Minutes of the Town of Farmington
Regular Town Council Meeting
October 13, 2020

Present:
C. J. Thomas, Chair
Joe Capodiferro
Brian F. X. Connolly
Christopher Fagan
Edward Giannaros
Peter Mastrobattista

Kathy Blonski, 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 staff recited the Pledge of Allegiance.

C. Presentations and Recognitions

1. James W. Foote Proclamation

The Chair read the following proclamation into the record:

PROCLAMATION

WHEREAS, James W. “Jim” Foote earned his Bachelor’s Degree in Civil Engineering from Merrimack College in 1977, and his Master’s Degree in Civil Engineering and Construction Management from Stanford University in 1978, and

WHEREAS, Jim Foote has served on the Farmington Water Pollution Control Authority since 1995, and

WHEREAS, James W. Foote served as Chair of the Water Pollution Control Authority from 1995 to 2018, and served as Vice Chair from 2018 to 2020, and

WHEREAS, Jim Foote’s duties have included budget preparation and management, presiding over monthly Water Pollution Control Authority Meetings for twenty-five years, and

WHEREAS, under Jim Foote’s leadership, the Water Pollution Control Authority oversees seventeen pump stations and two hundred miles of sewer collection system, and
WHEREAS, James W. Foote, throughout his twenty-five-year tenure has also overseen many pivotal projects in the Town of Farmington, most notably the completion of the new Water Pollution Control facility in 2019, on time and on budget, and

WHEREAS, the new Water Pollution Control Facility was the largest Capital Project in Town History at a cost of fifty-seven million dollars, and

WHEREAS, upgrading the facility had many benefits, which include increased treatment capacity, superior energy efficiency, added reliability and redundancy, nitrogen and phosphorus removal, odor control improvements, elimination of chemicals used for disinfection, and current code and safety standard compliance, and

WHEREAS, Jim Foote also served on the Sewer Sub-Committee which reviewed data collected by Town Staff including historical Town of Farmington Assessments, Best Practices in comparable Connecticut municipalities, recommendations from the Department of Environmental Protection, “Big Picture” issues including long-term sewer needs identified in Farmington’s Master Plan, areas in Town without sewers identified as real or potential health risks by the Farmington Valley Health District and update the Sewer Ordinance.

NOW THEREFORE, the Town of Farmington hereby commends James W. Foote for his excellent work on behalf of the community and we hereby thank him for his twenty-five years of selfless dedication and immeasurable contributions and commitment to the Town of Farmington and its residents, and hopes that he will continue to be involved with the Water Pollution Control Authority for the next twenty-five years.

Dated at Farmington, Connecticut this 13th of October 2020.

C.J. Thomas, Chair
Farmington Town Council

C. Public Hearing

1. A Public Hearing to Amend the Farmington Town Code Chapter 51 “Pensions.” The Chair opened the public hearing at 7:04 p.m., and the Clerk read the following legal notice into the record:

LEGAL NOTICE
TOWN OF FARMINGTON
PUBLIC HEARING

A Public Hearing will be held on October 13, 2020 at 7:05 p.m. online via zoom webinar to Amend the Farmington Town Code Chapter 51 “Pensions.”

To access the meeting:
https://us02web.zoom.us/j/82423096251

Dial: +1 312 626 6799
Webinar ID: 824 2309 6251

Comments can be sent to the Town Council until 12:00 noon on October 13, 2020 and are accepted via email to publiccomment@farmington-ct.org or by calling 860-673-8282 and leaving a voicemail. Please provide your name and address when emailing or calling in for public comment. Call-in comments are limited to 5 minutes.

Please call the Town Manager’s Office at 860-675-2350 with any questions.

Dated at Farmington, Connecticut this 28th day of September 2020.

Kathleen A. Blonski
Town Manager.

Erica Robertson, Assistant Town Manager reviewed the changes being proposed to the ordinance. The changes were to bring the nurses into alliance with the rest of the Town employees. Hearing no public comments, the Chair closed the public hearing at 7:09 p.m.

D. New Items

There were no new items added to the Agenda.

E. Public Comments

Jay Tulin, Chair of the Human Relations Commission reported the Commission had met on September 21, 2020 and discussed the rise in anti-Semitism, connecting with the schools, participating in International Rights Day, and completing their needs assessment. The next meeting was scheduled for November 16, 2020. Mr. Tulin as a member of Comprehensive FHS asked the Council to take the project off pause.

The Clerk read the following public comments into the record:

a) Members of the Farmington Town Council:

It’s time to get the project started again. My wife and I have seen our two children and three grandchildren attend Farmington schools and graduate from Farmington High. We watched the FHS plant age and deteriorate. The time is now to replace it and build for the future.

Ed Owens
11 Mulberry Lane
b) Good Morning,

I'm writing to have the new HS building committee to continue. I feel we are in desperate need for the new building - and that we need to continue the process.

Thank you,
Scott Lister
8 Candlewood Lane

c) Dear Town Council Members -

As a Main St Farmington resident for over ten years and the father of two boys under five, I am extremely grateful for the Council and Town Manager in providing leadership and direction to improve the quality of life in the Farmington Village as the Town works to implement the Town Council approved BSC plan. There is no doubt that the phasing in of all parts of the previously approved plan - over time - will work to realize residents' vision for improved pedestrian and traffic safety (as those areas are documented priority areas for improvement from Town commissioned community surveys). Again, thank you for working together to improve and enhance pedestrian and traffic safety in the historic Farmington Village.

Sincerely,
Brian Hendrickson
165 Main Street

G. Reading of the Minutes
   1. September 15, 2020 Regular Town Council Meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the minutes of the September 15, 2020.

Adopted unanimously

H. Reading of Communications and Written Appeals
   1. Correspondence from Kathy Blonski to State Legislators Regarding Prevailing Wage
   2. Correspondence from Thomas Palacios to the Town Council

The Manager reviewed the correspondence for the Council.

I. Report of the Committees

   1. UCONN Health Committee
   2. Land Acquisition Committee

There was no report for Agenda Items I-1 or I-2.
3. Green Efforts Committee
Mr. Fagan reported the next meeting was October 15, 2020.

4. Farmington High School Building Committee
Mr. Fagan reported the Committee was meeting monthly.

5. Racial Equality Taskforce
Nancy Parent, Director of Community and Recreational Services reviewed that the Council had formed a Council Sub Committee on June 9, 2020 to create a charge for the new taskforce, had created the Racial Equality Taskforce at their July 14, 2020 Town Council Meeting and had appointed members to the taskforce at the same meeting. She reported the Racial Equality Taskforce had held 5 meetings since then. They had been hearing from different facets of the Town. They have had meetings with the Farmington Police, Farmington Valley Health District and Town Staff. They planned to have meetings with the Board of Education and the Town’s legislators before presenting their goals to the Town Council in November.

6. Village Center/Parson’s Property Ad-Hoc Committee
The Manager reported the Committee was planning an informational meeting on October 17, 2020 for property owners and that there was $2,000,000 available for the project made up of a grant for $1,850,000 and $150,000 of Town funds. The project was to begin in the spring of 2021.

J. Report of the Council Chair and Liaisons
1. Chair
The Chair reported the Town Clerk and Registrar of Voters have been busy working on absentee ballots and safe poll plans for the Presidential Election. He noted that there had been several car break ins in Town and reminded everyone to lock their cars. He noted that the black bears were in the process of getting ready for hibernation and to make sure to secure all possible food sources from them. He reminded the public that bulk pick up was the week of October 19th-23rd.

2. Board of Education Liaison
Mr. Fagan reported Chris Loomis had been selected teacher of the year for Farmington, Evan Forman had been selected staff person of the year and there was a recognition for Tim Harris, Director of Facilities upon his retirement. The schools were 76% in person learning and were continuing toward a 100% in person learning. The Board of Education at their last meeting had updates on school upgrades due to Covid-19, curriculum, staffing, summer school, calendar changes, the FASA Contract and the budget.

3. Economic Development Commission Liaison
Mr. Giannaros reported the Commission had held their fall Business Breakfast. John Traynor, Peoples Bank was the speaker and the next meeting was scheduled for September 14, 2020.
4. Farmington Historic District Commission
Mr. Connelly reported the Commission had reviewed an expansion for 17 Tunxis Street, a temporary sign for St. Patrick's Church, a discussion of sidewalks and public hearing regarding a study report being reviewed by State of Connecticut. The next meeting was scheduled for November 11, 2020.

5. Housing Authority
There was no report for Agenda Item J-5.

6. Human Relations Commission
Mr. Capodiferro reported the Commission was working with the Traffic Review Board to facilitate a cross walk for the residents of Westerly and to establish working connections with the Board of Education.

7. Library Board
There was no report for Agenda Item J-7.

8. Town Plan and Zoning Liaison
Mr. Capodiferro reported that the Metro Realty Group had applied for a text amendment regarding the separation between buildings.

9. Unionville Historic District Commission
Mr. Giannaros reported the Commission was in the process of adding four properties to the district.

10. Unionville Village Improvement Association Liaison
There was no report for Agenda Item J-10.

11. Water Pollution Control Authority
Mr. Capodiferro reported that the Batterson Park Pump Station upgrades were nearly complete.

12. Other Liaisons
There were no other liaison reports.

K. Report of the Town Manager

The Manager reviewed the following report for the Council:

Town Manager's Quarterly Report
The Manager highlighted areas from the Quarterly Reports and told the Council her staff had been spending a large amount of their time since the last meeting on aftermath of Storm Isaias, the sidewalk plans for Farmington Village, the new Racial Equality Task Force, preparations for the November Election and managing the affects of Covid-19 on the Town and Town operations. She thanked Jennifer Keratanis, Director of the Farmington Valley Health District for all the assistance she had given the Town during the pandemic.
Unionville Historic District Commission
For your information, the Study Committee of the Unionville Historic District and 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 late 2020. A public hearing will be scheduled for early 2021.

Bond Sale Report
Attached please find a memo from Joe Swetcky, Finance Director regarding the latest Bond Sale and Moody’s Credit Rating.

Financial Update
Joe Swetcky will give an update on the status of the property tax relief program mandated by Executive Order 7S. Governor Lamont established two programs to provide a temporary property tax relief. The Town chose the Deferment Program that gave eligible taxpayers a three-month grace period for paying property taxes. The grace period ended in October. Mr. Swetcky reviewed the revenues for the Council using the handout recorded with these minutes as Agenda Item K-1.

Distinguished Chief Award Recipient
Congratulations to Chief Melanson who was honored on Wednesday, September 30, 2020 by the Police Commissioners Association of Connecticut. Chief Melanson was one of three Connecticut Police Chiefs to be presented with a Distinguished Chief Award for their career body of work and dedication to the profession. The Town of Farmington is fortunate to have Chief Melanson leading our police department and this is an honor well deserved.

AARP Grant Update
The Town of Farmington will be applying for the AARP Livable Community Grant Program and intends to use these grant funds for our Trails Enhancement Project (Town Manager Goal # 15). The AARP Livable Community Grant funds “quick action” projects in Connecticut communities that aim to help neighborhoods, towns, and cities become great places for people of all ages. The maximum grant award amount is $4,000. The deadline for the grant is October 21, 2020.

Our project seeks to enhance Farmington’s trails by providing economic wayfinder signage and mile markers. In addition to improving user location awareness and assist safety personnel in an emergency, the wayfinder signage will offer trail users an opportunity to explore amenities such as restaurants, shops and cultural landmarks located near the trail system.
Legislative Special Session Update (Provided by CCM)

The General Assembly went into special session to discuss various policy issues.

- **Prevailing wage:** The House and Senate did not take up HB 7007, which would have amended how the Commissioner of Labor determines the prevailing wage rate in the state.

  The original legislative proposal would have changed how prevailing wage rates are calculated by eliminating the hearing process and replacing it with the dominant collective bargaining agreement. CCM successfully lobbied against the bill and the House and Senate did not take up the bill. I wrote a letter on behalf of the Town which is included in the correspondence portion of this agenda.

- **Absentee Ballots:** The House and Senate passed HB 7005 which provides municipalities the option and the process by which they can conduct limited absentee ballot pre-counting procedures. The additional option would allow a town or city to remove the outer envelope of absentee ballots beginning at 5 p.m., four days before the November 2020 general election. These changes were approved with bipartisan support to assist municipal clerks and registrars in processing thousands of absentee ballots being used under the changes enacted in PA 20-03, which was adopted in July to address potential health concerns related to voting in-person during the ongoing COVID-19 pandemic. CCM was able to support this legislation after working with the CT Town Clerks Association, the Registrars of Voters Association of Connecticut, COST and legislative leaders to ensure there were no mandated changes and ultimately that the process of counting ballots remained uniform and consistent throughout the state.

- **Transfer Act:** The House and Senate unanimously sent to the Governor, HB 7001, which will move Connecticut in the direction of release based remediation regulations related to the transfer of property in the state. Such regulations will be established by the Department of Energy and Environmental Protection and the Department of Economic and Community Development with guidance and input from a working group of stakeholders established by the bill. CCM and COST are both named as members of such working group. The bill also makes other changes to the current Transfer Act.

- **Energy Bill:** The House and Senate also favorably enacted, HB 7006, which will, among other things, impose performance based regulations, established by the Public Utilities Regulatory Authority, on Connecticut’s electric
distribution companies (EDCs), Eversource and United Illuminating. The bill also (1) requires the EDCs to submit a report that analyzes their storm preparation and response, (2) requires PURA to establish minimum staffing level standards for EDC outage planning and restoration personnel and (3) expands the microgrid grant and loan program to include resiliency projects.

- **School Construction:** The House and Senate favorably enacted, HB 7010. The bill Authorizes twelve school construction grants totaling $209.2 million to reimburse towns and local districts for a percentage of eligible school construction costs and allows public school districts to exclude from their minimum budget requirement (MBR) calculation for the next fiscal year certain local supplemental appropriations or federal funds they received to cover costs associated with COVID-19.

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

**Adopted unanimously**

**L. Appointments**

1. Building Code Board of Appeals (Charette)
2. Building Code Board of Appeals (Langston)

There were no reports for Agenda Items L-1 or L-2.

3. Economic Development Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Lun Hua be appointed to the Economic Development Commission for the balance of a two-year term beginning immediately and ending September 30, 2022.

**Adopted unanimously**

4. Economic Development Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Puneet Ramchandani be appointed to the Economic Development Commission for the balance of a two-year term beginning immediately and ending September 30, 2022.

**Adopted unanimously**

5. Plainville Area Cable TV Advisory Council (Bernier)
6. Unionville Historic District & Properties Commission **Alternate** (Wuelfing)

There was no action taken on Agenda Items L-5 or L-6.
7. Water Pollution Control Authority
Motion was made and seconded (Mastrobattista/Capodiferro) that Jim Foote be
appointed to the Water Pollution Control Authority for the balance of a five-year term
beginning immediately and ending September 30, 2025.

Adopted unanimously

M. Old Business

There was no Old Business conducted.

N. New Business

1. To amend Chapter 51 “Pensions” of the Town of Farmington Code

Motion was made and seconded (Mastrobattista/Capodiferro) to amend Chapter 51
“Pensions” of the Town of Farmington Code.

Chapter 51
ARTICLE XIII
Definitions
In relevant part –

The changes are shown by using a bold type on the new language.

EMPLOYEE — Any person, other than a police employee or an employee of the Farmington
Village Green and Library Association, who, on or after the effective date, is an employee of
the Town; provided, however, that the term shall exclude those who regularly perform
services for the Town for less than 30 hours per week and with less than 1,500 hours per
year, except for secretarial and nursing employees of the Board of Education, who shall
be considered "employees" under the plan if they work more than 30 hours per week and
more than 1,000 hours per year. An elected official who is an employee of the Town and
meets the above qualifications shall be considered an "employee" under the meaning of
this definition. All teaching personnel of the Education Department shall be excluded.
Each "employee" shall qualify as an "employee" under the plan on the employee's date of
hire. Under prior plan provisions, an employee qualified as an "employee" on the later of
the employee's date of hire or the employee's twenty-fifth birthday, except that an
employee who was hired on or after July 1, 1983, qualified as an "employee" under the
plan from his date of hire. An employee who was affected by such prior plan requirements
shall qualify as an "employee" retroactive to such employee's date of hire; provided,
however, that credited service for such period of retroactive participation in the plan shall
be subject to the rules set forth in the definition of "credited service" above.

Effective July 1, 2010, SEIU members hired after this date will not be eligible to be a part
of this plan.
Effective July 1, 2011, AFSCME members hired after this date will not be eligible to be a part of this plan.

Effective July 1, 2011, unaffiliated employees hired after this date will not be eligible to be a part of this plan.

Effective July 1, 2019, Farmington Public Schools Employees United, ATF, members hired after this date will not be eligible to be a part of this plan.

Effective July 1, 2020, Farmington School Nurse employees hired after this date will not be eligible to be a part of this plan.

Adopted unanimously

2. To (Approve) (Reject) (Take No Action) on the Proposed Contract Between the Farmington Administrators’ and Supervisors’ Association (FASA) and the Board of Education 2021-2024

Motion was made and seconded (Mastrobattista/Capodiferro) to approve on the Proposed Contract Between Farmington Administrators’ and Supervisors’ Association (FASA) and the Board of Education.

Adopted unanimously

3. To amend the lease agreement between the Town of Farmington and American Tower Corporation for the tower site located at 199 Town Farm Road

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the motion recorded with these minutes as Agenda Item N-3.

Adopted unanimously

4. To approve the attached resolutions per the September 8, 2020 Town Council Meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the motion recorded with these minutes as Agenda Item N-4.

Adopted unanimously

5. To cancel the October 27, 2020 Town Council meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to cancel the October 27, 2020 Town Council meeting.

Adopted unanimously
6. To approve property tax refunds

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the following property tax refunds:

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Adopted unanimously

O. Executive Session

There was no Executive Session held.

P. Adjournment

Motion was made and seconded (Mastrobattista/Capodiferro) to adjourn the meeting at 8:15 p.m.

Adopted unanimously

Respectfully submitted,

Paula B. Ray, Town Clerk
## TOWN OF FARMINGTON, CT
**FY2020/2021**
**GENERAL FUND REVENUE REPORT**
**AS OF SEPTEMBER 30, 2020**

**ACCOUNT DESCRIPTION** | **FY20/21 ADOPTED** | **FY20/21 REVISED** | **FY20/21 ACTUAL YTD** | **FY20/21 UNCOLLECTED** | **% COLL**
--- | --- | --- | --- | --- | ---
**CURRENT TAXES** | 102,139,244 | 102,139,244 | 56,035,257.37 | 46,103,987 | 54.9%
**DELINQUENT TAXES** | 200,000 | 200,000 | 45,242.15 | 154,758 | 22.6%
**INTEREST & LIEN FEES** | 158,000 | 158,000 | 63,406.37 | 94,594 | 40.1%
**SUPPLEMENTAL MV TAXES** | 850,000 | 850,000 | 0.00 | 850,000 | 0.0%
**Total 40 PROPERTY TAXES** | 103,347,244 | 103,347,244 | 56,143,906 | 47,203,338 | 54.3%
**DOG LICENSES** | 6,500 | 6,500 | 4,688.50 | 1,812 | 72.1%
**BUILDING PERMITS** | 645,000 | 645,000 | 287,720.00 | 357,280 | 44.6%
**OTHER PERMITS** | 13,000 | 13,000 | 1,600.00 | 11,400 | 12.3%
**Total 41 LICENSES & PERMITS** | 664,500 | 664,500 | 294,009 | 370,492 | 44.2%
**COURT FINES** | 18,000 | 18,000 | 1,450.00 | 16,550 | 8.1%
**DOG FINES & CHARGES** | 1,500 | 1,500 | 0.00 | 1,500 | 0.0%
**Total 42 FINES & PENALTIES** | 19,500 | 19,500 | 1,450 | 18,050 | 7.4%
**INTEREST EARNINGS** | 250,000 | 250,000 | 29,462.20 | 220,538 | 11.8%
**Total 43 INVESTMENT INCOME** | 250,000 | 250,000 | 29,462 | 220,538 | 11.8%
**PILOT: STATE OWNED PROPERTY** | 2,069,061 | 2,069,061 | 0.00 | 2,069,061 | 0.0%
**PILOT: COLLEGES & HOSPITALS** | 23,644 | 23,644 | 0.00 | 23,644 | 0.0%
**VETERAN'S EXEMPTIONS** | 4,800 | 4,800 | 0.00 | 4,800 | 0.0%
**PILOT: DISABLED** | 1,000 | 1,000 | 0.00 | 1,000 | 0.0%
**TELECOMMUNICATIONS TAX** | 75,000 | 75,000 | 0.00 | 75,000 | 0.0%
**MUNICIPAL REVENUE SHARING** | 545,804 | 545,804 | 0.00 | 545,804 | 0.0%
**MUNICIPAL STABILIZATION GRANT** | 802,461 | 802,461 | 0.00 | 802,461 | 0.0%
**SOCIAL SERVICES GRANTS** | 12,000 | 12,000 | 5,152.00 | 6,848 | 42.9%
**POLICE GRANTS** | 74,500 | 74,500 | 85,188.98 | -10,689 | 114.3%
**FIRE SAFER GRANT** | 47,025 | 47,025 | 16,097.25 | 30,928 | 34.2%
**ELECTION EXPENSES GRANT** | 0 | 0 | 33,727.00 | -33,727 | 0.0%
**TOWN AID ROADS** | 373,521 | 373,521 | 186,952.37 | 186,569 | 50.1%
**EQUALIZED COST SHARING** | 843,457 | 843,457 | 0.00 | 843,457 | 0.0%
**Total 44 GRANTS & PILOTS: TOWN** | 4,872,273 | 4,872,273 | 327,118 | 4,545,155 | 6.7%
**RE CONVEYANCE TAX** | 576,000 | 576,000 | 211,087.50 | 364,913 | 36.6%
**DIAL A RIDE** | 5,000 | 5,000 | 2,580.00 | 2,420 | 51.6%
**RENTALS** | 10,000 | 10,000 | 220.00 | 9,780 | 2.2%
**TOWER SPACE RENTAL** | 155,000 | 155,000 | 36,435.00 | 118,565 | 23.5%
**HOUSING** | 50,500 | 50,500 | 12,227.00 | 38,273 | 24.2%
**POLICE SERVICES** | 229,000 | 229,000 | 70,955.30 | 158,045 | 31.0%
**TOWN CLERK FEES** | 258,000 | 258,000 | 106,065.00 | 151,935 | 41.1%
**SEWER INSPECTION FEES** | 5,000 | 5,000 | 0.00 | 5,000 | 0.0%
**ZONING** | 30,000 | 30,000 | 5,580.00 | 24,420 | 18.6%
**ALARMS** | 10,000 | 10,000 | 1,775.00 | 8,225 | 17.8%
**Total 46 CHARGES & FEES** | 1,328,500 | 1,328,500 | 446,925 | 881,575 | 33.6%
<table>
<thead>
<tr>
<th>ACCOUNT DESCRIPTION</th>
<th>FY20/21 ADOPTED</th>
<th>FY20/21 REVISED</th>
<th>FY20/21 ACTUAL YTD</th>
<th>FY20/21 UNCOLLECTED</th>
<th>% COLL</th>
</tr>
</thead>
<tbody>
<tr>
<td>OTHER ASSESSMENTS</td>
<td>450,000</td>
<td>450,000</td>
<td>0.00</td>
<td>450,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>OTHER REVENUES</td>
<td>50,000</td>
<td>50,000</td>
<td>35,032.92</td>
<td>14,967</td>
<td>70.1%</td>
</tr>
<tr>
<td>Total 47 OTHER REVENUE</td>
<td>500,000</td>
<td>500,000</td>
<td>35,033</td>
<td>464,967</td>
<td>7.0%</td>
</tr>
<tr>
<td>CIP CONTRIBUTION</td>
<td>625,000</td>
<td>625,000</td>
<td>0.00</td>
<td>625,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>WESTWOODS CONTRIBUTION</td>
<td>327,233</td>
<td>327,233</td>
<td>0.00</td>
<td>327,233</td>
<td>0.0%</td>
</tr>
<tr>
<td>Total 48 TRANSFERS IN</td>
<td>952,233</td>
<td>952,233</td>
<td>0.00</td>
<td>952,233</td>
<td>0.0%</td>
</tr>
<tr>
<td>Total 001 GENERAL FUND</td>
<td>$111,934,250</td>
<td>$111,934,250</td>
<td>$57,277,902</td>
<td>$54,656,348</td>
<td>51.2%</td>
</tr>
</tbody>
</table>
MOTION:

To amend the lease agreement between the Town of Farmington and American Tower Corporation for the tower site located at 199 Town Farm Road per the attachment.

NOTE: The Town Council can approve the proposed changes to the lease agreement or can reject them and keep the existing agreement in place.

Staff will be available at the Town Council meeting to answer questions regarding this motion.
The Town has a lease agreement with American Tower Corporation for the cell tower located at 199 Town Farm Road. The existing lease contains the following pertinent clauses:

Expiration Date: October 31, 2039
Rent: $30,641.28 per annum
Rent Escalator: 3% per year

In May of 2020 representatives for American Tower approach town staff requesting that the lease agreement be renegotiated because the tower is generating a negative income stream and is under consideration for removal. This tower has two cell phone carriers on it and provides the Town with $41,000 in tower rental income each year. Town staff negotiated with American Tower on the lease and tentatively agreed on the following changes to the contract, subject to Town Council approval:

<table>
<thead>
<tr>
<th>Expiration Date:</th>
<th>October 31, 2045</th>
<th>Change:</th>
<th>+6 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent:</td>
<td>$22,980.96 per annum</td>
<td>Change:</td>
<td>25% rent reduction</td>
</tr>
<tr>
<td>Rent Escalator:</td>
<td>No escalation for 2020 &amp; 2021; 2% annually beginning in 2022</td>
<td>Change:</td>
<td>-6%</td>
</tr>
<tr>
<td>Signing Bonus:</td>
<td>$17,500.00</td>
<td>Change:</td>
<td>+$17,500</td>
</tr>
</tbody>
</table>

Staff agreed to renegotiate the lease agreement because of the potential loss of revenue that would result if the tower were to be removed. The signing bonus was added in order to offset the rent reduction in the early years of the agreement while the six year extension of the contract provides American Tower with some stability which should help them to add more renters to the tower and increase the revenue stream.
MOTION: 
Agenda Item N-4

To approve the attached certified resolutions per the September 8, 2020 Town Council Meeting.

NOTE: These resolutions were approved at the September 8, 2020 Town Council Meeting, however according to State Guidelines, the motion needed to be clarified.

/Attachments
CERTIFIED RESOLUTION

CERTIFICATION

I, Paula Ray, Town Clerk, certify that below is a true and correct copy of a resolution duly adopted by the Town of Farmington at a meeting of its Town Council duly convened on October 13, 2020 and which has not been rescinded or modified in any way and is at present in full force and effect.

Date ____________________________

Signature and Title of Official

(TOWN SEAL)

RESOLUTION

WHEREAS, pursuant to Connecticut General Statute Section 8-30j (Affordable Housing Plan), the State of Connecticut Department of Housing is authorized to extend financial assistance to a municipality to provide technical assistance in the preparation of a Five-Year Affordable Housing Plan; and

WHEREAS, it is desirable and in the public interest that the Town of Farmington make application to the State for such financial assistance to undertake the study, analysis, and preparation of a Five-year Affordable Housing Plan pursuant to CGS 8-30j.

NOW, THEREFORE, BE IT RESOLVED BY THE FARMINGTON TOWN COUNCIL

1. That it is cognizant of the conditions and pre-requisites for such State financial assistance imposed by the Connecticut General Statutes, Section 8-30j, and

2. That the filing of an application for State financial assistance in an amount not to exceed $15,000.00 is hereby approved and that Kathleen Blonski, Town Manager, is authorized to execute and file such application with the Connecticut Department of Housing, to provide additional information, to execute any other documents as may be required, and to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered. In addition, this authorization extends to the execution of any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Farmington.
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT
(AN EQUAL OPPORTUNITY EMPLOYER)
CERTIFIED RESOLUTION OF THE GOVERNING BODY

I, ____________________________________________, certify that below is a true and correct copy of a
(Name of Official) (Title of Official)
resolution duly adopted by _______________ the Town of Farmington (Name of the Applicant)
at a meeting of its Town Council (Governing Body)
duly convened on _______________ October 13, 2020 and which has not been rescinded or modified in
(Meeting Date) any way whatsoever and is at present in full force and effect.

(Date) (Signature and Title of Official)

SEAL

WHEREAS, pursuant to _______ PA 79-607 as amended Section 21 (b)(6)(B) (State Statutory Reference)
the Connecticut Department of Economic and Community Development is authorized to extend financial
assistance for economic development projects; and WHEREAS, it is desirable and in the public interest
that the _______________ Town of Farmington (Applicant)
$ 1,000,000 in order to undertake the __________ Sidewalk and Streetscape Improvement Village
(Name and Phase of Project)
Section Project and to execute an Assistance Agreement.
NOW, THEREFORE, BE IT RESOLVED BY THE
Town Council (Governing Body)

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by
   _______ PA 79-607 as amended Section 21 (b)(6)(B) (State Statutory Reference)

2. That the filing of an application for State financial assistance by
   the Town of Farmington (Applicant)
in an amount not to exceed $ 1,000,000 is hereby approved and that

Revised 07/29/09
Kathleen A. Blonski, Town Manager

(Title and Name of Authorized Official)

is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Farmington

(Name of Applicant)