

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

Date: June 9, 2015
(Council Members are asked to call the Town Manager's Office if they are unable to attend.)

Time: 7:00 p.m.

Location: Town Hall Council Chambers

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Proclamations and Recognitions
- D. Public Hearing
 - 1. A Public Hearing to amend Chapter 98 "Fees" of the Farmington Town Code (attachment)
- E. New Items
- F. Public Comment
- G. Reading of Minutes
 - 1. May 12, 2015 Regular Town Council Meeting
 - 2. May 26, 2015 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
 - 1. Kathleen Eagen, Town Manager Correspondence – SB 593 (attachment)
 - 2. Kathleen Eagen, Town Manager Correspondence - 8-24 Legal Opinion (attachment)
 - 3. Duncan Forsyth, Town Attorney Response- 8-24 Legal Opinion (attachment)
 - 4. Bernie Dayton, Correspondence (attachment)
- I. Report of 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. Farmington Gateway 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—Bond Refinancing, Northeast Tower Application Update, Rotary Club

- 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. Tourism Central Region District (Bremkamp)
 - 10. Green Efforts Committee (Groueten) (R)
 - 11. Conservation and Inland Wetlands Commission **Alternate** (Jones) (R)
 - 12. Human Relations Commission (Elling) (D)
 - 13. Human Relations Commission (Mambrino) (R)
 - 14. Plainville Area Cable TV Advisory Council (Montes) (R)
 - 15. Unionville Historic District and Properties Commission (Ramson) (D)
 - 16. Land Acquisition Committee (Presutti)
 - 17. Land Acquisition Committee (Delaney)

- M. Old Business
 - None

- N. New Business
 - 1. To amend Chapter 98 "Fees" of the Farmington Town Code.
 - 2. To approve the Town Council meeting schedule for 2016 and to set the date of the Annual Town Meeting.
 - 3. To approve the 2016 Town Council budget workshop sessions.
 - 4. To approve property tax refunds.

- O. Executive Session
 - 1. Land Acquisition

- P. Adjournment

MOTION:

Agenda Item K

Report of the Town Manager—Bond Refinancing, Northeast Tower Application Update, Rotary Club

Bond Refinancing

The Town recently concluded a successful bond sale/refunding despite a somewhat hostile market. We sold \$7.4 million in bonds and \$725,000 in bond anticipation notes. The bonds were sold at a True Interest Cost of 1.45% and the notes sold at a True Interest Cost of .86%. Based on the refunding, we will realize \$304,000 in interest savings over the next 6 years. This averages to about \$50,000 per year in savings. The net present value of the savings is \$294,448 which equals a percentage savings of 3.82%. This is almost two times the Net Present Value Savings target of 2.0% that is required in the Town's Debt Policy. Only a small portion of the bonds was unsold by the deadline, but the underwriter agreed to purchase them for resale at a later time.

Of particular good note during the sale was that we attracted interest and purchases from Connecticut dealers as well as national mutual fund firms. This shows the high regard that the market has for Farmington debt. Congratulations to Joe Swetcky for his hard work and excellent results.

Northeast Tower Application Update

The Siting Council discussed the Northeast Tower application (Brickyard Road) at their May 28, 2015 meeting.

I would conclude, for practical purposes, the Town has prevailed in its appeal to this application. The final vote will be on June 11th. A straw poll was conducted and the members are on record as opposed to the lattice tower. Many of the Siting Council members stated that training is not the Siting Council's focus, and training towers fall under local Town Plan and Zoning Commission jurisdiction.

Based on a straw poll, the best outcome for North East Towers and AT&T is the approval of a 140 foot monopole which does not suit the company's training needs. Moreover, the company's president said he would not build such a tower on the site.

I have received many positive comments from the neighborhood about the outcome and the Town's role in its appeal of the application. It is my opinion that this will be a significant legal decision because the proposal of Northeast Towers for the construction of a 180 foot lattice tower, by way of an application to the Siting Council, clearly would have circumvented the local regulatory process for this type of structure and this type of training use.

Rotary Club

The Rotary Club has requested in-kind service from the Town to assist in the Rotary's participation in the Unionville Festival, specifically the Rotary's 5K Road Race. The Rotary has requested that the Town aid the Farmington Rotary with the required police coverage for the Road Race. I would like consensus from the Town Council if they would be willing to approve this expenditure from the Town Council contingency account.

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 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-10

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

MOTION: Agenda Item L-11

That _____ be appointed to the Conservation and Inland Wetlands Commission as an **Alternate** to fill a vacancy for the balance of a four-year term beginning immediately and ending September 30, 2017. (Jones) (R)

MOTION: Agenda Item L-12

That _____ be appointed to the Human Relations Commission for a two-year term beginning July 1, 2015 and ending June 30, 2017. (Elling) (D)

MOTION: Agenda Item L-13

That _____ be appointed to the Human Relations Commission for a two-year term beginning July 1, 2015 and ending June 30, 2017. (Mambrino) (R)

MOTION: Agenda Item L-14

That _____ be appointed to the Plainville Area Cable TV Advisory Council for a two-year term beginning July 1, 2015 and ending September 30, 2017. (Montes) (R)

MOTION: Agenda Item L-15

That _____ be appointed to the Unionville Historic District and Properties Commission to fill a vacancy for the balance of a five-year term beginning immediately and ending September 30, 2015. (Ransom) (D)

MOTION: Agenda Item L-16

That _____ be appointed to the Land Acquisition Committee as a Farmington Land Trust Representative to fill a vacancy beginning immediately for an indefinite term. (Presutti)

MOTION:

Agenda Item L-17

That _____ be appointed to the Land Acquisition Committee as a Farmington Land Trust Representative to fill a vacancy beginning immediately for an indefinite term. (Delaney)

MOTION:

Agenda Item N-1

To amend Chapter 98 "Fees" of the Farmington Town Code per the attachment.

NOTE:

At the request of the Town Council, I have been working with Town staff to amend Chapter 98 "Fees" of the Farmington Town Code. Chapter 98 outlines a schedule of fees for the processing of permit applications by the Planning, Building, and Engineering Departments. The Town Council adopted Chapter 98 in 1987 and the ordinance was amended in its entirety in 1992. Since then, the ordinance has been partially amended twice: once in 1999 and once in 2002.

In preparation for this ordinance revision, I researched the fee schedules set forth by other towns that are similar to Farmington. Specifically, I examined the fee schedules of Avon, Glastonbury, Simsbury, South Windsor, and Windsor. I was interested in comparing our fee schedule to that of our peers. I also used this research to guide the setting of new fees that were on par with our neighbors, but also low enough to encourage homeowners to make improvements to their properties and to encourage continued commercial development in Town.

In general, I have increased the required fees for most permits. Many of the increases can be grouped into general themes:

- Permits for zone changes, Commercial/Industrial site plans, Commercial/Industrial site plans for additions and renovations – these were increased to \$35 per acre with a minimum fee of \$150.
- All special permits pertaining to residential properties were increased to a minimum fee of \$150. Special permits for commercial properties now include a base fee of \$200 plus \$35 per 1,000 square feet of building space.
- All permits pertaining to wetland or upland review areas begin at \$150.
- Miscellaneous permits have been increased based on the research collected from other towns.

Additionally, I have included some new fees in order to better oversee the building work in Farmington and to reduce the disruptions to our roads and traffic.

- **Work started without a permit fee:** This fee refers to any permit that is sought after the activity has already been initiated or completed prior to seeking the required permits. This fee will be twice the original permit fee. This fee will discourage people from working without permits and then applying for building permits and certificates of occupancy when the building is up for sale.

- **Certificate of Occupancy/Approval:** Each new building project requiring a permit must be officially closed by the Building Official. The Building Official will give a Certificate of Occupancy for buildings. Certificates of Approval are given for structures such as sheds. These certificates will help the Building Official track open building projects.
- **Permit to Excavate:** This permit will apply to contractors and homeowners who need to excavate the roadway in order to complete their projects. This will ensure that the Town is compensated for damages incurred to the roadway as a result of these projects. This permit will not apply to utility companies.
- **Permit to Obstruct Traffic:** This permit will apply to projects that will add to traffic congestion on Town roads.

I have attached a red line copy of Chapter 98.

Attachment

MOTION:

Agenda Item N-2

To approve the following Town Council Meeting schedule for 2016 and to set the date of the Annual Town Meeting.

TOWN COUNCIL MEETING SCHEDULE

January 12	January 26
February 9	February 23
March 8	March 22
April 11 (Monday)	April 26
May 10	May 24
June 14	June 28
July 12	
August 9	
September 13	September 27
October 11	October 25
November 8	
December 13	

ANNUAL TOWN MEETING(S) AND REFERENDUM(S)

April 25 First Annual Town Meeting
May 5 First Referendum
May 9 Second Annual Town Meeting (if needed)
May 19 Second Referendum (if needed)

(April 18-22 Farmington Public Schools Spring Break)

MOTION:

Agenda Item N-3

To approve the following 2016 Town Council budget workshop sessions.

BUDGET WORKSHOP SESSIONS

March 9 (Wednesday)	4:00 p.m. to 9:00 p.m.
March 10 (Thursday)	4:00 p.m. to 9:00 p.m.
March 12 (Saturday)	9:00 a.m. to 12:00 noon
March 14 (Monday)	4:00 p.m. to 9:00 p.m. (if needed)
March 15 (Tuesday)	4:00 p.m. to 9:00 p.m. (if needed)

MOTION:

Agenda Item N-4

To approve the following property tax refunds.

NAME	REASON	AMOUNT
1)V. Govindarajan	Assessor's correction	\$ 58.25
2)Maria Macaro	Overpayment	\$810.77
3)E. & M. Nepomuceno	Overpayment	\$500.00
4)Toyota Motor Credit	Assessor's correction	\$ 95.39
5)Toyota Lease Trust	Assessor's correction	\$247.21
6)VW Credit Leasing LTD	Assessor's correction	\$416.63
	TOTAL:	\$2,128.25

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.