

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

Date: February 23, 2015
Council members are asked to call the Town Manager's Office if they are unable to attend.

Time: 7:00 p.m.

Location: Council Chambers

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Public Hearing
 - 1. A public hearing to consider the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan of approximately 3.57 acres for a purchase price of \$275,000 and to consider a land swap.
- D. Public Comments
- E. New Business
 - 1. To approve the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan (approximately 3.57 acres) for a purchase price of \$275,000 subject to the execution of an exchange agreement with the Walnut Farms Village Association.
 - 2. To approve a land swap between the Town of Farmington and the Walnut Farms Village Association subject to acquisition of 8993 (Lot 45B-1) Walnut Farms Drive.
- F. Executive Session
 - 1. Land acquisition
- G. Adjournment

MOTION:

Agenda Item E-1

To approve the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan (approximately 3.57 acres) for a purchase price of \$275,000 subject to receipt of an acceptable environmental screening report; and subject to due diligence, including but not limited to tile search, survey and positive 8-24 report from the TPZ; and subject to execution of exchange agreement with the Walnut Farms Village Association; and to authorize the Town Manager to sign a purchase agreement for this acquisition.

NOTE:

- Acquisition Type: Open Space
- Property Size: 3.57
- Resource Values: Linkage with existing open space
- Appraised Value: \$345,000
- Proposed Purchase Price: \$275,000

The proposed acquisition is for a 3.57 acre property bounded to the south by 70 Coppermine Road (which was originally part of this property) and to the north by the Walnut Farms Village Association Recreation Area. The property also includes a 50 foot accessway from Walnut Farms Drive. The property is comprised primarily of open meadow with a stone wall and treed boundary.

The property includes an approximately 8,618 square foot encroachment by the Walnut Farms Village Association Recreation Area, including a portion of the tennis courts, associated fencing and a tree line planted by the Association. The acquisition of Lot 45B-1 Walnut Farms Drive is contingent upon transferring this encroachment area to the association. In exchange the Town will receive a 30 foot wide parcel along the western boundary of the Association's land (approximately 8,513 square feet). (See attached map) This exchange will allow access to Town owned open space to the north and West District School.

Acquisition Timeline:

	Action	Date
1	Set Public Hearing with Town Council	2/10/2015
2	Public Hearing with Town Council	2/23/2015
3	Town Council Referral to TPZ for 8-24	2/10/2015
4	Town Council Recommendation to Purchase	2/23/2015

MOTION:

Agenda Item E-2

To approve a land swap between the Town of Farmington and the Walnut Farms Village Association subject to receipt of an acceptable environmental screening report; and subject to due diligence, including but not limited to Title Search and Survey; and subject to acquisition of 8993 (Lot 45B-1) Walnut Farms Drive; and to authorize the Town Manager to sign an exchange agreement for this land swap.

NOTE: The Land Swap is for the transfer of approximately 8,618 square feet of land, shown in red on the map included with this package, to the Walnut Farms Village Association following the Town's acquisition of 8993 (Lot 45B-1) Walnut Farms Drive. In exchange, the Town will receive approximately 8,516 square feet of land owned by the Walnut Farms Village Association and shown in yellow on the map. The red area includes a portion of the tennis courts, associated fencing and a tree line planted by the Association that encroaches onto 8993 (Lot 45B-1) Walnut Farms Drive, while the yellow area will allow access to Town owned open space and West District School to the north from 8993 (Lot 45B-1) Walnut Farms Drive.

Acquisition Timeline:

	Action	Date
1	Set Public Hearing with Town Council	2/10/2015
2	Public Hearing with Town Council	2/23/2015
3	Town Council Referral to TPZ for 8-24	2/10/2015
4	Town Council Recommendation to Purchase	2/23/2015

MOTION:

Agenda Item F

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.

