

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

Date: November 13, 2018
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 7:00 p.m.

Place: Council Chambers

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Public Hearing
- D. Presentations and Recognitions
 - 1. 2018 Firefighter of the Year Award- Matthew Czapinski
 - 2. Proclamation- Jay Johnston
 - 3. Proclamation- Veterans Day
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. October 9, 2018 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
- I. Report of the Committees
 - 1. UCONN Health Committee
 - 2. Land Acquisition Committee
 - 3. Green Efforts Committee
 - 4. FHS Ad Hoc Community Survey Committee
 - 5. FHS Ad Hoc Facility & Financial Committee
 - 6. Farmington Village Center Committee
 - 7. Auditor Ad Hoc 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 — Town Cemetery Update, Update to Housing Code, Farmington Fall Festival, Jingle Bell Jubilee

L. Appointments

1. Building Code Board of Appeals (Hammerberg)
2. Conservation and Inland Wetlands Commission (Markuszka) – **Alternate**
3. Conservation and Inland Wetlands Commission (Amato) – **Alternate**
4. Economic Development Commission (Russell)
5. Human Relations Commission (Pawlik)
6. Plainville Area Cable TV Advisory Council
7. Plainville Area Cable TV Advisory Council (Bernier)
8. Plainville Area Cable TV Advisory Council (Markuszka)
9. Tourism Central Regional District
10. Unionville Historic District & Properties Commission (Martin) – **Alternate**
11. Water Pollution Control Authority (Charette)

M. Old Business

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.
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."
3. To approve property tax refunds.

O. Executive Session

1. Collective Bargaining
2. Land Acquisition

P. Adjournment

PROCLAMATION

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

PROCLAMATION

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

PROCLAMATION

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

MOTION:

Agenda Item K

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

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.

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.

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: Agenda Item L-1

That _____ be appointed to the Building Code Board of Appeals for the balance of a five-year term beginning immediately and ending September 30, 2021. (Hammerberg)

MOTION: Agenda Item L-2

That _____ be appointed to the Conservation and Inland Wetlands Commission as an alternate for the balance of a four-year term beginning immediately and ending September 30, 2021. (Markuszka)

MOTION: Agenda Item L-3

That _____ be appointed to the Conservation and Inland Wetlands Commission as an alternate for the balance of a four-year term beginning immediately and ending September 30, 2019. (St. James)

MOTION: Agenda Item L-4

That _____ be appointed to the Economic Development Commission for the balance of a two-year term beginning immediately and ending September 30, 2020. (Russell)

MOTION: Agenda Item L-5

That _____ be appointed to the Human Relations Commission for the balance of a two-year term beginning immediately and ending June 30, 2020. (Pawlik)

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, 2020.

MOTION: Agenda Item L-7

That _____ be appointed to the Plainville Area Cable TV Advisory Council for the balance of a two-year term beginning immediately and ending June 30, 2020. (Bernier)

MOTION: Agenda Item L-8

That _____ be appointed to the Plainville Area Cable TV Advisory Council for the balance of a two-year term beginning immediately and ending June 30, 2020. (Markuszka)

MOTION:

Agenda Item L-9

That _____ be appointed to Tourism Central Regional District for the balance of a three-year term beginning immediately and ending June 30, 2020.

MOTION:

Agenda Item L-10

That _____ be appointed to the Unionville Historic District & Properties Commission as an alternate member for the balance of a three-year term beginning immediately and ending September 30, 2021. (Martin)

MOTION:

Agenda Item L-11

That _____ be appointed to the Water Pollution Control Authority for the balance of a five-year term beginning immediately and ending September 30, 2023. (Charette)

MOTION:

Agenda Item N-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.

NOTE: This motion covers both the Supervisors and Non-Supervisor's collective bargaining agreements. These groups represent the Town's division directors and other supervisors and professional staff. There are a total of 22 members in both units.

This tentative agreement is for a three-year contract term from July 1, 2018 through June 30, 2021. Highlights of the agreement include:

- Various language and procedural changes that have no net financial impact, but are positive enhancements to the Town's operations.
- Incremental health insurance premium cost sharing increases as well as increases in the prescription drug copays.
 - Employees hired before 7/1/10 will see an increase in premium cost sharing to 18% (1/1/19), 19% (7/1/19), 20% (7/1/20). Employees hired after 7/1/10 will see an increase in premium cost sharing to 23% (1/1/19), 24% (7/1/19), 25% (7/1/20).
 - Rx co pays have also been increased.

Per Town Council direction, the Town will be offering a voluntary HDHP for July 1, 2019. This plan will be offered to all town employees with the objective of moving employees off of the PPO plan. We expect to roll it out at the start of 2019 to educate employees on this new plan design.

- Wages (cost of living adjustment):
 - FY 19 2.50%
 - FY 20 2.35%
 - FY 21 2.25%

The contract cost for this three year agreement is \$125, 581. This represents a 6% increase or 2% each year. We were able to offset wages increases with increased cost sharing of health insurance and increases in drug copays.

These units represent our higher level managers. The contract essentially covers the basic working conditions of the units. At this time there was not a need for substantial changes in the contract. This tentative agreement has been ratified by the union membership.

Staff will be available to answer any questions regarding these contracts.

MOTION:

Agenda Item N-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."

NOTE: As you may recall, in October the Town Council approved a tentative agreement with Farmington Public Schools Employees United, AFT. The Pension provisions for this contract were changed so that employees hired on or after July 1, 2019 will be provided a Defined Contribution Plan (DC) for retirement purposes in lieu of participation in the defined benefit pension plan.

The Pension is outlined in the Town of Farmington Code. Chapter 51 of the Code needs to be updated to include this new provision for the Board of Education employees represented by Farmington Public Schools Employees United, AFT.

The first step in an ordinance change process is to hold a public hearing on the changes. If there is no objection to the changes there will be an item on the December Town Council agenda to approve the ordinance update.

MOTION:

Agenda Item O-1

Executive Session—To discuss matters concerning Collective Bargaining.

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

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

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

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

MOTION:

Agenda Item O-2

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

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

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

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

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