

Crosswalks in the Farmington Village Center Study Area

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

At the April 11, 2019 Farmington Village Center meeting the Committee recommended that the Town Manager begin the process to install new crosswalks and handicap ramps at Route 10/Meadow Road, Farmington Fire Station/School Street and Route 10. Based on direction from the Farmington Center Committee, the Town advertised for bids for decorative crosswalks/handicap ramps, and stamped concrete in these locations.

Unfortunately, the Town did not receive any bids for this work. I believe we did not receive any bids because this is a small job and contractors are busy and have already planned their work schedule for this construction season.

I would recommend that we look at including the crosswalks in future sidewalk bids.

Farmington Village Center Committee Update:

The Farmington Village Center Committee's Consultant, BSC Group will be presenting their final report on quality of life enhancements in the Farmington Village Center Study Area to the Committee on June 13.

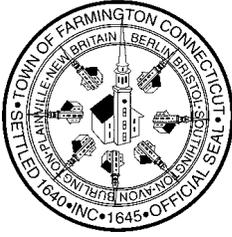
It is anticipated that the Town Council will consider and accept the report at the July 9, 2019 Town Council Meeting.

Personnel Update

Since January, the Town has been recruiting for both the Town Planner and the Town Assessor positions. The Town Planner position is currently being filled by the

Assistant Town Planner, Shannon Rutherford. The Assistant Assessor, Edward Hybner, is acting as the Town Assessor. I am pleased to announce that the Town is now in the final stages of hiring for both positions. Both positions required a rigorous recruitment process, as they are highly specialized positions. Additionally, the job market is extremely competitive with limited qualified applicants. I am hopeful that I will be able to announce our new Planner and Assessor at the July Town Council meeting.

I would be remiss if I did not mention that the Town is very fortunate to have both Ms. Rutherford and Mr. Hybner on staff and their hard work and knowledge were invaluable during this transition period.



MEMORANDUM

TO: Town Council
 FROM: Kathleen A. Eagen, Town Manager
 DATE: June 11, 2019
 SUBJECT: Town Manager Goal #12(a) – Sub Edge Farm

To provide the Town Council a yearly report on Sub Edge Farm at Fisher Farm.

The mission of the Sub Edge Farm “is to provide nourishing food to the local community while promoting healthy lifestyles, encouraging loving stewardship of the land and strengthening the local economy.” The farm is managed by Rodger and Isabelle Phillips. The Phillips live on the farm with their children. Land is leased from the towns of Avon and Farmington.

The Sub-Edge Farm at Fisher Farm continues to thrive. Throughout 2018 Sub Edge Farm expanded their farm crew, set up an innovative partnership with Avon, Canton, and Region 10 Schools, become a hub for local “no-till” farming, hosted multiple community and education events, and grew thousands of pounds of produce for food banks. In 2018 Sub Edge Farm grew a total of 12 acres of vegetables, fruits, flower and culinary herbs, 20 acres of pasture, 10 acres of small grain and sunflower seeds and 20 acres of hay. 2018 was one of the wettest summers they have experienced. The heavy rain caused a buildup of disease in several crop families. In total, it is estimated that they lost approximately 20% of their total harvest, and fall Brassicas losing almost 80% of everything. This has a large financial impact on their fall and winter marketing.

Sub Edge Farm also continues to grow their herd of 100% grass fed- cattle, including Highland and Simethal-Angus Cross, a new Belted Galloway bull, and welcomed three calves born on the farm. They also raised twelve heritage breed pigs, 750 laying hens, 150 broilers, and 60 Thanksgiving turkeys.

Sub Edge Farm’s Community Supported Agriculture (CSA) program is the primary way the farm markets their products and connects with the local community. Over the past five years, the program has grown to 220 household “shares.” Bi-weekly pick-ups for the winter CSA program (December- February) sold 40 shares in 2018. The winter pickup runs from December to February. In addition to the on-farm CSA distribution, Sub Edge Farm provided pre-boxed shares to two off-farm locations; Jackson Laboratories in Farmington and New Park Brewing in West Harford.

The Farm Shop continues to be an important part of the farm economy. The farm shop sells organic vegetable transplants in early spring and offers fruits, vegetables, herbs, meat, cheese eggs, and other food items throughout the year. Two new signs directing customers to the farm-shop were erected in 2018 and a new cooler and display freezer were installed, making browsing products easier. The Farm Shop is open Tuesday – Saturday from 10am-6pm.

Another component of the farm's income is wholesale accounts. Each Monday they send a list of available products to area restaurants, shops, and schools. Orders are picked on Wednesdays and delivered on Thursdays. Current local clients include Avert Brasserie, On-20, Max Oyster Bar, Savoy, Millwrights, Barcelona, and 4 Eat and Drink. Sub Edge Farm also collaborated with Chef Scott Miller of the Doro Restaurant Group to host five farm-to-table dinners. These five dinners feature chefs from each of the Doro Group's restaurants and were all well received and attended.

Sub Edge Farm continues to be very active in the community, welcoming more than 400 guests for demonstrations, classes and workshops on cooking, food preservation, beekeeping, gardening, raising poultry, and composting. Sub Edge Farm hosted student groups from several local schools including Avon High School, Farmington High School, Miss Porter's School, and Avon Old Farms. The farm participated in presentations to local community groups including the Avon Garden Club, Farmington Library, Avon Newcomers Club, and Jackson Labs Genomic Medicine. Sub Edge Farm is committed to educating the community. In 2018, they participated in the Department of Agriculture's Farm-to-Institution Conference and hosted three workshops about wild foods and mushroom cultivation. Sub Edge Farm also seeks to engage with the community through food donation. In 2018, the farm delivered \$9,648 worth of produce to the Farmington Food Pantry. Produce was also donated to The Hometown Foundation, Gifts of Live, Journey Home, Growing Great Schools, Hill-Stead Museum, Union School, and the Farmington High School Booster Club.

The ultimate objective of the Phillips' is to continue to grow the farm and engage the local community. They want to continue to invest in the soil, the capital needs of the farm, and to develop ways to harvest local organic produce for families year round. They have received numerous recognitions in 2018, including being voted *Best Farmstand* by Hartford Courant's CTNow Reader's Poll and second runner up in the *Best Farmstand* category in Hartford Magazine's Best of Hartford poll. The farm was featured in a video created by the Hartford Courant and nominated for a City of Hartford Food Security Award.

In 2018 Sub Edge Farm was able to show a positive balance sheet, despite the challenging growing season. The total gross income for the farm was \$233,114. Expenditures totaled \$196,577. Therefore a net income of \$36,537 was realized. A more detailed income and expenditure can be found in the Sub Edge 2018 Annual Report (attached).

Please be advised that the lease agreement for the field located at 184 Town Farm Road and the residence and barns at 199 Town Farm Road are set to expire on September 30, 2019. This lease was executed for a three-year term from October 2016- September 2019. An upcoming lease renewal affords the Town Council an opportunity to modify the existing terms and conditions. At this time, I do not believe extensive modifications to the lease need to be made, however the Town Council may consider the addition of a monthly rent payment for the house. Town Staff is in the process of reviewing the current lease and it is my intent to provide additional information on the July Town Council agenda to help finalize a recommendation for the upcoming lease renewal.

MOTION: Agenda Item L-1

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

MOTION: Agenda Item L-2

That _____ be appointed to the Human Relations Commission for a two-year term beginning July 1, 2019 and ending June 30, 2021. (Ierardi)

MOTION: Agenda Item L-3

That _____ be appointed to the Human Relations Commission for a two-year term beginning July 1, 2019 and ending June 30, 2021. (Mambrino)

MOTION: Agenda Item L-4

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

MOTION: Agenda Item L-5

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, 2021. (Bernier)

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, 2021. (Markuszkza)

MOTION: Agenda Item L-7

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

MOTION: Agenda Item L-8

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

MOTION:

Agenda Item N-1

To approve the following Town Council Meeting schedule for 2020 and to set the date of the Annual Town Meeting.

TOWN COUNCIL MEETING SCHEDULE

January 14	January 28
February 11	February 25 (6:00 p.m)
March 10*	March 12** (4:00 p.m)
March 11** (4:00 p.m)	March 14** (9:00 a.m)
March 16** (4:00 p.m)	March 17** (4:00 p.m)
March 24	
April 6*** (Monday)	April 21
May 1** (4:00 p.m.)	
May 12	May 26
June 9	June 23
July 14	
August 11	
September 8	September 22
October 13	October 27
November 10	
December 8	

*Town Manager Public Hearing on the budget.

**Town Council Budget Workshop Meeting.

***Town Council Public Hearing on the budget.

ANNUAL TOWN MEETING(S) AND REFERENDUM(S)

April 20	First Annual Town Meeting
April 30	First Referendum
May 4	Second Annual Town Meeting (if needed)
May 14	Second Referendum (if needed)

NOTE: April 13-17 Farmington Public Schools Spring Break

BUDGET WORKSHOP SESSIONS

March 11 (Wednesday)	4:00 p.m. to 9:00 p.m.
March 12 (Thursday)	4:00 p.m. to 9:00 p.m.
March 14 (Saturday)	9:00 a.m. to 12:00 noon
March 16 (Monday)	4:00 p.m. to 9:00 p.m. (if needed)
March 17 (Tuesday)	4:00 p.m. to 9:00 p.m. (if needed)
May 1 (Friday)	4:00 p.m. to 9:00 p.m. (if Budget Referendum fails)

MOTION:

Agenda Item N-2

To award a contract for the purchase of one SPRAYSTAR 2000 sprayer and accessories to Moffett Turf Equipment, Inc., of New Milford, CT at a purchase price of \$52,480.70.

NOTE: This motion is to contract with a vendor to purchase a sprayer and accessories that will be used by the Westwoods Golf Course Maintenance Division in their daily operations. The unit to be acquired will replace a 1993 sprayer with over 2800 hours of use. Funds, in the amount of \$55,000, were included in the FY2019/2020 Capital Budget for this acquisition.

The acquisition of the sprayer would be under Commonwealth of Massachusetts Contract # FAC88, Lawns & Grounds, Equipment, Parts and Services. The pricing contained in the bid calls for a 15% discount over the manufacturer's published model year pricing.

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

MOTION:

Agenda Item N-3

To set a Public Hearing for July 9, 2019 at 7:00 p.m. in the Town Hall Council Chambers to consider the acquisition of property owned by the Estate of Joseph J. & Stella W. Mitchell located at 9485 Mountain Road (approximately 0.23 Acres) for no consideration in exchange for taxes due (estimated to be approximately \$3,500 as of April 2019) subject to due diligence, including but not limited to title search.

NOTE: 9485 Mountain Road was added to the Farmington Land Acquisition List on March 6, 2019. The property was listed to provide a safer crossing and more permanent relocation of a section of the New England (Metacomet) Trail (see attached NET Relocation Alternative map).

The property is a small (0.23 acres) triangular parcel that was deeded in 1978 from the Town of Farmington following road reconstruction to Joseph and Stella Mitchell, the owners of the adjacent property at 107 Mountain Road. The property should have been added to 107 Mountain Road, and, therefore, should have transferred with that property when it was sold out of the family in 2010, following the passing of both Joseph & Stella Mitchell.

The Mitchell's heirs did not recognize ownership of this additional property. Taxes and fees have continued to accumulate, and back taxes now equal approximately \$3,500 as of April 2019. Subsequent meetings with Patricia Nairne, the one local heir, have found her very open to resolving this issue by transferring the property to the Town.

Town Attorney, Duncan Forsyth, has recommended transferring the property via Quit Claims signed by each of the three living heirs. The benefits of this acquisition are that it will provide a safe crossing and permanent location for the New England Trail, while eliminating a title question and removing an ongoing delinquency from the tax rolls.

The procedure for open space acquisition approval for this property includes the following steps:

1. Setting public hearing for the July 9th Council meeting at the June 11th Council meeting.
2. Hold public hearing on July 9th.
3. Make 8-24 referral to TPZ at the July 9th meeting.
4. Receive TPZ 8-24 report at the September 10th meeting.
5. Vote on whether to authorize acquisition at the September 10th meeting.

Attachment

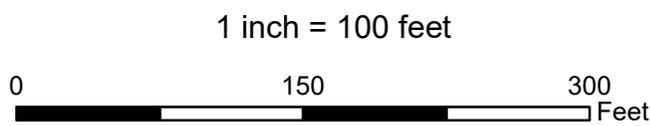


Legend

- NET - Metacomet Trail
- Trail Relocation - Option 1 - 11 Hampton Court
- Trail Relocation - Option 2 - 9485 Mountain Road
- 5 Ft Contours



Town of Farmington
Land Acquisition Committee
(Map Prepared by L. Dolphin)
2/9/2019



MOTION:

Agenda Item N-4

To cancel the August 13, 2019 Town Council Meeting.

MOTION:

Agenda Item N-5

To approve the following resolution which is required for submission of State of Connecticut grant applications for the School Security and Infrastructure Project East Farms Elementary School.

Resolution

That the Farmington Town Council authorizes the Farmington Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the School Security and Infrastructure Project at East Farms Elementary School.

And

That the Farmington Board of Education is hereby established as the building committee with regard to the School Security and Infrastructure Project at East Farms Elementary School.

And

That the Farmington Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the School Security and Infrastructure Project at East Farms Elementary School.

NOTE: This motion is required before the Farmington Board of Education can file for State of Connecticut reimbursement grants and a Building Committee needs to be appointed in order for these projects to be eligible for State reimbursement grants.

MOTION:

Agenda Item N-6

To approve the following property tax refunds.

NAME	REASON	AMOUNT
Bailey Ziggy O	Assessor adjustment	\$30.00
Berlin Remnant	Assessor adjustment	\$131.25
Dahlberg Kurt A	Assessor adjustment	\$65.64
Financial Services	Assessor adjustment	\$301.26
Honda Lease	Assessor adjustment	\$72.76
Humbarger David & Lori	Assessor adjustment	\$80.78
Sauermann Ann	Assessor adjustment	\$229.87
Vault Trust	Assessor adjustment	\$508.52
Total		\$1,420.08

MOTION:

Agenda Item O-1

Executive Session – To Discuss Personnel Matters.

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 concerning the appointment of a public officer or employee, provided that such individual may require that discussion be held at an open meeting; 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. Personnel or medical files and similar files the disclosure of which would constitute an invasion of personal privacy;

That attendance in the Executive Session shall be limited to:

**Members of the Town Council
Town Clerk**

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

MOTION:

Agenda Item N-7

To Set the Town Clerk's Salary at \$_____ for the 2019-2020 Fiscal Year.

NOTE: The Town Council sets the salary of the Town Clerk per the Charter of the Town of Farmington.