

Minutes are considered "DRAFT" until approved at next meeting.

Minutes
Farmington High School Building Committee
Financial Subcommittee
Monday, November 25, 2019
Conference Room A
3:30 PM

Present:

Meg Guerrero

Michael Smith

Sharon Mazzochi

Joe Swetcky, Director of Finance

Kathy Blonski, Town Manager

Kat Krajewski, Assistant Town Manager

Alicia Bowman, Assistant Superintendent of Finance and Operations

Paul Cianci, Town Council Liaison

Mark Garilli, Construction Solutions Group

Chris Cykley, Constructions Solutions Group

A. Call to Order.

The meeting was called to order at 3:35 p.m.

B. Minutes.

1) To approve the attached May 30, 2019 minutes.

Upon a motion made and seconded (Mazzochi/Smith) it was unanimously VOTED: to approve the May 30, 2019 minutes.

C. To discuss the analysis, presentation, and communication of financial information for each conceptual option.

The subcommittee had general discussion about the presentation and communication of financial information for each conceptual option. Joe Swetcky, Finance Director, was present to answer questions regarding the financing of the project. It was the consensus of the subcommittee to present information in clear and concise manner for members of the public to understand. The subcommittee determined that the information would be presented in 3 sections.

Section 1:

It was determined that they will total project cost as: total project cost – reimbursement = net project cost. The subcommittee will include context for these items to ensure it is clearly defined. The subcommittee agreed on the following:

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Total Project Cost: Total Project Cost includes construction and soft costs. This is the number that would appear on the referendum ballot and interest is not included in the total project cost.

State Reimbursement: Farmington's reimbursement rate depends on the type of building project that is proposed. A renovation is up to 30%, and a new building is up to 20%. However, the exact reimbursement rate is not known until the very end of a project (after auditors review the final project).

This language is consistent with the language in the Frequently Asked Questions section of the Building Committee's website.

An example of how this information is presented, is the newsletter for the Farmington Water Pollution Control Facility Upgrade, which is attached to these minutes as Attachment A.

Section 2:

The next section will be **Additional Capital Expenditures Over __ Years**. The committee discussed the length of time to be included in this section and determined that it will be evaluated and included at a later time.

Section 3:

The next section will be **Annual Operational Cost**. This cost is the best estimate of running the building compared to what it costs to run the building now. The subcommittee determined that this will be broken into two categories; **Energy Cost** and **Maintenance Cost**.

This information will be presented to the full building committee at their meeting on December 4, 2019 for review and approval.

D. Adjournment.

The meeting adjourned at 5:10 p.m.

Respectfully Submitted,

Kathryn Krajewski

Assistant Town Manager

Farmington Water Pollution Control Facility Upgrade

Public Hearing August 12, 2014, 7:00 p.m. Town Hall Council Chambers
Expected Town Referendum - November 2014



Project Overview

Since the original construction of the Farmington Water Pollution Control Facility (WPCF) in the early 1960's, the WPCF has been expanded twice to provide additional capacity and to meet more stringent regulatory requirements. The last upgrade occurred over 20 years ago. The WPCF is a regional facility and serves the majority of homes and businesses in Farmington as well as portions of Avon, Burlington and Canton. The WPCF must operate 24 hours a day, 7 days a week to protect public health and the Farmington River. The existing equipment and infrastructure components are between 20 and 50 years old. The WPCF is nearing the plant processing capacity at which facilities are mandated by the State of Connecticut to expand. The current design of the WPCF also does not meet nitrogen and phosphorus removal requirements of the CT DEEP.



Cost Overview

To move forward with the project and take advantage of State grants and low-interest loans through the Clean Water Fund (CWF), the Town must appropriate funding for the project. Although the full design and construction cost must be appropriated by the Town via the referendum, the actual cost to Farmington's taxpayers will be significantly reduced by State grants as well as payments by other WPCF users including Avon, Burlington, Canton and UConn Health.

Anticipated Costs Over 20 Years*

Total Project Cost for Referendum Question	\$57,240,000
Less State Grant	-\$12,306,600
Less Design Cost by WPCA	-\$2,893,000
Local Share Remaining	\$42,040,400
Less Assessments from Avon, Burlington, Canton and UConn Health	-\$9,206,900
Farmington Assessment	\$32,833,500
Farmington Tax Impact (First Year)**	\$133/year

* Average Residential Assessment (\$232,074)

** Costs will decrease by approximately \$6/year over 20 years

Water Pollution Control Facility

1 Westerberg Drive (Off Route 4 near the center of Farmington)
Farmington, CT 06032
860.675.2545

www.farmington-ct.org
for more detailed project information

Farmington Water Pollution Control Facility Upgrade

Public Hearing August 12, 2014, 7:00 p.m. Town Hall Council Chambers - Expected Town Referendum - November 2014

Frequently Asked Questions

Q: What does our Water Pollution Control Facility do for our community?

A: It receives the wastewater (sewage) from homes, businesses, schools and hospitals from Farmington and portions of adjacent towns. The facility operates continuously twenty-four hours per day to treat and clean approximately 5 million gallons of water each day, which is released into the Farmington River. This protects the environmental quality of the river that is named after our Town and preserves our public health.

Q: Why do we need to upgrade the facility?

A: The current facility is nearing its capacity to treat all of the wastewater from our community. All of the equipment in the facility has been running continuously for over 20 years. The current facility will not be able to meet new State and Federal permit limits for nitrogen and phosphorus removal to protect the Farmington River and Long Island Sound.

Q: Will the upgrade help reduce the odors from the Water Pollution Control Facility?

A: Yes, improvements to the design and odor control equipment of the facility are included in the plans.

Q: What is the expected useful life of this upgrade?

A: The upgrade is expected to meet the needs of the community for the next 25 years.

Q: What happens if the project does not pass referendum?

A: The State may mandate that the Town take action to upgrade the facility to meet the permit limits for nutrient removal and the Town would have to go back to referendum. The Town could also lose its opportunity to receive grant funding that would pay for more than 20% of the project.

Project Timeline *Over the last six years, the Town of Farmington has been thoughtfully planning for this upgrade:*

2008	The Farmington Water Pollution Control Authority (WPCA) hired an engineering consultant to complete a Facility Planning Study to identify the needs of the Town's sewer system and Water Pollution Control Facility.
2012	After evaluating all alternatives, the completed study recommended a comprehensive upgrade to the Water Pollution Control Facility.
2013	The Water Pollution Control Authority retained an engineering consultant to proceed with the design of the upgrade.
2014	The design of the facility is nearing completion. A November 2014 Referendum is expected to authorize the funding to proceed.
2015-2018	Construction of upgraded Water Pollution Control Facility with no disruption of service.

THE TOWN OF FARMINGTON

TOWN HALL



Town of Farmington
1 Monteith Drive
Farmington, CT 06032

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