

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

Date: Tuesday, November 15, 2022
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 7:00 p.m.

Place: Town Hall – Council Chambers (Public Welcome)
To access the livestream: <https://us02web.zoom.us/j/81533843040>
Dial: +1 312 626 6799
Webinar ID: 815 3384 3040

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
 - 1. Veteran's Day Proclamation
- D. Public Hearing
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. October 11, 2022 Regular Town Council Meeting
 - 2. October 25, 2022 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
- I. Report of the Committees
 - 1. 1928 Building Committee
 - 2. Farmington High School Building Committee
 - 3. Green Efforts Committee
 - 4. Land Acquisition Committee
 - 5. Racial Equality Taskforce
- J. Report of the Council Chair and Liaisons
 - 1. Chair
 - 2. Conservation and Inland Wetlands
 - 3. Board of Education Liaison

4. Bicycle and Trails Advisory Committee
5. Economic Development Commission Liaison
6. Farmington Historic District Commission
7. Housing Authority
8. Human Relations Commission
9. Library Board
10. Town Plan and Zoning Liaison
11. Unionville Historic District Commission
12. Unionville Village Improvement Association Liaison
13. Water Pollution Control Authority
14. Other Liaisons

- K. Report of the Town Manager –
a. Coffee with the Town Council

L. Appointments

1. Building Code Board of Appeals (Statchen)
2. Farmington Historic District Commission (Hatzenbuhler)
3. Greater Hartford Transit District (Fitzgerald)
4. Green Efforts Commission (Boye-Williams)
5. Green Efforts Commission (Whitcomb)
6. Plainville Area Cable TV Advisory Council (Bernier)
7. Retirement Board (Wlodkowski)
8. Unionville Historic District & Properties Commission - **Alternate** (Marsh)
9. Unionville Historic District & Properties Commission - **Alternate** (Ross)
10. Unionville Historic District & Properties Commission (Martin)

M. Old Business

N. New Business

1. To approve the purchase of 1535 Farmington Avenue and 1541 Farmington Avenue for a total price of \$780,000.
2. That the attached resolution, Items 1 and 2, be forwarded to a Special Town Meeting to be held on November 28, 2022, with a recommendation that it be approved.
3. To approve the attached Warning of a Special Town Meeting on November 28, 2022 and a Referendum on December 8, 2022.
4. To (Approve) (Reject) (Take No Action) on the Proposed Contract Between the Farmington Education Association (FEA) and the Board of Education.
5. To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the Noah Wallace Elementary School.

6. To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the East Farms Elementary School.
 7. To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the West District Elementary School.
 8. To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the Union Elementary School.
 9. To award a contract for the purchase of ten (10) portable radios and accessories to Motorola Solutions, Inc. of Woodcliff Lake, NJ at a total contract price of \$58,188.50.
 10. To award a contract for the installation of a card access security system at the Town's five fire stations to Security 101- Advance Security Integration LLC of Southington, CT at a cost of \$83,895.00.
 11. To award a contract for the purchase of one new 2022 Ford F-250 Truck with service body and plow package to Gengras Ford LLC of Plainville, CT at a purchase price of \$57,580.80.
 12. To award a contract for the purchase of one new 2023 Ford F-450 Truck with 3-yard dump body and snowplow package to Tasca Ford of Berlin, CT at a purchase price of \$88,380.40.
 13. To Award Bid # 326, "South Road & Colt Highway Roundabout Project" to Morais Concrete Service, Inc. of Springfield, MA at a contract cost of \$2,511,634.00 subject to Connecticut Department of Transportation, CRCOG and CHRO review and approval.
 14. To approve property tax refunds.
- O. Executive Session
1. Collective Bargaining
 2. Land Acquisition
- P. Adjournment

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.

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 15th day of November 2022

C.J. Thomas, Chair
Farmington Town Council

MOTION:

Agenda Item K

Report of the Town Manager

a. Coffee with the Town Council

a. Coffee with the Town Council

The next "Coffee with the Town Council" will take place on November 19th at the Unionville Family Restaurant from 8:30AM-10:30AM. Attached is the flyer advertising the event. Please feel free to help us publicize and encourage residents to stop in.

Coffee with the Town Council



Saturday, November 19
8:30 am - 10:30 am
Unionville Family
Restaurant

Stop in for a cup of coffee, and meet with members of the Farmington Town Council, to discuss their work and ask any questions you may have on Town Happenings.

Stay informed by visiting the Town website: Farmington-ct.org, or by checking out the new Town Council Chair Reports.



MOTION: Agenda Item L-1

That _____ be appointed to the Building Code Board of Appeals for a five-year term beginning October 1, 2022 and ending September 30, 2027. (Statchen)

MOTION: Agenda Item L-2

That _____ be appointed to the Farmington Historic District Commission for the balance of a five-year term beginning immediately and ending September 30, 2023. (Hatzenbuhler) R

MOTION: Agenda Item L-3

That _____ be appointed to the Greater Hartford Transit District for the balance of a four-year term beginning immediately and ending June 30, 2026. (Fitzgerald)

MOTION: Agenda Item L-4

That _____ be appointed to the Green Efforts Commission beginning immediately for an indefinite term. (Boye-Williams)

MOTION: Agenda Item L-5

That _____ be appointed to the Green Efforts Commission beginning immediately for an indefinite term. (Whitcomb)

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, 2024. (Bernier)

MOTION: Agenda Item L-7

That _____ be appointed to the Retirement Board for the balance of a two-year term beginning immediately and ending January, 2024. (Wlodkowski)

MOTION: Agenda Item L-8

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, 2024.(Marsh)

MOTION: Agenda Item L-9

That _____ be appointed to the Unionville Historic District & Properties Commission as an alternate member for a three-year term beginning October 1, 2022 and ending September 30, 2025.(Ross)

MOTION:

Agenda Item L-10

That _____ be appointed to the Unionville Historic District & Properties Commission for the balance of a five-year term beginning immediately and ending September 30, 2024. (Martin)

MOTION:

Agenda Item N-1

To approve the purchase of 1535 Farmington Avenue and 1541 Farmington Avenue for a total price of \$780,000.

NOTE:

- Acquisition Type: Residential
- Property Size: 1.46 Acres
- Zone: R-12 Residential Zone
- Resource Values: Open Space/Municipal Use
- Town's Appraisal: \$760,000 Total
 - \$510,000 – 1535 Farmington Avenue
 - \$250,000 – 1541 Farmington Avenue
- Homeowner Appraisal: \$780,000 Total
-

The subject property consists of two parcels of land. Both parcels are within the R-12, Residential Zone. The parcels have a combined land area of 1.46 acres and a total of two single-family homes located on the Farmington River. The individual parcels are described as follows:

1535 Farmington Avenue, Farmington, CT

The subject property consists of a roughly rectangular parcel of land having 114.29 feet of frontage along the southwesterly side of Farmington Avenue, a.k.a. Route 4. The site, zoned R-12 – Residential, has a land area of 16,320 square feet or .37 of an acre. The site slopes below street grade to the Farmington River and has 109 feet of frontage along the northeast banks of the Farmington River.

At the present time, the site is improved with a two-story plus walk-out basement, contemporary-style single-family home, built 2003, composed of 2,622 square feet of gross living area.

1541 Farmington Avenue, Farmington, CT

The subject property consists of an elongated, roughly rectangular parcel of land having 432.78 feet of frontage along the southwesterly side of Route 4. The site, zoned R-12 – Residential, has a land area of 47,440 square feet or 1.09 acres. The site slopes below street grade to the Farmington River and has 345 feet of frontage along the northeast banks of the Farmington River.

At the present time, the site is improved with a one-story plus walk-out basement, ranch style single-family home, built in 1930 and 1955, composed of 906 square feet of gross living area.

Town staff is recommending that the Town purchase these properties for the future Third Bridge Project. To complete this project these parcels or a portion of these parcels need to be acquired. It is a benefit to acquire the parcels through this process now instead of the State taking the properties through the eminent domain process which could significantly delay the project. It is also a benefit to acquire these properties now so that they can be used as a staging area through construction. Lastly,

these properties are riverfront, therefore, the remaining portions could be used for passive recreation after construction is complete.

Town staff has been working with the homeowners and they are in agreement that this is the preferred method of acquiring the properties.

The procedure for open space acquisition approval for this property includes the following steps:

1. Setting public hearing for the October 11, 2022 Council meeting at the September 13, 2022 Council meeting – **Complete**
2. Hold public hearing on October 11, 2022. – **Complete**
3. Make 8-24 referral to TPZ at the October 11, 2022 meeting – **Complete**
4. Receive TPZ 8-24 report at the November 15, 2022 meeting – **Complete**
5. Vote on acquisition authorization at the November 15, 2022 meeting.

MOTION:

Agenda Item N-2

That the attached resolution, Items 1 and 2, be forwarded to a Special Town Meeting to be held on November 28, 2022, with a recommendation that it be approved.

NOTE: The attached resolution contains the items to be considered at a Special Town Meeting to be held on November 28, 2022. By Charter, the Town Council forwards this resolution to a Special Town Meeting with a recommendation that the resolution be approved. The Special Town Meeting will be held at 7:00 PM in the new FHS Auditorium.

Item 1. Appropriates an additional \$9,700,000 to increase the total appropriation to \$145,300,000 for the costs related to the design, construction, furnishing and equipping of a new high school on the grounds of the existing high school, the costs related to demolition of the existing high school except for the 1928 building and the 900 Wing of the existing high school, for costs related to the renovation of the 900 Wing to house locker rooms and the Farmington Public Schools Central Offices and authorizes the same amount less any state grants received in borrowing to finance the project.

Item 2. Lists the times and voting places for the December 8, 2022, referendum and the wording to appear on the ballot for the question. Item 2 also authorizes the Town Clerk to prepare an explanatory text, subject to the Town Attorney's approval for the resolution.

The Town Council should carefully review the resolution, especially subsections 1 (a) and 1(c) (a) to make sure that they reflect the Town Council's intent regarding the project.

Staff will be available at the Town Council meeting to answer questions regarding the resolution.

**RESOLUTIONS FOR TOWN COUNCIL
(Special Town Meeting and Referendum)**

Item 1.

RESOLVED, that a Special Town Meeting be held on Monday, November 28, 2022, to consider and act upon the following resolution which the Town Council recommends be approved:

RESOLUTION AMENDING THE RESOLUTION ENTITLED “\$135,600,000 APPROPRIATION AND BORROWING AUTHORIZATION FOR DESIGN AND CONSTRUCTION OF A NEW HIGH SCHOOL ON THE GROUNDS OF THE EXISTING HIGH SCHOOL CAMPUS, DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL OTHER THAN THE 900 WING AND THE 1928 BUILDING, AND RENOVATION AND IMPROVEMENTS TO THE 900 WING” TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$145,300,000

WHEREAS, on June 3, 2021, the voters of the Town approved a resolution entitled “\$135,600,000 APPROPRIATION AND BORROWING AUTHORIZATION FOR DESIGN AND CONSTRUCTION OF A NEW HIGH SCHOOL ON THE GROUNDS OF THE EXISTING HIGH SCHOOL CAMPUS, DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL OTHER THAN THE 900 WING AND THE 1928 BUILDING, AND RENOVATION AND IMPROVEMENTS TO THE 900 WING” (the “Original Resolution”) for the design, construction, furnishing and equipping of a new high school (the “Project”); and

WHEREAS, after opening bid packages for the Project, the Town has determined it will need an additional \$9,700,000 for costs of the Project as a result of effects from the current inflationary environment, supply chain shortages, and other economic factors; and

WHEREAS, Public Act 22-118, enacted and signed by the Governor on May 7, 2022, increased the Town’s grant reimbursement rate to 30.00% (for approximately an additional \$14,400,000 in reimbursement grants from the State of Connecticut for the Project, as amended); and

WHEREAS, in order to account for the additional costs of the Project, the Original Resolution will need to be amended to increase the appropriation and borrowing authorization.

RESOLVED,

(a) The Original Resolution adopted June 3, 2021 by the voters of the Town, entitled “\$135,600,000 APPROPRIATION AND BORROWING AUTHORIZATION FOR DESIGN AND CONSTRUCTION OF A NEW HIGH SCHOOL ON THE GROUNDS OF THE EXISTING HIGH SCHOOL CAMPUS, DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL OTHER THAN THE 900 WING AND THE 1928 BUILDING, AND RENOVATION AND IMPROVEMENTS TO THE 900 WING” (the “Original Resolution”), which is hereby ratified, confirmed and adopted, is amended by increasing the appropriation and bond authorization by \$9,700,000 to a total of \$145,300,000.

(b) The title of the Original Resolution is hereby replaced in its entirety by the following:

\$145,300,000 APPROPRIATION AND BORROWING AUTHORIZATION FOR DESIGN AND CONSTRUCTION OF A NEW HIGH SCHOOL ON THE GROUNDS OF THE EXISTING HIGH SCHOOL CAMPUS, DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL OTHER THAN THE 900 WING AND THE 1928 BUILDING, AND RENOVATION AND IMPROVEMENTS TO THE 900 WING

(c) Section (a) of the Original Resolution is hereby replaced in its entirety by the following:

(a) That the Town of Farmington appropriate ONE HUNDRED FORTY-FIVE MILLION THREE HUNDRED THOUSAND DOLLARS (\$145,300,000) for costs related to the design, construction, furnishing and equipping of a new high school, substantially as described in the Farmington High School Schematic Design Report prepared by TSKP Studio, dated July 16, 2020, and as amended on January 11, 2021 and March 10, 2021. The project shall consist of (1) design, construction, furnishing and equipping of a new, three story high school building of approximately 239,000 square feet, to be constructed on the grounds of the existing Farmington High School campus, (2) demolition of substantially all of the existing Farmington High School other than the “900 Wing” and the “1928 Building”, (3) renovation of the 900 Wing to house locker rooms and Farmington Public Schools Central Offices, and (4) related site work, including improvements to traffic patterns and vehicular circulation, additional parking, relocation of athletic fields, accessibility improvements to the upper fields, football field stands and press box and widening of Monteith Drive. The appropriation may be spent for design, construction, acquisition and installation costs, demolition and hazardous waste removal costs, equipment including but not limited to building systems and technology equipment, furnishings, materials, athletic fields, parking, sidewalks, lighting, utilities, landscaping, and other site improvements, architect’s fees, engineering and other consultant fees, contract administration costs, grant application and administration costs, moving and relocation costs, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project, including the preparation of schematic drawings and outline specifications for the project. The Town anticipates applying to the State of Connecticut for school building project grants to offset in part the cost of the project and anticipates that it will receive grants for the project in the estimated amount of approximately \$40,600,000. The Farmington High School Building Committee, or such other building committees for the project as are established from time to time, shall determine the particulars of the project and may reduce or modify the scope of the project including without limitation reductions and modifications appropriate in the event of a shortfall in anticipated project grant receipts to maintain the anticipated net municipal cost of the project, and the entire appropriation may be expended on the project as so reduced or modified.

(d) In Section (b) of the Original Resolution, the amount of ONE HUNDRED THIRTY-FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$135,600,000) is hereby deleted and the amount of ONE HUNDRED FORTY-FIVE MILLION THREE HUNDRED THOUSAND DOLLARS (\$145,300,000) is hereby inserted in its place.

(e) In Section (c) of the Original Resolution, the amount of ONE HUNDRED THIRTY-FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$135,600,000) is hereby deleted and the amount of ONE HUNDRED FORTY-FIVE MILLION THREE HUNDRED THOUSAND DOLLARS (\$145,300,000) is hereby inserted in its place.

(f) Sections (f) through (i) of the Original Resolution are hereby ratified, confirmed, adopted and incorporated into this resolution.

(g) This resolution shall become effective after approval at referendum vote.

* * * * *

Item 2.

RESOLVED, that the resolution approved under item 1 above with respect to an additional \$9,700,000 appropriation and borrowing authorization for the Farmington High School project be submitted to a vote on Tabulators of the persons qualified to vote in town meetings on Thursday, December 8, 2022, between the hours of 6:00 a.m. and 8:00 p.m. Electors shall vote at their regularly assigned polling places, as follows: Electors residing in the First Voting District and assigned to polling places 1-1 and 1-2 shall vote at Irving A. Robbins Middle School, 20 Wolf Pit Road, Farmington, Connecticut; and those assigned to polling place 1-3 and 1-4 shall vote at West Woods Upper Elementary School, 50 Judson Lane, Farmington, Connecticut. Electors residing in the Second Voting District and assigned to polling place 2-5 shall vote at the Farmington Police Department, 319 New Britain Avenue, Unionville, Connecticut; and those assigned to polling place 2-6 shall vote at the Community & Senior Center, 321 New Britain Avenue, Unionville, Connecticut; and those assigned to polling place 2-7 shall vote at the Municipal Complex, Monteith Drive, Farmington, Connecticut. Voters qualified to vote at town meetings who are not electors shall vote at their respective polling place at Irving A. Robbins Middle School, West Woods Upper Elementary School, the Police Department, the Community & Senior Center or the Municipal Complex. Absentee ballots will be available from the Town Clerk's office. Voters qualified to vote in town meetings will consider the following question:

“Shall the resolution entitled, ‘RESOLUTION AMENDING THE RESOLUTION ENTITLED “\$135,600,000 APPROPRIATION AND BORROWING AUTHORIZATION FOR DESIGN AND CONSTRUCTION OF A NEW HIGH SCHOOL ON THE GROUNDS OF THE EXISTING HIGH SCHOOL CAMPUS, DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL OTHER THAN THE 900 WING AND THE 1928 BUILDING, AND RENOVATION AND IMPROVEMENTS TO THE 900 WING” TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$145,300,000,’ which resolution appropriates an

additional \$9,700,000 (thereby increasing the appropriation and bond authorization approved by the voters on June 3, 2021 to an aggregate \$145,300,000) for the design, construction, furnishing and equipping of a new high school, and authorizes the issuance of general obligation bonds and notes in the same amount to finance said appropriation, provided the amount of such bonds and notes shall be reduced by grants and other sources of funds received for the project (currently expected to be \$40,600,000), be approved?"

The ballot label for said question shall read as follows:

“SHALL THE TOWN OF FARMINGTON APPROPRIATE AN ADDITIONAL \$9,700,000 (INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO AN AGGREGATE \$145,300,000) FOR THE DESIGN AND CONSTRUCTION OF A NEW HIGH SCHOOL ON THE GROUNDS OF THE EXISTING HIGH SCHOOL CAMPUS, DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL OTHER THAN THE 900 WING AND THE 1928 BUILDING, AND RENOVATION AND IMPROVEMENTS TO THE 900 WING, AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT SUFFICIENT TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED FROM GRANTS (AN ANTICIPATED NET PROJECT COST TO THE TOWN OF \$104,700,000)?

YES

NO”

FURTHER RESOLVED, that the Town Clerk is authorized, in such official’s discretion, to prepare a concise explanatory text regarding said resolution and the Town Manager is authorized, in such official’s discretion, to prepare additional explanatory materials regarding said resolution, such texts and explanatory materials to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended, including, as applicable, publication in the Town Letter.

FURTHER RESOLVED, that due and proper notice of the Special Town Meeting to be held Monday, November 28, 2022, and the Referendum to be held Thursday, December 8, 2022, be given in substantially the form presented to this meeting, a copy of which shall be included in the minutes of the meeting.

* * * * *

MOTION:

Agenda Item N-3

To approve the attached Warning of a Special Town Meeting on November 28, 2022 and a Referendum on December 8, 2022.

NOTE: In accordance with the Resolution previously approved, the attached Warning must be approved, posted, and published in a newspaper having a general and substantial circulation in the Town, at least five days prior to the Special Town Meeting

Staff will be available at the Town Council meeting to answer questions regarding the Warning.

Agenda Item N-3

WARNING
TOWN OF FARMINGTON
SPECIAL TOWN MEETING — NOVEMBER 28, 2022
REFERENDUM — DECEMBER 8, 2022

The legal voters of the Town of Farmington and those qualified to vote at town meetings of said Town are hereby warned and notified that a Special Town Meeting of the Town of Farmington is called for Monday, November 28, 2022, at 7:00 p.m. in the Farmington High School Auditorium, 10 Monteith Drive in Farmington, Connecticut, for the following purposes:

1. To consider the recommendation of the Town Council that a resolution be adopted to amend the resolution approved by voters on June 3, 2021 increasing the appropriation and borrowing authorization by an additional \$9,700,000 (thereby increasing the appropriation and bond authorization approved by the voters on June 3, 2021 to an aggregate \$145,300,000) for costs related to the design, construction, furnishing and equipping of a new high school, substantially as described in the Farmington High School Schematic Design Report prepared by TSKP Studio, dated July 16, 2020, and as amended on January 11, 2021 and March 10, 2021, consisting of (1) design, construction, furnishing and equipping of a new, three story high school building of approximately 239,000 square feet, to be constructed on the grounds of the existing Farmington High School campus, (2) demolition of substantially all of the existing Farmington High School other than the “900 Wing” and the “1928 Building”, (3) renovation of the 900 Wing to house locker rooms and Farmington Public Schools Central Offices, and (4) related site work, including improvements to traffic patterns and vehicular circulation, additional parking, relocation of athletic fields, accessibility improvements to the upper fields, football field stands and press box and widening of Monteith Drive.

2. The moderator shall adjourn this meeting and the resolution presented under item 1 of this Warning shall become effective only after having been submitted and approved, by a vote on tabulators of persons qualified to vote in town meetings on Thursday, December 8, 2022, between the hours of 6:00 a.m. and 8:00 p.m. Electors shall vote at their regularly assigned polling places, as follows: Electors residing in the First Voting District and assigned to polling places 1-1, and 1-2 shall vote at Irving A. Robbins Middle School, 20 Wolf Pit Road, Farmington, Connecticut; and those assigned to polling places 1-3 and 1-4 shall vote at West Woods Upper Elementary School, 50 Judson Lane, Farmington, Connecticut. Electors residing in the Second Voting District and assigned to polling place 2-5 shall vote at the Farmington Police Department, 319 New Britain Avenue, Unionville, Connecticut; and those assigned to polling place 2-6 shall vote at the Community & Senior Center, 321 New Britain Avenue, Unionville, Connecticut; and those assigned to polling place 2-7 shall vote at the Municipal Complex, Monteith Drive, Farmington, Connecticut. Voters qualified to vote at town meetings who are not electors shall vote at their respective polling place at Irving A. Robbins Middle School, West Woods Upper Elementary School, the Police Department, the Community & Senior Center or the Municipal Complex. Absentee ballots will be available from the Town Clerk’s office.

Said resolution and question shall be placed upon the ballots under the following heading:

“SHALL THE TOWN OF FARMINGTON APPROPRIATE AN ADDITIONAL \$9,700,000 (INCREASING THE APPROPRIATION AND BORROWING

AUTHORIZATION TO AN AGGREGATE \$145,300,000) FOR THE DESIGN AND CONSTRUCTION OF A NEW HIGH SCHOOL ON THE GROUNDS OF THE EXISTING HIGH SCHOOL CAMPUS, DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL OTHER THAN THE 900 WING AND THE 1928 BUILDING, AND RENOVATION AND IMPROVEMENTS TO THE 900 WING, AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT SUFFICIENT TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED FROM GRANTS (AN ANTICIPATED NET PROJECT COST TO THE TOWN OF \$104,700,000)?

YES

NO”

Voters approving the resolution shall vote “Yes” and voters opposing the resolution shall vote “No”.

The full text of the resolution and the proposed question are available at the Town Clerk’s office.

Dated at Farmington, Connecticut this ____ day of November, 2022.

PER ORDER OF THE
FARMINGTON TOWN COUNCIL

C.J. Thomas
Council Chair

Brian Connolly
Council Member

Rafeena Bacchus Lee
Council Member

Edward Giannaros
Council Member

Johnny Carrier
Council Member

Keith Vibert
Council Member

Joseph Capodiferro
Council Member

Maureen Frink
Town Clerk

MOTION:

Agenda Item N-4

To (Approve) (Reject) (Take No Action) on the Proposed Contract Between the Farmington Education Association (FEA) and the Board of Education.

NOTE: This agreement was filed with the Town Clerk on October 20, 2022. In accordance with Section 10-153d of the Connecticut General Statutes, the agreement takes effect unless it is rejected by the Town Council at a regular or special meeting within 30 days of the date it was filed with the Town Clerk.

If the Town Council takes no action, the contract is deemed approved 30 days after it was filed with the Town Clerk.

If the Town Council rejects the contract, the parties shall commence the arbitration process, in accordance with the provisions of subsection (c) of Section 10-153f, on the fifth day next following the rejection which, for the purposes of the procedure, shall serve as the equivalent of the one hundred thirty-fifth day prior to the budget submission date, provided, if requested by either party, the parties shall mediate the contract dispute prior to the initial arbitration hearing.

Highlights of the Contract:

Term: Three-Year Contract Agreement (July 1, 2023-June 30, 2026)

Salary Changes:

- The agreement includes an equal dollar increase of \$1,200 for all steps until step 13 in years 1-3 (2023-2026).
- The agreement includes an increase of \$1,800 for teachers at the top step (14) of the salary schedule in years 1-3 (2023-2026).
- The agreement includes an elimination of step 2.
- Appendix B has been amended to show a projected increase of 3.69% (2023-2024), 3.72% (2024-2025) and 3.81% (2025-2026).

Insurance Changes:

- 2023-2024 premium cost share 22.5%; in-network out-of-pocket maximum \$2,750/\$5,500.
- 2024-2025 premium cost share 23%; in-network out-of-pocket maximum \$2,750/\$5,500.
- 2025-2026 premium cost share 23.5%; in-network out-of-pocket maximum \$2,750/\$5,500.
- The cap- that the Board contributes ninety percent (90%) of the cost of a Long-Term Disability Plan, has increased to \$5,000 per month (from \$2,000) or a maximum of 60% of the teacher's salary whichever is less.

- The term life insurance that teachers will be covered with has increased to \$50,000 (from \$30,000).
- Teachers will be notified thirty (30) days prior to open enrollment if such cash incentive will be offered for the succeeding school year.

Other Agreements:

- The contract adopted gender neutral language where binary descriptors previously existed.
- 2023-24- All stipends increase by 1.50%. Commencing March 1, 2023, the parties shall commence informal discussion over the restructuring and revision of Extra Pay for Extra Services and Stipends (Appendix C). Any changes through such informal discussion shall be made only by mutual agreement. On or after September 1, 2023, either party may initiate negotiations in accordance with Conn. Gen Sta. 10-153f(e) over the restructuring and revision of Extra Pay for Extra Services stipends (Appendix C) effective July 1, 2024.
- The Superintendent may permit teachers newly hired in Farmington to carry over up to fifteen (15) days of sick leave that they accumulated in another Connecticut school district, provided that employment in that other school district terminated no more than one hundred (100) calendar days prior to the commencement of employment in Farmington.
- Subject to mutual agreement and approval of the Association, teachers may be assigned to a work day schedule that starts before or after the teachers' work day for their assigned school, with a concomitant adjustment of the ending time of that teacher's work day. Such positions may also be posted by mutual agreement of the Board and the Association.
- Adjustments to language regarding voluntary and involuntary transfer procedures.
- Changes in language for teachers to receive tuition reimbursement and salary advancement.

/Attachment



Assistant Superintendent of Finance and Operations
Scott Hurwitz, Ed.D.

October 20, 2022

Dear Ms. Frink:

Enclosed please find the recently-negotiated successor contract between the Farmington Board of Education and the Farmington Education Association for filing in accordance with Connecticut General Statutes, Section 10-153d(b). Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Hurwitz', is written over a light blue horizontal line.

Scott Hurwitz, Ed.D.

Assistant Superintendent of Finance and Operations

cc: Ms. Kathleen Greider, Superintendent, Farmington Public Schools
Ms. Kathleen Blonski, Town Manager, Town of Farmington
Ms. Laura Lanza, FEA President



MOTION:

Agenda Item N-5

To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the Noah Wallace Elementary School.

Resolution

That the Town of Farmington Board of Education is hereby established as the building committee with regard to the Noah Wallace Ventilation Upgrade Project.

And

That the Farmington Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Noah Wallace Ventilation Upgrade Project.

And

That the Farmington Town Council authorizes the Town of Farmington Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Noah Wallace Ventilation Upgrade Project.

NOTE: This motion is required before the Farmington Board of Education can file for State of Connecticut reimbursement grants and a Building Committee needs to be appointed in order for these projects to be eligible for State reimbursement grants.

MOTION:

Agenda Item N-6

To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the East Farms Elementary School.

Resolution

That the Town of Farmington Board of Education is hereby established as the building committee with regard to the East Farms Elementary School Ventilation Upgrade Project.

And

That the Farmington Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the East Farms Elementary School Ventilation Upgrade Project.

And

That the Farmington Town Council authorizes the Town of Farmington Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the East Farms Elementary School Ventilation Upgrade Project.

NOTE: This motion is required before the Farmington Board of Education can file for State of Connecticut reimbursement grants and a Building Committee needs to be appointed in order for these projects to be eligible for State reimbursement grants.

MOTION:

Agenda Item N-7

To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the West District Elementary School.

Resolution

That the Town of Farmington Board of Education is hereby established as the building committee with regard to the West District Elementary School Ventilation Upgrade Project.

And

That the Farmington Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the West District Elementary School Ventilation Upgrade Project.

And

That the Farmington Town Council authorizes the Town of Farmington Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the West District Elementary School Ventilation Upgrade Project.

NOTE: This motion is required before the Farmington Board of Education can file for State of Connecticut reimbursement grants and a Building Committee needs to be appointed in order for these projects to be eligible for State reimbursement grants.

MOTION:

Agenda Item N-8

To authorize resolutions which are required for the submission of grant applications to the State of Connecticut for the HVAC Ventilation Upgrade Project at the Union Elementary School.

Resolution

That the Town of Farmington Board of Education is hereby established as the building committee with regard to the Union Elementary School Ventilation Upgrade Project.

And

That the Farmington Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Union Elementary School Ventilation Upgrade Project.

And

That the Farmington Town Council authorizes the Town of Farmington Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Union Elementary School Ventilation Upgrade Project.

NOTE: This motion is required before the Farmington Board of Education can file for State of Connecticut reimbursement grants and a Building Committee needs to be appointed in order for these projects to be eligible for State reimbursement grants.

MOTION:

Agenda Item N-9

To award a contract for the purchase of ten (10) portable radios and accessories to Motorola Solutions, Inc. of Woodcliff Lake, NJ at a total contract price of \$58,188.50.

NOTE: The purpose of this motion is to contract with Motorola Solutions, Inc. to supply ten (10) portable radios and accessories to be used by the Farmington Police Department. The radios will be interoperable which will allow the user to communicate with police officers from other towns who use different frequencies. This purchase is part of a multiyear, planned replacement schedule of all portable radios in the Police Department.

The estimated value of the contract is \$58,188.50. Funds were included in the FY2022/2023 Capital Budget for this purpose. The contract award for the radios and accessories would be under State of Connecticut Master Contract A-99-001. This contract award is being submitted for Town Council approval because the contract value is expected to exceed \$50,000.

Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-10

To award a contract for the installation of a card access security system at the Town's five fire stations to Security 101- Advance Security Integration LLC of Southington, CT at a cost of \$83,895.00.

NOTE: This motion is to award a contract to Security 101-Advance Security Integration LLC to supply and install a card reader security access system at all of the Town's fire facilities. Security 101 will provide all equipment, installation, programming, testing, and staff training. This purchase is part of a multiyear, plan to upgrade the security at all Town buildings. Recently, Security 101 installed a similar system in the Town Hall building.

The estimated value of the contract is \$83,895. Funds were included in the FY2022/2023 Capital Budget for this purpose. The contract award for the security system would be under State of Connecticut Contract #17PSX0002.

This contract award is being submitted for Town Council approval because the contract value is expected to exceed \$50,000.

Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-11

To award a contract for the purchase of one new 2022 Ford F-250 Truck with service body and plow package to Gengras Ford LLC of Plainville, CT at a purchase price of \$57,580.80.

NOTE: This motion is to contract with a vendor to purchase a 2022 Ford F-250 regular cab truck with a service body and snowplow package. The vehicle will be used by the Water Pollution Control Authority staff for pump station maintenance and snow plowing operations. It will replace an existing 2010 vehicle. Sufficient funds are available in the WPCA Rolling Stock account for this purchase.

The acquisition of this vehicle would be under State of Connecticut Contract # 19PSX0161. The pricing for the base truck (cab and chassis) is set by state contract. In addition, the contract calls for a 20% discount over the manufacturer's published prices for aftermarket options and accessories.

This contract award is being submitted for Town Council approval because the contract value exceeds \$50,000.

Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-12

To award a contract for the purchase of one new 2023 Ford F-450 Truck with 3-yard dump body and snowplow package to Tasca Ford of Berlin, CT at a purchase price of \$88,380.40.

NOTE: This motion is to contract with a vendor to purchase a 2023 Ford F-450 truck with a dump body and snowplow package. The vehicle will be used by the Highway and Grounds Division for road maintenance and snow plowing operations. It will replace an existing 2001 vehicle. Funds for this purchase were included in the FY2022/2023 Capital Improvement Budget.

The acquisition of this vehicle would be under State of Connecticut Contract # 19PSX0161. The pricing for the base truck (cab and chassis) is set by state contract. In addition, the contract calls for a 20% discount over the manufacturer's published prices for aftermarket options and accessories.

This contract award is being submitted for Town Council approval because the contract value exceeds \$50,000.

Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-13

To Award Bid # 326, "South Road & Colt Highway Roundabout Project" to Morais Concrete Service, Inc. of Springfield, MA at a contract cost of \$2,511,634.00 subject to Connecticut Department of Transportation, CRCOG and CHRO review and approval.

NOTE: The purpose of this motion is to award a contract to a qualified contractor to construct a roundabout at the intersection of South Road, Colt Highway and Two Mile Road. Bids for the project were opened on November 2, 2022. The Town received four (4) bids ranging from \$2,511,634.00 to \$2,859,826.50. Morais Concrete Service, Inc. submitted the lowest bid. They have previously performed work for the Town installing sidewalks. Staff has reviewed the paperwork and qualifications of the lowest bidder and have found them to be satisfactory.

Since this project will be one hundred percent funded by grant funds, the contract award is also subject to review and approval by the State of Connecticut Department of Transportation and the Capital Region Council of Governments. In addition, before actual award is made, the contract with Morais Concrete Service, Inc. will be submitted to the State of Connecticut Commission on Human Rights and Opportunities for review and approval for Affirmative Action and Small Business Set-Aside requirements in accordance with June 2015 Special Session Public Act 15-5.

Staff will be available at the meeting to answer questions regarding this motion.

MOTION:

Agenda Item N-14

To approve the following property tax refunds.

NAME	REASON	AMOUNT
Ally Financial	Assessor adjustment	\$401.41
Blum Michael	Assessor adjustment	\$11.52
Buck Robert	Assessor adjustment	\$43.19
Burgio John	Assessor adjustment	\$84.06
CCAP	Assessor adjustment	\$660.90
Coffman Adam	Assessor adjustment	\$346.22
Daimler Trust	Assessor adjustment	\$615.86
East Coast	Assessor adjustment	174.22
Financial Ser	Assessor adjustment	\$86.81
Grabow Richard	Assessor adjustment	\$279.54
Honda Lease Trust	Assessor adjustment	\$238.67
Jesse's Lawn Care	Assessor adjustment	\$321.35
JP Morgan	Assessor adjustment	\$115.58
Kimball Kevin	Assessor adjustment	\$56.20
Nissan Infiniti	Assessor adjustment	\$292.47
Peterson Enterprises	Assessor adjustment	\$199.98
Toyota Lease	Assessor adjustment	\$2,248.71
USB	Assessor adjustment	\$716.25
VW Credit	Assessor adjustment	\$152.70
Wang Xiaofang	Assessor adjustment	\$20.52
Zito Noreen	Assessor adjustment	\$15.16
Total		\$7,081.32

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
Assistant 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.