

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

Date: March 10, 2015
(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. Officer Joseph Capodiferro and Drak—Proclamation
- D. Public Hearing
 - 1. A public hearing on the Town Manager's 2015-2016 Recommended Operating Budget. (attachment)
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. February 10, 2015 Special Town Council Meeting
 - 2. February 10, 2015 Regular Town Council Meeting
 - 3. February 23, 2015 Special Town Council Meeting
 - 4. February 24, 2015 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
 - 1. Town Manager to the Farmington Legislative Delegation
- I. Report of the Committees.
 - 1. UCONN Committee(s)
 - 2. Land Acquisition Committee
 - 3. Green Efforts Committee
 - 4. Joint Town of Farmington/City of Hartford Committee
 - 5. Bicycle Advisory Committee
 - 6. Future Public/Private Land Development Initiatives Committee
 - 7. Web Page Sub-Committee
- J. Report of the Council Chair and Liaisons

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

K. Report of the Town Manager—Legislative Update

L. Appointments

1. Plainville Area Cable TV Advisory Council (Erickson) (R)
2. Plainville Area Cable TV Advisory Council (Landry) (R)
3. North Central Regional Mental Health Board, Inc. (Wienke) (R)
4. North Central Regional Mental Health Board, Inc. (Parady)
5. Farmington Valley Health District (Jones) (D)
6. Housing Authority (Cowdry) (R)
7. Building Code Board of Appeals (Schadler) (R)
8. Water Pollution Control Authority (McGrane) (U)
9. Unionville Historic District and Properties Commission Alternate(Hoffman) (R)
10. Justice of the Peace (Quigley)
11. Tourism Central Region District (Bremkamp)
12. Green Efforts Committee (Grouten) (R)
13. Justice of the Peace (Landry) (R)

M. Old Business

N. New Business

1. To set a public hearing on **Monday**, April 6, 2015 at 7:05 p.m. in the Town Hall Council Chambers on the Town Council's Proposed Budget for the Fiscal Year 2015-2016.
2. To cancel the March 24, 2015 Town Council Meeting.
3. To accept the Annual Report.
4. To set a public hearing for April 6, 2015 at 7:10 p.m. in the Town Hall Council Chambers to consider the acceptance of a gift of property owned by Howard W. Griffin Jr. located at Lot 5 Crescent Avenue (approximately 0.17 acres).
5. To award bid # 215 "Sanitary Sewer System Replacement-Farmington Avenue from Garden Street to Mountain Spring Road" to Paramount Construction, LLC of Newington, CT at a contract price of \$2,435,307.

6. To award bid # 216 "Miss Porter's Sanitary Sewer System Replacement- Maple Street to Garden Street" to Suburban Sanitation Services, Inc. of Canton, Connecticut at a cost of \$173,887.45.
 7. To approve a resolution authorizing the Town Manager to sign an agreement between the CT DOT and the Town of Farmington which will allow state project #51-269 for the Reconstruction of South Main Street at New Britain Avenue and Railroad Avenue to commence.
 8. To approve property tax refunds.
- O. Executive Session
1. Land Acquisition
- P. Adjournment

PROCLAMATION

WHEREAS, the safety and wellbeing of the citizens of the Town of Farmington are of the utmost importance to the prosperity and livelihood of Farmington families and communities; and

WHEREAS, in 2006 the Farmington Police Department decided to add a K-9 team to the force and chose Officer Joseph Capodiferro and Drak to be the first members of that team; and

WHEREAS, during their tenure on the K-9 team, Officer Capodiferro and Drak displayed courage and commitment to protecting the safety of the citizens of Farmington and of surrounding communities on many occasions, particularly in 2006 when they successfully captured a bank robber in New Britain, and again in 2009 when they apprehended a kidnapper in Farmington; and

WHEREAS, Officer Capodiferro was the recipient of the Daniel Wasson Memorial K-9 Award in 2009 for the outstanding work he and Drak did on the 2009 kidnapping case; and

WHEREAS, Officer Capodiferro and Drak worked together to maintain the safety and protection of our community while striving to uphold the laws of the land daily through their efforts in discovering countless drugs, locating lost persons, and apprehending fleeing suspects; and

WHEREAS, Officer Capodiferro and Drak have been outstanding goodwill ambassadors for the Farmington Police Department through the countless demonstrations they conducted for the students in the Farmington Public Schools and members of the public; and

WHEREAS, Drak displayed great versatility in his ability to work with children of all ages while always being prepared to respond to life threatening situations with courage and strength; and

WHEREAS, Officer Capodiferro and Drak enjoy their downtime together as a family at home with Officer Capodiferro's wife Kim, and his sons Nathan and Cooper.

NOW THEREFORE, the Farmington Town Council hereby commends Joseph Capodiferro and Drak for their excellent work on behalf of the Town of Farmington and we hereby thank Drak for his nine years of dedication, as well as his immeasurable contributions and commitment to the Town and its residents. The Farmington Town Council hereby extends to Drak best wishes in his retirement and wishes him luck in his transition to his new life of leisure as the Capodiferro family dog.

Dated this 10th day of March 2015, at Farmington, Connecticut.

Nancy Nickerson
Chair, Farmington Town Council

MOTION:

Agenda Item K

Report of the Town Manager—Legislative Update

Legislative Update

As you may be aware, the Connecticut General Assembly is currently in session. Several pieces of legislation that are of particular interest to municipalities are moving through committees. I have had the opportunity to submit testimony on behalf of the Town regarding the following bills.

HB-5096 Unfunded State Mandates: Connecticut lawmakers are currently considering HB-5096, An Act Increasing the Threshold Required for Passage of Unfunded Mandates. If passed, the legislation will:

- Flag future bills that contain underfunded or unfunded mandates that would place undue fiscal burden on the state's municipalities.
- Require that any new unfunded mandates be approved by a 2/3 vote of the Connecticut General Assembly.

The stipulations in this legislation will act as important oversight mechanisms to ensure that the costs and benefits of new proposals are carefully considered. The components of HB-5096 will ensure that the lawmakers consider whether the adoption of new underfunded or unfunded legislation would impose undue burden on Connecticut's cities and towns in a time when residents require municipalities to observe fiscal conservancy while providing premium public services.

SB-208 Playground Equipment Standards: The Committee on Children will soon be acting on SB-208, An Act Concerning Playground Equipment Safety Standards. This proposal is an unfunded mandate that will require the Commissioner of Consumer Protection to develop standards for playground equipment that are equivalent to the standards established by the Public Playground Safety Handbook. The Commissioner will also establish timetables by which municipal playgrounds must comply with the standards.

Municipal playgrounds already follow the Federal Playground Safety guidelines from the Consumer Products Safety Commission, as well as the nationally recognized playground safety standards issued by the American Society for Testing and Materials. In Farmington, the Town's insurance company inspector is a Certified Playground Safety Inspector who performs inspections and generates reports regarding the safety of the Town's playgrounds at least twice each year. As an unfunded mandate, this bill would require municipalities to comply with standards over which they have no control. These standards may change drastically over time.

In my commentary to the Committee on Children I asked that the state carefully consider the costs that municipalities will face as a result of this legislation. I have also asked that the state consider offering assistance to municipalities in the form of grants in order to comply with the standards proposed in the bill.

Prevailing Wage Legislation: Recently, several bills have been proposed that would adjust the current prevailing wage thresholds. Prevailing wage requirements stem from the passage of the 1931 Davis-Bacon Act which required federal public works projects to use unionized construction workers and to pay these workers a “prevailing wage.” During this period, specific thresholds were established to exempt certain small building projects from the wage requirements in order to ease financial burden on taxpayers.

Currently, these thresholds are so low that very few projects are exempt from adhering to the prevailing wage requirements. As a result, even small construction projects are subject to these laws; increasing local costs and shutting out local contractors. The adjustments that are proposed in this legislation are an important step towards reducing municipal costs when completing capital projects. This legislation will also incentivize local economic development, as local contractors will be better able to compete for municipal contracts. Finally, these proposals will reduce the burden placed on taxpayers.

MOTION: Agenda Item L-1

That _____ be appointed to the Plainville Area Cable TV Advisory Council to fill the balance of a two-year term beginning immediately and ending June 30, 2016. (Erickson) (R)

MOTION: Agenda Item L-2

That _____ be appointed to the Plainville Area Cable TV Advisory Council to fill the balance of a two-year term beginning immediately and ending June 30, 2016. (Landry)(R)

MOTION: Agenda Item L-3

That _____ be appointed to the North Central Regional Mental Health Board, Inc. to fill the balance of a two-year term beginning immediately and ending September 30, 2015.(Wienke)(R)

MOTION: Agenda Item L-4

That _____ be appointed to the North Central Regional Mental Health Board, Inc. to fill the balance of a two-year term beginning immediately and ending September 30, 2015.(Parady)

MOTION: Agenda Item L-5

That _____ be appointed to the Farmington Valley Health District for the balance of a three-year term beginning immediately and ending December 31, 2016. (Jones)(D)

MOTION: Agenda Item L-6

That _____ be appointed to the Housing Authority to fill the balance of a five-year term beginning immediately and ending September 2015. (Cowdry)(R)

MOTION: Agenda Item L-7

That _____ be appointed to the Building Code Board of Appeals to fill the balance of a five-year term beginning immediately and ending September 2019. (Schadler)(R)

MOTION: Agenda Item L-8

That _____ be appointed to the Water Pollution Control Authority to fill the balance of a five-year term beginning immediately and ending September 30, 2019.(McGrane)(U)

MOTION: Agenda Item L-9

That _____ be appointed to the Unionville Historic District and Properties Commission as an **Alternate** to fill the balance of a five-year term beginning immediately and ending September 30, 2019. (Hoffman)(R)

MOTION: Agenda Item L-10

That _____ be appointed as a Justice of the Peace beginning immediately and ending January 2, 2017 (Quigley).

MOTION: Agenda Item L-11

That _____ be appointed to the Tourism Central Regional District to fill the balance of a three year term beginning immediately and ending June 30, 2017 (Bremkamp).

MOTION: Agenda Item L-12

That _____ be appointed to the Joint Green Efforts Committee beginning immediately for an indefinite term (Grouten) (R).

MOTION: Agenda Item L-13

That _____ be appointed as a Justice of the Peace beginning immediately and ending January 2, 2017 (Landry) (R).

MOTION:

Agenda Item N-1

To set a public hearing on **Monday**, April 6, 2015 at 7:05 p.m. in the Town Hall Council Chambers on the Town Council's Proposed Budget for the Fiscal Year 2015-2016.

NOTE: Please note this meeting will be held on **Monday**, April 6, 2015.

MOTION:

Agenda Item N-2

To cancel the March 24, 2015 Town Council Meeting.

NOTE: Historically, the Town Council has cancelled the second Town Council Meeting in March due to the budget workshop meetings the week prior.

MOTION:

Agenda Item N-3

To accept the attached Annual Report.

NOTE: This is the Annual Report for the Town of Farmington for July 1, 2013 to June 30, 2014. This report will need to be approved at the April 20, 2015 Annual Town Meeting.

Attachment

MOTION:

Agenda Item N-4

To set a public hearing for **Monday**, April 6, 2015 at 7:10 p.m. in the Town Hall Council Chambers to consider the acceptance of a gift of property owned by Howard W. Griffin Jr. located at Lot 5 Crescent Avenue (approximately 0.17 acres) subject to receipt of an acceptable environmental site assessment report; and subject to due diligence, including but not limited to title search.

NOTE: The owner of Lot 5 Crescent Avenue originally sought to sell the property to the Town. The property has been assessed continually by the Town as a buildable lot with an assessed value of approximately \$50,000. However, as indicated by the attached map, the property is almost entirely wetlands. The blue portions of the map indicate the approximate location of the wetlands. The Town had two appraisals of the property and both have indicated the value to be approximately \$5,000. The owner now seeks to donate the property to the Town. The property is adjacent to existing open space to the south and east.

The procedure for accepting this gift as open space includes the following steps:

Set a public hearing for the April 6, 2015 Town Council Meeting	3/10/2015
Hold public hearing	4/6/2015
Make 8-24 referral to the TPZ	4/6/2015
Receive TPZ 8-24 report	5/12/2015
Town Council vote to accept the gift	5/12/2015

Please note that this hearing will be held on **Monday**, April 6, 2015.

Attachment

MOTION:

Agenda Item N-5

To award bid # 215 "Sanitary Sewer System Replacement-Farmington Avenue from Garden Street to Mountain Spring Road" to Paramount Construction, LLC of Newington, CT at a contract price of \$2,435,307.

NOTE: The purpose of this bid is to award a contract for the replacement of approximately 2,500 linear feet of sanitary sewer lines on Route 4 (Farmington Avenue) from Garden Street to Mountain Spring Road. Bids were opened on February 24, 2015, and Paramount Construction, LLC of Newington CT submitted the low bid. Town staff has reviewed Paramount's references and submittals and has found them to be acceptable. This project will be funded by the State of Connecticut on a 100% reimbursement basis.

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

Attachment

MOTION:

Agenda Item N-6

To award bid # 216 "Miss Porter's Sanitary Sewer System Replacement-Maple Street to Garden Street" to Suburban Sanitation Services, Inc. of Canton, Connecticut at a cost of \$173,887.45.

NOTE: The purpose of this bid is to award a contract for the installation of a sanitary sewer line along Maple Street to Garden Street. This line will replace an existing sanitary sewer line that runs across property owned by Miss Porter's School. The existing line will be abandoned in-place. Suburban Sanitation submitted the lowest bid to perform the work. Town staff has checked their credentials and references and has found them to be satisfactory. Funds for this bid award are included in the WPCA capital budget. The WPCA voted on this award at a special meeting on March 4, 2015.

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

Attachment

MOTION:

Agenda Item N-7

To approve the attached resolution authorizing the Town Manager to sign an agreement between the CT DOT and the Town of Farmington to allow State Project #51-269 for the Reconstruction of South Main Street at New Britain Avenue and Railroad Avenue, to commence.

NOTE: This authorization will allow the project to proceed. The Town of Farmington will manage the project as it has with previous STP Urban projects. The funding is 80% Federal, 10% State and 10% Town. The Town will proceed to hire a consultant engineering firm to perform the design of the project.

Attachment

MOTION:

Agenda Item N-8

To approve the following property tax refunds.

NAME	REASON	AMOUNT
1)Accenture	Excess payment	\$604.89
2)Apple Six Hos. Owners inc	Excess payment	\$3,589.14
3)Sherryl Barth	Excess payment	\$79.80
4)Irene Bent	Excess payment	\$535.00
5)Joseph Biron	Excess payment	\$87.25
6)Mark & Kristen Blore	Excess payment	\$7.05
7)Seth Brody	Excess payment	\$2,769.06
8)Olga Chojnacka	Excess payment	\$58.54
9)Lisa Cianchetti	Excess payment	\$1,897.28
10)Megan Clerkin	Excess payment	\$294.32
11)Greg & Gosia Czeladko	Excess payment	\$300.00
12)Daimler Trust	Excess payment	\$575.86
13)Daniel Denehy	Excess payment	\$1,642.40
14)Dunning Sand & Gravel	Excess payment	\$5,716.27
15)Engineering Resource	Excess payment	\$32.94
16)Euclid Chemical	Excess payment	\$190.84
17)Martin & Coleen Pazzani	Excess payment	\$235.00
18)Mary & Adam Jason	Excess payment	\$535.00
19)Jigesh & Alka Shah	Excess payment	\$541.35
20)Denise Figlio	Excess payment	\$34.09
21)Follett Higher Education	Excess payment	\$730.45
22)Sandra-Garrett-Rodrigues	Excess payment	\$535.00
23)D & M Gianoli	Excess payment	\$3,439.81
24)Joseph Guinan	Excess payment	\$1,500.00
25)Brian Hunter	Excess payment	\$68.47
26)Hyundai Lease	Excess payment	\$363.09
27)Naji Jahaf	Excess payment	\$25.22
28)John & Marie Kean	Excess payment	\$2,530.15
29)K & M Knecht	Excess payment	\$1,302.41
30)P. Kouromihelakis	Excess payment	\$8.02
31)Lake Garda Improvement	Excess payment	\$17.11
32)Elizabeth Landon	Excess payment	\$3,215.82
33)Kathleen Livingston	Excess payment	\$1,563.31
34)E & A McCarthy	Excess payment	\$2,472.96
35)Frank McLaughlin	Excess payment	\$235.00
36)Merry Maids	Excess payment	\$82.36

37)Joseph Miano	Excess payment	\$535.00
38)Motorlease	Excess payment	\$106.39
39)S Natarajan	Excess payment	\$3,372.72
40)Sarah Tufano	Excess payment	\$11.31
41)Mary Ellis Nevius	Excess payment	\$3,597.34
42)Steve Nicastro	Excess payment	\$235.00
43)Nissan Infiniti	Excess payment	\$372.00
44)Alan & Mary Norris	Excess payment	\$15.23
45)W & S Olender	Excess payment	\$535.00
46)A & S Samardge	Excess payment	\$252.63
47)Phyllis Sharasheff	Excess payment	\$10.00
48)Mae Sonmez	Excess payment	\$8.68
49)SPA Family	Excess payment	\$4,923.68
50) G. Subraya & A. Karanki	Excess payment	\$318.00
51)M. Tacinelli & B Tartaglia	Excess payment	\$535.00
52)Eric Jipp	Excess payment	\$235.00
53)Toyota Motor Credit Corp	Excess payment	\$323.98
54)USB Leasing	Excess payment	\$316.74
55)Robert Wheeler	Excess payment	\$100.00
56)Wheels LT	Excess payment	\$85.34
57)Rosalind Wiggins	Excess payment	\$30.46
58)Agron & Suzana Zenko	Excess payment	\$100.93
	TOTAL:	\$53,835.69

MOTION:

Agenda Item O-1

Executive Session—To discuss matters concerning the sale or acquisition of real property.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-225 (a) for the following purposes as allowed by Section 1-200(6), that is

Discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned;

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

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