

Minutes of the Town of Farmington
Regular Town Council Meeting
September 10, 2019

Present:

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

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 members of the public recited the Pledge of Allegiance.

C. Public Hearing

There were no public hearings.

C. Presentations and Recognitions

1. Proclamation – First Responders

Mr. Charette read the following proclamation:

PROCLAMATION

WHEREAS, as we reflect on the anniversary of the terrorist attacks of September 11, 2001, we are reminded of the critical role first responders played in the recovery efforts at Ground Zero and in their efforts in making our community safe and strong, and

WHEREAS, first responders are a vital public service; they are our first and best defense against all emergencies that threaten our communities, and

WHEREAS, first responders are ready to provide lifesaving care to those in need 24 hours a day, seven days a week, risking their own safety, and

WHEREAS, the first responders include emergency physicians, nurses, medical technicians, paramedics, firefighters, police officers, and public safety dispatchers, and

WHEREAS, the first responders, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; in which they contribute for public good, and

WHEREAS, it is appropriate to recognize the value and the accomplishments of first responders and to thank them for their courage, bravery, and dedication they continue to demonstrate daily on our behalf, and

WHEREAS, the Farmington Town Council is extremely appreciative of all the dedicated first responders in our community.

NOW, THEREFORE, the Farmington Town Council, in recognition of the anniversary of the terrorist attacks, hereby proclaims September 11, 2019 as “First Responders Day” in Farmington, Connecticut.

Dated at Farmington, Connecticut this 11th day of September 2019.

Nancy Nickerson
Chair, Farmington Town Council.

He thanked all of Farmington’s first responders and told the Council about the breakfast the next day for Farmington’s first responders being given by the Farmington Rotary Club. Mike Demicco, Representative 21st District read a citation for Farmington’s first responders from the State of Connecticut.

D. New Items

Motion was made and seconded (Charette/Giannaros) to add as Agenda Item L-30 an appointment to the Lower Farmington River and Salmon Brook Wild & Scenic Management Plan.

Adopted unanimously

Motion was made and seconded (Charette/Giannaros) to add as Agenda Item L-31 an appointment as an alternate to the Lower Farmington River and Salmon Brook Wild & Scenic Management Plan.

Adopted unanimously

Motion was made and seconded (Charette/Giannaros) to add as Agenda Item O-2 Executive Session for Collective Bargaining.

Adopted unanimously

E. Public Comments

There were no public comments made.

F. Reading of the Minutes

1. July 11, 2019 Regular Town Council Meeting

Motion was made and seconded (Charette/Giannaros) to approve the minutes of the July 11, 2019 Regular Town Council Meeting.

Adopted unanimously

H. Reading of Communications and Written Appeals

There were not communications or written appeals.

I. Report of the Committees

1. UCONN Health Committee

The Chair reported the next meeting was scheduled for September 27, 2019, and the Manager told the Council she had had some complaints about noise from some of the neighbors that she would address at the meeting.

2. Land Acquisition Committee

Ms. Boye-Williams reported the Council had an action item on the agenda that evening regarding 9485 Mountain Rd., and the next meeting was September 12, 2019 at 5:00 p.m.

3. Green Efforts Committee

Mr. Boye-Williams reported the Committee had met the previous week, was planning a joint informational meeting on recycling with the Library on September 16, 2019, was planning a second newsletter and looking into options for cutting back waste at schools. The next meeting was scheduled for October 1, 2019.

4. Farmington Village Center Committee

Mr. Charette reported the next meeting was scheduled for September 12, 2019.

5. Farmington High School Building Committee

Presentation from the Farmington High School Building Committee
Meghan Guerrero, Chair of the Farmington High School Building Committee gave an update on the project and answered Council questions. The Committee after reviewing all possible sites for the high school had decided that the Westwoods Golf Course was the only alternative site for the high school. Once the feasibility of an open space land swap was investigated, the Committee had suggested the site be eliminated as an option. She reported the Committee's website would soon be launched, and the Committee had begun going to various community events to publicize the project and answer questions. She reported Construction Solutions Group had been chosen as the Owner's Representative for the project. She reviewed the Architect Fee Proposal Summary recorded with these minutes as Agenda Item I-5 and the process that would be used to select an Architect for the schematic design phase of the project. It was the

consensus of the Council to eliminate the Westwoods Golf Course from the consideration for a new high school.

J. Report of the Council Chair and Liaisons

1. Chair

The Chair mentioned the Rotary Club was holding a first responder breakfast the following morning.

2. Board of Education Liaison

Ms. Kintner reported the Teacher of the Year for 2019 was Rose Kay a special education teacher at Union School; the Staff Member of the Year was Kate Merlini a pre-school teacher at Union School; the Board of Education had received an update on the facility projects that had taken place over the summer; the district had 41 new teachers many in shortage areas, which would have a budget impact because of higher starting salaries.

3. Chamber of Commerce

Mr. Thomas reported the Chamber was continuing to work with Bicycle Friendly Farmington to incorporate signage on the trails to promote local businesses.

4. Economic Development Commission Liaison

Mr. Giannaros reported the next meeting was scheduled for September 11, 2019 at 5:30 p.m.

5. Farmington Historic District Commission

There was no report for Agenda Item J-5.

6. Housing Authority

Ms. Kintner reported that the Housing Authority had received a high performer rating from the Housing and Urban Development Department and that the next meetings were scheduled for October 9, 2019 at 6:16 p.m. and December 11, 2019.

7. Human Relations Commission

Ms. Kintner reported the next meeting was scheduled for September 18, 2019 at 5:30 p.m.

8. Library Board

Mr. Giannaros reported the next meeting was September 21, 2019 at 1:00 p.m.

9. Town Plan and Zoning Liaison

Mr. Charette reported there was an item continued until September 23, 2019 regarding the Old Mill Commons special permit.

10. Unionville Historic District Commission

Mr. Giannaros reported the date of the fall tour had been moved to October 20, 2019 from 11:30 a.m. until 3:00 p.m. The events planned for the tour were a trolley ride to

the Cottage Street Historic District, tours of historic homes, food trucks and a carousel.

11. Unionville Village Improvement Association Liaison

There was no report for Agenda Item J-11.

12. Water Pollution Control Authority

Mr. Cianci reported the project was on time, on budget and substantially completed. The next meeting was scheduled for the following evening.

13. Other Liaisons

There were no other liaison reports.

K. Report of the Town Manager

The Manager called the Council's attention to the updated Town of Farmington and Farmington Valley Health District newsletters and praised the new designs.

Economic Development Projects Progress Report

The Manager reviewed and answered Council question on the Economic Development Projects Progress Report for September 10, 2019 recorded with these minutes as Agenda Item K-1 and told the Council the Economic Development Projects Progress Reports would be on the website for the public.

Fire Equipment Donation to Peru

The Manager reported that the Farmington Fire Department had donated some of their old equipment to the Peruvian Fire Service.

Sidewalks Update

The Manager reviewed the work that had been done on the sidewalk proposal in the Farmington Village Center Study Area over the summer and answered Council questions. She told the Council the Town was still looking for grants for the project, and the Engineering Department was working on plans.

Sub-Edge Farm Lease

The Manager reviewed the report on the Sub-Edge Farm and distributed some lease options. She took Council questions and planned to have information in the next Manager's report on the farm. Action on the lease was planned for the November Regular Town Council Meeting.

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

Adopted unanimously

L. Appointments

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

There was no action taken on Agenda Item L-1 or L-2.

3. Conservation & Inland Wetlands Commission

Motion was made and seconded (Charette/Giannaros) that Jay Tulin be appointed to the Conservation & Inland Wetlands Commission for the balance of a four-year term beginning immediately and ending September 30, 2021.

Adopted unanimously

4. Conservation & Inland Wetlands Commission (St. James)

There was no action taken on Agenda Item L-4.

5. Conservation & Inland Wetlands Commission

Motion was made and seconded (Charette/Giannaros) that David Fox be appointed to the Conservation & Inland Wetlands Commission for a four-year term beginning September 30, 2019 and ending September 30, 2023.

Adopted unanimously

6. Conservation & Inland Wetlands Commission

Motion was made and seconded (Charette/Giannaros) that Emily Bryk be appointed to the Conservation & Inland Wetlands Commission as an alternate member for a four-year term beginning September 30, 2019 and ending September 30, 2023.

Adopted unanimously

7. Economic Development Commission

Motion was made and seconded (Charette/Giannaros) that Rob Phillips be appointed to the Economic Development Commission for a two-year term beginning September 30, 2019 and ending September 30, 2021.

Adopted unanimously

8. Economic Development Commission

Motion was made and seconded (Charette/Giannaros) that Dan Kleinman be appointed to the Economic Development Commission for a two-year term beginning September 30, 2019 and ending September 30, 2021.

Adopted unanimously

- 9. Economic Development Commission (Reeve)
- 10. Economic Development Commission (Wadsworth)

There was no action taken on Agenda Items L-9 or L-10.

- 11. Green Efforts Committee

Motion was made and seconded (Charette/Giannaros) Maureen Messier be appointed to the Green Efforts Committee for an indefinite term beginning immediately.

Adopted unanimously

- 12. Farmington Historic District Commission

Motion was made and seconded (Charette/Giannaros) that John Bombara be appointed to the Farmington Historic District Commission for a five-year term beginning September 30, 2019 and ending September 30, 2024.

Adopted unanimously.

- 13. Farmington Historic District Commission

Motion was made and seconded (Charette/Giannaros) that James Calciano be appointed to the Farmington Historic District Commission for a five-year term beginning September 30, 2019 and ending September 30, 2024.

Adopted unanimously

- 14. Farmington Historic District Commission

Motion was made and seconded (Charette/Giannaros) that Elizabeth Gemski be appointed to the Farmington Historic District Commission as an alternate member for a five-year term beginning September 30, 2019 and ending September 30, 2024.

Adopted unanimously

- 15. Farmington Historic District Commission

Motion was made and seconded (Charette/Giannaros) that John Renahan be appointed to the Farmington Historic District Commission as an alternate member for a five-year term beginning September 30, 2019 and ending September 30, 2024.

Adopted unanimously

- 16. Farmington Historic District Commission

There was no action taken on Agenda Item L-16.

17. Town Historian

Motion was made and seconded (Charette/Giannaros) that Lisa Johnson be appointed as the Town Historian beginning immediately for an indefinite term.

Adopted unanimously

18. Housing Authority

Motion was made and seconded (Charette/Giannaros) that Justin Pagano be appointed to the Housing Authority for a five-year term beginning September 30, 2019 and ending September 30, 2024.

Adopted unanimously

19. Human Relations Commission

Motion was made and seconded (Charette/Giannaros) that Kay Higgins be appointed to the Human Relations Commission for the balance of a two-year term beginning immediately and ending June 30, 2021.

Adopted unanimously

20. Human Relations Commission

Motion was made and seconded (Charette/Giannaros) that Donna Mambrino be appointed to the Human Relations Commission for the balance of a two-year term beginning immediately and ending June 30, 2021.

Adopted unanimously

21. Justice of the Peace

Motion was made and seconded (Charette/Giannaros) that Christine Shaw be appointed as a Justice of the Peace for the balance of a 4-year term beginning immediately and ending January 4, 2021.

Adopted unanimously

22. North Central Regional Mental Health Board

Motion was made and seconded (Charette/Giannaros) that Rebecca Plona be appointed to the North Central Regional Mental Health Board Inc. for a two-year term beginning September 30, 2019 and ending September 30, 2021.

Adopted unanimously

23. North Central Regional Mental Health Board

Motion was made and seconded (Charette/Giannaros) that Harry Marsh be appointed to the North Central Regional Mental Health Board Inc. for a two-year term beginning September 30, 2019 and ending September 30, 2021.

Adopted unanimously

24. Plainville Area Cable TV Advisory Council

There was no action taken on Agenda Item L-24.

25. Plainville Area Cable TV Advisory Council

Motion was made and seconded (Charette/Giannaros) that Mary Jane Parlow 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.

Adopted unanimously

26. Unionville Historic District & Properties Commission

27. Unionville Historic District & Properties Commission

There was no action taken on Agenda Items L-26 or L-27.

28. Water Pollution Control Authority

Motion was made and seconded (Charette/Giannaros) that Phillip Cordeiro be appointed to the Water Pollution Control Authority for a five-year term beginning September 30, 2019 and ending September 30, 2024.

Adopted unanimously

29. Water Pollution Control Authority

Motion was made and seconded (Charette/Giannaros) that Kevin Ray be appointed to the Water Pollution Control Authority for the balance of a five-year term beginning September 30, 2019 and ending September 30, 2022.

Adopted unanimously

30. Lower Farmington River and Salmon Brook Wild & Scenic Management Plan

Motion was made and seconded (Charette/Giannaros) that Lawrence Schlegel be appointed to serve as a representative on the Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS) beginning immediately for an indefinite term.

Adopted unanimously

31. Lower Farmington River and Salmon Brook Wild & Scenic Management Plan Alternate

Motion was made and seconded (Charette/Giannaros) that Walter Sargent be appointed as an alternate on the Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS) beginning immediately for an indefinite term.

Adopted unanimously

M. Old Business

There was no old business conducted.

N. New Business

1. That \$199,000 be appropriated from the General Fund fund balance to the Farmington High School Planning and Design account in the Capital Projects Fund for expenses related to the work of the Farmington High School Building Committee

Motion was made and seconded (Charette/Giannaros) that \$199,000 be appropriated from the General Fund fund balance to the Farmington High School Planning and Design account in the Capital Projects Fund for expenses related to the work of the Farmington High School Building Committee.

Adopted unanimously

2. That \$256,000 be transferred from the Teacher's Retirement Contribution account in the FY2019/2020 Adopted Budget to the Farmington High School Planning and Design account in the Capital Projects Fund for expenses related to the work of the Farmington High School Building Committee

Motion was made and seconded (Charette/Giannaros) hat \$256,000 be transferred from the Teacher's Retirement Contribution account in the FY2019/2020 Adopted Budget to the Farmington High School Planning and Design account in the Capital Projects Fund for expenses related to the work of the Farmington High School Building Committee.

Adopted unanimously

3. To change the date of the April 21, 2020 Town Council Meeting to April 28, 2020 at 7:00 pm in the Town Hall Council Chambers

Motion was made and seconded (Charette/Giannaros) to change the date of the April 21, 2020 Town Council Meeting to April 28, 2020 at 7:00 pm in the Town Hall Council Chambers.

Adopted unanimously

4. To approve 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 \$3,955 as of September 2019)

Motion was made and seconded (Charette/Giannaros) to approve 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 \$3,955 as of September 2019).

Adopted unanimously

5. To accept a donation of \$10,000 from Ion Bank and Ion Bank Foundation for the purpose of purchasing rescue task force ballistic vests for the Town of Farmington Fire Department

Motion was made and seconded (Charette/Giannaros) to accept a donation of \$10,000 from Ion Bank and Ion Bank Foundation for the purpose of purchasing Rescue Task Force ballistic vests for the Town of Farmington Fire Department.

Adopted unanimously

6. To designate various banks and investment pools as Depositories for Town Funds

Motion was made and seconded (Charette/Giannaros) that the following banks and investment pools be designated as Depositories for Town Funds:

Bank of America
TD Bank N.A.
Peoples United Bank (formerly Farmington Bank)
Santander Bank
United Bank
Liberty Bank (new)
U.S. Bank & Trust, N.A.
Webster Bank
JP Morgan Chase Bank, N.A.
Principal Financial Group (formerly "Wells Fargo Bank, N.A. Institutional Retirement and Trust")
State of Connecticut Short Term Investment Fund (STIF)

Adopted unanimously

7. To award a contract for the purchase and installation of one SH Flatbed Dump Body and Tarco Spreader to Equipment Service of Hartford, CT at a purchase price of \$85,842.00

Motion was made and seconded (Charette/Giannaros) to award a contract for the purchase and installation of one SH Flatbed Dump Body and Tarco Spreader to Equipment Service of Hartford, CT at a purchase price of \$85,842.00

Adopted unanimously

8. To abate the taxes due on the October 1, 2018 Grand List for the property known as 119 Coppermine Road

Motion was made and seconded (Charette/Giannaros) to abate the taxes due on the October 1, 2018 Grand List for the property known as 119 Coppermine Road.

Adopted unanimously

9. That the following appropriation transfers be made from and to the accounts listed below in the FY2018/2019 General Fund Budget

Motion was made and seconded (Charette/Giannaros) that the following appropriation transfers be made from and to the accounts listed below in the FY2018/2019 General Fund Budget.

FROM DEPARTMENT:		AMOUNT
106 PERSONNEL SERVICES		\$ 362,700
102 FINANCE		18,930
111 TOWN ATTORNEY		7,194
320 HIGHWAY & GROUNDS		34,600
540 BENEFITS		70,000
TOTAL		\$ 493,424
TO DEPARTMENT:		AMOUNT
101 TOWN MANAGER		\$ 39,895
104 REGISTRAR OF VOTERS		12,025
112 TOWN CLERK		4,480
115 ECONOMIC DEVELOPMENT		4,860
120 PUBLIC BUILDINGS		3,755
150 INSURANCE		15,485
210 FIRE MARSHAL		3,070
220 POLICE		331,590
224 COMMUNICATIONS CENTER		14,688
225 EMS SERVICES		1
245 BUILDING INSPECTION		6,760
310 PUBLIC WORKS & DEVELOPMENT		6,120
390 ENGINEERING		28,355
401 COMMUNITY & RECREATION		21,690
420 HOUSING		650
TOTAL		\$ 493,424

Adopted unanimously

10. To ratify the tentative collective bargaining agreement between the Town of Farmington and the International Association of Firefighters, Local #3103, for the period July 1, 2018 through June 30, 2021

Motion was made and seconded (Charette/Giannaros) to ratify the tentative collective bargaining agreement between the Town of Farmington and International Association of Firefighters, Local #3103, for the period July 1, 2018 through June 30, 2021.

Highlights of the agreement include:

- Various language and procedural changes that have no net cost or effect but are favorable to the Town's needs.
- Health insurance changes including: increased co-pays for office visits and prescription drugs, emergency room visits. Health insurance premium cost sharing increases.

Insurance:

RX \$5 > \$10

\$25 > \$30

\$40 > \$45

Co Pays:

- Specialist \$35 > \$40

- Office Visit \$25 > \$30

- ER copay \$100 > \$125

Cost Share: current 20%/24%

- July 1, 2019 – No Increase

- January 1, 2020 – 21%/25%

- July 1, 2020 - 22%/26%

- Per Town Council direction, the Town offered a voluntary HDHP for July 1, 2019. This plan was offered to all town employees with the objective of moving employees of the PPO plan. Several members (4:9) of the IAFF joined this voluntary plan.
- Wage Adjustment: FY 2018-2019 - 2.5 %; FY 2019-2020 – 2.0%; FY 2020-2021 – 2.0%.
- Slight increase to uniform allowance.
- Since 2012, firefighters have been hired between a minimum and a maximum salary range. Almost all new hires are placed very close to the minimum salary. The minimum salary is comparable to other like departments and is a solid starting salary. However, without any incremental movement on a scale (steps), the salaries of our firefighters quickly become significantly below the average. The Town has struggled to recruit new firefighters and to retain them. We have also seen a sharp decline in Volunteer Firefighters looking to become career staff. The salaries are just not comparable to other departments. Firefighters see Farmington as a short-term position to gain experience. They will move on to a department with a better wage scale as soon as possible.

In order to recruit and retain qualified career firefighters as well as to offer salaries that are more aligned with the market, this contract has incorporated a step plan to allow for more market suitable salary growth. The new step plan is in line with comparable fire departments in terms of salary growth. In evaluating the wage scale, we also found that the maximum salary was starting

to get above the market average. Therefore, the new step scale has a maximum that is approximately \$6,000 lower than the current maximum.

- At the end of the 3-year contractual period the overall cost of this contract will be \$77,472 or 4.42% per year. While this is a larger percentage increase than we usually see in a contract negotiation, the salary scale changes are driving the increase. It is important to note that there are only 9 members in this bargaining unit. Any increase, on a percentage basis, will appear large. At \$25,825 per year, the increase is very small budgetarily. We were able to achieve increases in cost share and copays on the insurance and brought 4 members in to the voluntary HDHP. The contract changes overall benefit the Town and its needs.

Adopted unanimously

11. To approve property tax refunds

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

NAME	REASON	AMOUNT
Honda lease trust	Assessor adjustment	\$94.54
Frank Maria E	Assessor adjustment	\$13.59
Liang Paul H	Assessor adjustment	\$30.24
Gerard Anne A	Assessor adjustment	\$35.75
Letsou Thomas Costas	Assessor adjustment	\$308.27
Goldblatt Alexey	Assessor adjustment	\$310.28
McGraw ward	Assessor adjustment	\$218.00
Acar Leasing	Assessor adjustment	\$284.14
Ari Fleet	Assessor adjustment	\$343.21
Cormier C Allyson	Assessor adjustment	\$7633.99
Microtechnologies Inc.	Assessor adjustment	\$53.42
Porsche Leasing	Assessor adjustment	\$627.01
Hodgman Jill Cutler	Assessor adjustment	\$315.00
Ally Financial	Assessor adjustment	\$270.77
Manley Jennifer	Assessor adjustment	\$47.82
Sachs Emily	Assessor adjustment	\$17.62
Rajan Thiruchanduari	Assessor adjustment	\$58.01
Schipper Bret	Assessor adjustment	\$138.97
Wright Sean	Assessor adjustment	\$550.00
Grimaldi Caitlin	Assessor adjustment	\$14.49
Nulsen Amy M PHD	Assessor adjustment	\$21.54
Kalajzic Ivo	Assessor adjustment	\$18.09
Tribuzio Raymond	Assessor adjustment	\$275.00

Mcintyre Jeffrey F	Assessor adjustment	\$550.00
Beer John	Assessor adjustment	\$6487.08
Riendeau Garry	Assessor adjustment	\$24.95
Chen Dale	Assessor adjustment	\$9.23
Devlin Peter	Assessor adjustment	\$103.91
Osullivan Michael	Assessor adjustment	\$14.54
St. Pierre Sandra	Assessor adjustment	\$300.00
Coffee pause service	Assessor adjustment	\$28.53
Miner Rachel	Assessor adjustment	\$172.75
Adler Tamara	Assessor adjustment	\$57.75
Leconche Charles	Assessor adjustment	\$518.17
Carpenter Susan	Assessor adjustment	\$9.54
Szczubelek Krzysztof	Assessor adjustment	\$83.63
Szczubelek Krzysztof	Assessor adjustment	\$56.50
Subraya Gururaj	Assessor adjustment	\$16.42
Rivera Alberto & Jones V	Assessor adjustment	\$315.00
Hernandez Cynthia	Assessor adjustment	\$53.62
Dou Chunyu	Assessor adjustment	\$10.88
John Moriarty and Assoc.	Assessor adjustment	\$566.39
Cataldo Michael	Assessor adjustment	\$482.76
Daddabbo Robert	Assessor adjustment	\$74.80
Guerette Karen	Assessor adjustment	\$10.05
Labianca Angela	Assessor adjustment	\$30.83
Paliocha Dolores	Assessor adjustment	\$103.21
Henrickson Patricia	Assessor adjustment	\$250.00
Mcconnochie Meredith	Assessor adjustment	\$78.32
Leavitt Joan	Assessor adjustment	\$7.58
Dizio Geraldine	Assessor adjustment	\$24.25
Steele Brian	Assessor adjustment	\$42.10
Peterson Stephen	Assessor adjustment	\$5.68
Naujoks Ryan	Assessor adjustment	\$243.75
Ryan Julia	Assessor adjustment	\$18.54
Catania Alicia	Assessor adjustment	\$272.15
Hess Brian	Assessor adjustment	\$83.35
Hess Brian	Assessor adjustment	\$14.82
Mehta Manoj	Assessor adjustment	\$220.81
Ross Diane	Assessor adjustment	\$19.58
Toyota Lease	Assessor adjustment	\$1364.86
All State Boiler Const.	Assessor adjustment	\$15.55
Zodda Katherine	Assessor adjustment	\$205.63
Total		\$24,627.26

Adopted unanimously

O. Executive Session

1. Land Acquisition

Motion was made and seconded (Charette/Giannaros) to move to Executive Session for the discussion of the selection of a site or the lease, sale or purchase of real estate with the Town Council and the Town Manager present at 8:25 p.m.

The Council returned to Open Session at 9:12 p.m.

2. Collective Bargaining

Motion was made and seconded (Charette/Giannaros) to move to Executive Session for the 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 with the Town Council and Town Manager present at 9:12 p.m.

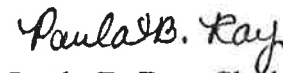
The Council returned to Open Session at 9:19 p.m.

P. Adjournment

Motion was made and seconded (Charette/Giannaros) to adjourn the meeting at 9:19 p.m.

Adopted unanimously

Respectfully submitted,


Paula B. Ray, Clerk

Agenda Item I-5



Architect Fee Proposal Summary

	Phase 1: Conceptual Design		Phase 2: Schematic Design	Phase After Referendum: Design Dev. - Completion	FEE TOTAL	Budget Estimate	FEE Percentage
QA+M Architecture							
Option 1 - Maintain	\$14,500	\$62,000	\$340,000	\$3,180,000	\$3,582,000	\$75,000,000	4.78%
Option 2 - Renovate	\$17,500		\$485,000	\$4,510,000	\$5,057,000	\$100,000,000	5.06%
Option 3 - New, Existing Site	\$15,000		\$550,000	\$5,125,000	\$5,737,000	\$135,000,000	4.25%
Option 4 - New, WWGC	\$15,000		\$530,000	\$5,015,000	\$5,607,000	\$135,000,000	4.15%
TSKP Studio							
Option 1 - Maintain	\$35,000	\$170,000	\$70,000	\$3,550,000	\$3,790,000	\$75,000,000	5.05%
Option 2 - Renovate	\$40,000		\$115,000	\$4,660,000	\$4,945,000	\$100,000,000	4.95%
Option 3 - New, Existing Site	\$45,000		\$130,000	\$5,440,000	\$5,740,000	\$135,000,000	4.25%
Option 4 - New, WWGC	\$50,000		\$140,000	\$5,540,000	\$5,850,000	\$135,000,000	4.33%



Architect Fee Proposal Summary

	Phase 1: Conceptual Design		Phase 2: Schematic Design	Phase After Referendum: Design Dev. - Completion	FEE TOTAL	Budget Estimate	FEE Percentage
QA+M Architecture							
Option 1 - Maintain	\$14,500	\$47,000	\$340,000	\$3,180,000	\$3,567,000	\$75,000,000	4.76%
Option 2 - Renovate	\$17,500		\$485,000	\$4,510,000	\$5,042,000	\$100,000,000	5.04%
Option 3 - New, Existing Site	\$15,000		\$550,000	\$5,125,000	\$5,722,000	\$135,000,000	4.24%
TSKP Studio							
Option 1 - Maintain	\$35,000	\$120,000	\$70,000	\$3,550,000	\$3,740,000	\$75,000,000	4.99%
Option 2 - Renovate	\$40,000		\$115,000	\$4,660,000	\$4,895,000	\$100,000,000	4.90%
Option 3 - New, Existing Site	\$45,000		\$130,000	\$5,440,000	\$5,690,000	\$135,000,000	4.21%

Agenda Item **K-1**

Economic Development Projects Progress Report
September 10, 2019

Owners Name	Approved Projects	Progress
Metro Realty Largest Medical Office Campus in state	<p>1 Munson Road- 65, 000 sq. feet. Build to suit medical leasing unit.</p> <p>55 South Road – 25, 000 square feet. Medical Office Space and multi-specialty outpatient surgery center</p> <p>599 Farmington Avenue – 50,000 square feet</p>	<p>Demolition in progress; construction to begin once demolition is complete.</p> <p>Under construction. 100% leased</p> <p>Under Construction.</p>
5 Corners	<p>New 8,500 Sq. Feet Retail Center.</p> <p>Tenants include Nardelli's Grinder Shop, Oak Barrell Wine & Liquor, New York Bariatric Group, Rebel Dog Coffee Co.</p>	<p>Construction completed Spring 2019.</p> <p>Fully leased.</p>
5 Corners Bistro & Craft Bar	<p>Redevelopment of former Stonewell Restaurant. Extensive renovations.</p>	<p>Active construction, opening late fall to early winter.</p>
Anthology Senior Living	<p>120 unit assisted living, memory care, independent living.</p>	<p>Construction near complete.</p> <p>Scheduled to open September 30, 2019.</p>
Wood "n" Tap	<p>Former Apricot Restaurant renovation. Includes interior and exterior renovations, new siding, windows, new patio, new parking lot.</p>	<p>Scheduled to open Fall 2019</p>

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Pennington Luxury Condos	12 luxury condos overlooking the Country Club of Farmington Golf course.	Construction complete. Certificate of occupancy issued. Currently taking reservations
Image First Laundry expansion	Commercial medical laundry service in business since 2011. Expansion of 10,000 square feet to increase capacity. Multimillion-dollar expansion. New equipment and 18 new full-time jobs	Under construction
Collinsville Savings Bank	New Bank Branch, to be built in the Post Office Plaza on Main Street. 2500 square feet pad with a drive thru. 4 new jobs	Estimated completion winter 2019-2020.
Raymo-Co Expansion	62 Spring Lane- 23,000 square foot addition to existing manufacturing space.	Building permits issued
Farmington Heritage Trail Crossing	Build and renovate 2,500 Thomaston Bank branch. Convert 33,000 square feet of vacant manufacturing space to 250 units of climate control storage. Create an additional 6,000 square feet of office, retail use. 13 new full-time jobs and 20 part time jobs.	Currently under construction. Ground breaking ceremony was held spring 2019. Completion scheduled winter 2019-2020
Chase Manhattan Bank	New Chase Bank building proposed to be built at 784 Farmington Avenue	Scheduled for September 5 th Architectural Design Review Committee

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Midpoint Development Text amendment	Proposed Zoning Text amendment to implement recommendations made in Chapter 9 of the 2018 Addendum to the Farmington Plan of Conservation and Development regarding Midpoint Development District.	Scheduled for a public hearing October 21, 2019
Upson Nut – tenant changes	<p>Pomona Pete’s opened in the former Cure Restaurant – May 2019</p> <p>Zen Yoga Barre closed- May 2019</p> <p>Scene Art Bar- Closed June 2019</p> <p>Edward Jones opened in the former Zen Yoga Barre- August 2019</p> <p>TDC Specialty Insurance expansion to former Scene Art Bar- expected completion Fall -winter 2019</p> <p>800 sq. feet currently available in the former Edward Jones Office.</p>	<p>Complete</p> <p>Complete</p> <p>In progress</p>
Charles House update	Requesting an extension of the November 15, 2017 approval	Scheduled for September 9 th TZP meeting.
Polish Care Services	<p>Recently purchased 254 Main Street.</p> <p>Will operate Polish Care Services’ offices out of this location.</p>	In Progress
Batterson Park Update	Hartford Pension Board has contracted with CBRE Realty to market Fienemann Road Project, for Sale or Lease.	In Progress

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Trumpf 50 th Anniversary Celebration	Celebrating 50 years in Farmington.	September 30, 2019
KBE Construction 60 th Anniversary Gala	Celebrating 60 Years in Farmington	November 8, 2019

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