

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

Date: Tuesday, December 13, 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/87955277385>
Dial: +1 312 626 6799
Webinar ID: 879 5527 7385

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
 - 1. Firefighter of the Year – Richard “Dick” Glanovsky
 - 2. Eagle Scout – David Marimekala
 - 3. Eagle Scout – Alexander Rivard
 - 4. Eagle Scout – Jonathan Blore
 - 5. Presentation – Human Rights Day & Annual Award
- D. Public Hearing
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. November 15, 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. Police Accreditation
 - b. 1928 Building Committee
 - c. Revaluation Update

L. Appointments

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

M. Old Business

N. New Business

1. To ratify the tentative collective bargaining agreement between the Town of Farmington and the Fraternal Order of Police, Lodge No. 331 for the period July 1, 2022 through June 30, 2025.
2. To authorize the Town Manager to work with Farmington's Legislative Delegates to request that the State of Connecticut convey the Parsons Property to the Town of Farmington to use as Modified Open Space at a minimal fee to the Town.
3. To award a contract in the amount of \$68,200 for the acquisition and installation of communication equipment to convert the West Farms Mall Site

into a simulcast transmit site for public safety communications to NORCOMMCT of Naugatuck, CT.

4. To Set the Registrar of Voter's Salary for Fiscal-Years 2023 and 2024.

5. To approve property tax refunds.

O. Executive Session

1. Land Acquisition

P. Adjournment

PROCLAMATION

WHEREAS, Richard “Dick” Glanovsky has served the Town of Farmington for sixty-one dedicated years starting on February 20, 1961, when he joined Tunxis Hose Company No. 1 as a Volunteer Firefighter, and

WHEREAS, Dick Glanovsky has served in many roles during his time in Tunxis Hose Company No. 1 to include as a Firefighter, Lieutenant, Captain, Deputy Chief and Assistant Chief, and

WHEREAS, Dick Glanovsky also served the Town of Farmington as a career firefighter for twenty-four years, from August 15, 1977 until his retirement on October 31, 2001, and

WHEREAS, Dick Glanovsky continued to work diligently for the citizens of Farmington even after his retirement. His influence and knowledge of Fire Service and Tunxis Hose itself has been instrumental on younger members not just within Tunxis Hose, but throughout the entire Town of Farmington, and

WHEREAS, Dick Glanovsky has always maintained a focus on the public good and acted to protect the public interest while donating countless hours of time, energy and personal commitment to better our community and enrich the lives of the residents of the Town of Farmington.

NOW, THEREFORE, the Farmington Town Council hereby commends Richard “Dick” Glanovsky for his excellent work on behalf of the community and we hereby thank him for his selfless dedication and immeasurable contributions and commitment to the Town of Farmington and its residents, and we congratulate him on being named the 2022 Firefighter of the Year.

DATED AT FARMINGTON, CONNECTICUT this 13th day of December.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, the Scouts BSA helps train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Scouts BSA which benefit our community, and

WHEREAS, one of the crowning achievements of Scouting is the attainment of the rank of Eagle Scout, and

WHEREAS, David Marimekala from Troop 68 Scouts BSA recently completed the requirements for Eagle Scout, and

WHEREAS, David Marimekala created an environment for middle schoolers to study plant science and nurture an appreciation for gardening, and

WHEREAS, David Marimekala used his Eagle Scout project to construct garden plots and a storage toolbox at West Woods Upper Elementary School, and

WHEREAS, David Marimekala's project involved planning, designing, assembling a volunteer workforce, and constructing three new garden plots for the students to utilize. The team also added soil and planted various plants in the new garden plots. Additionally, David designed and constructed a toolbox to facilitate the storage of gardening tools, and

WHEREAS, David Marimekala has been a Patrol Leader and Sr. Patrol Leader of Boy Scouts, and

WHEREAS, David Marimekala is a Senior at Farmington High School and is the Team Captain for FHS-First Robotics, the Vice President of Tri M Honor Society, a member of the National Honor Society, a Varsity Debate Officer, and a Community Outreach Officer of Farmington High School Chamber singers.

WHEREAS, David Marimekala has received numerous awards and recognitions, including the AP Scholar Award with Honor and Distinction, a National Merit Scholarship, and the John Hopkins Center for Talented Youth Grand Honors Award, and

WHEREAS, in addition to his work in the Scouts and his schooling, David Marimekala excels in numerous extra curriculums, including martial arts where he holds a 1st Dan Taekwondo Black belt and Taan Soo Doo Black belt, and

WHEREAS, as a result of David Marimekala's work, Westwoods Upper Elementary School students have an environment to observe plant life or simply practice gardening.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend David Marimekala our best wishes and we hereby proclaim December 14, 2022, as David Marimekala Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 13th day of December 2022.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, the Scouts BSA helps train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Scouts BSA which benefit our community, and

WHEREAS, one of the crowning achievements of Scouting is the attainment of the rank of Eagle Scout, and

WHEREAS, Alexander Rivard from Troop 68 Scouts BSA recently completed the requirements for Eagle Scout, and

WHEREAS, Alexander Rivard used his Eagle Scout project to create a Fitness and Activity Area by constructing a “Gaga” Ball Pit and Pull-Up Bar for the Fisher Meadows Recreation Park in Avon, CT, and

WHEREAS, Alexander Rivard’s project involved planning, designing, assembling a volunteer workforce and constructing the “Gaga Pit and Pull-Up Bar, and

WHEREAS, Alexander Rivard’s project involved constructing a free standing octagon that allows participants to play “Gaga” Ball, a game that originated in Israel and is a variation of dodge ball where players strike the ball with their hand and other players attempt to avoid being hit below the knee, and

WHEREAS, Alexander Rivard earned his Eagle Rank with two Palms; he also served as Senior Patrol Leader, earned the National Outdoor Awards for Aquatics and Camping, attended the Philmont Scout Ranch, and is participating in SeaBase High Adventure in August of 2023, and

WHEREAS, Alexander Rivard is a Junior at Farmington High School and is a member of the Varsity Wrestling and Football Teams, Latin Honor Society, Latin Club, and Economics Team, and

WHEREAS, Alexander Rivard is a First Honors Student and was awarded a Rotary Youth Leadership Award in the Spring of 2022, and

WHEREAS, in his spare time, Alexander Rivard enjoys mountain biking, snowboarding, and weightlifting, and

WHEREAS, as a result of Alexander Rivard’s work, visitors to Fisher Meadows Recreation Park can enjoy Alexander’s Fitness and Activity Area.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend Alexander Rivard our best wishes and we hereby proclaim December 15, 2022, as Alexander Rivard Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 13th day of December 2022.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, the Scouts BSA helps train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Scouts BSA which benefit our community, and

WHEREAS, one of the crowning achievements of Scouting is the attainment of the rank of Eagle Scout, and

WHEREAS, Jonathan Blore from Troop 68 Scouts BSA recently completed the requirements for Eagle Scout, and

WHEREAS, Jonathan Blore used his Eagle Scout project to enhance, support, and increase the awareness and visibility of the Farmington Food Pantry by creating professionally designed donation bins for the Food Pantry, and

WHEREAS, Jonathan Blore's project involved planning, designing, and building the new donation bins. His bin replaced a temporary bin at The Stop & Shop in Unionville, and another was placed in a new donation location at the Farmington Fire Station.

WHEREAS, in addition to constructing the bins, Jonathan also organized and ran a Food Drive at George's Restaurant in Unionville raising \$164 in monetary donations and 284 lbs. in food donations, and

WHEREAS, Jonathan Blore is an all-academic varsity member of the Farmington High School Football Team and the Farmington High School Track & Field Team, and

WHEREAS, Jonathan Blore has demonstrated leadership as a Youth Leader at Valley Community Baptist Church in Avon, and served as a lifeguard and swim instructor at the YMCA Camp Chase and at the Avon Golf Club, and

WHEREAS, Jonathan Blore has been the recipient of numerous scholarships for his academic and leadership achievements, such as: the Rotary Club of Farmington Scholarship for Academic Achievement, A Presidential Academic Scholarship Award from the University of Hartford and a 2022 Leadership Scholarship Award also from the University of Hartford, and

WHEREAS, as a result of Jonathan Blore's work, The Farmington Food Pantry's new donation bin's enhance the visibility of the Food Pantry.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend Jonathan Blore our best wishes and we hereby proclaim December 16, 2022, as Jonathan Blore Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 13th day of December 2022.

C.J. Thomas, Chair
Farmington Town Council

MOTION:

Agenda Item K

Report of the Town Manager

- a. Police Reaccreditation
- b. 1928 Building Committee
- c. Revaluation Update

a. Police Reaccreditation:

The Farmington Police Department was reaccredited by CALEA (Commission for the Accreditation of Law Enforcement Agencies) on November 19, 2022.

The Farmington Police Department was initially accredited in 1992 and has maintained continuous accreditation since that time. The department voluntarily opens its operating procedures, general orders, and personnel protocols to external review to ensure the department is meeting internationally recognized standards and best practices in the profession.

The CALEA accreditation process now consists of a quadrennial review—with independent Compliance Service Members—inspecting accreditation standards during each year. Additionally, a Team Leader conducts an onsite review during year four. Our review involved thirty-one interviews. A formal accreditation report is then completed and reviewed by designated CALEA Commissioners. The process culminates in a hearing before the Commission’s subcommittee prior to a final vote on reaccreditation.

Public Safety Management Specialist Amber Rush and Lieutenant Stephen Egan appeared before a CALEA subcommittee on November 19, 2022, to review the final report and answer any questions related thereto. The Subcommittee consisted of three CALEA Commissioner’s and two CALEA Program Directors. The Farmington Police Department complied with 387 accreditation standards and was awarded reaccreditation.

In short, the Subcommittee was impressed with the department’s dedication to professionalized law enforcement, its community policing efforts, its labor-management relationships, and finally its dedication to employee wellness.

b. 1928 Building Committee:

The 1928 Building Committee has been working with the project architect, Silver Petrucelli + Associates, through the design process for the renovation of the 1928 Building to accommodate Town Hall operations and multi-purpose recreational space. As part of the communication plan, the 1928 Building Committee is committed to providing timely updates to the Farmington community throughout the process. One vital piece of information that the committee would like clarity from the Town Council on is the fate of the 1928 Building if the referendum does not pass.

I am looking for Town Council consensus on what happens to the 1928 Building if the referendum does not pass. This information is necessary to assist the 1928 Building Committee with clear and complete communication.

c. Revaluation Update

The 2022 town-wide revaluation of all real estate in the Town of Farmington is complete. Residents should be receiving letters this week with their new property assessments. The new assessment reflects 70% of the fair market value of the property. The revaluation is required by law this year because it has been five years since the previous revaluation. Assessments derived from the revaluation will first be used for the July 1, 2023 tax bills.

If residents have questions on their assessed value or wish to review information used in the valuation of their property, they should schedule an informal hearing with the revaluation company, Tyler Technologies. At the scheduled informal hearing, appraisers will discuss market value and any corrections to assessment data on the property record card. The appraisals will not be able to discuss tax rates or estimated tax bills. Please note that all hearings will be conducted by phone.

The revaluation assessment data is available online at www.farmington-ct.org.

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

MOTION: Agenda Item L-3

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

MOTION: Agenda Item L-4

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

MOTION: Agenda Item L-5

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-6

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-7

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-8

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-9

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 L-10

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

MOTION:

Agenda Item N-1

To ratify the tentative collective bargaining agreement between the Town of Farmington and the Fraternal Order of Police, Lodge No. 331 for the period July 1, 2022 through June 30, 2025.

NOTE: The Fraternal Order of Police, Lodge 331 and the Town of Farmington have reached a tentative collective bargaining agreement.

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.
- Updates to private police duty language. The Town is reimbursed for these services by a third party.
- The contract adopted gender neutral language where binary description previously existed.
- Health insurance changes including increased co-pays for office visits, prescription drugs, emergency room visits, allergy, and rehab services. Health insurance premium cost sharing increases for the PPO plan in 2023 and 2024.

Insurance: RX \$5 > \$10
 \$25 > \$35
 \$40 > \$50

Co Pays

- Specialist \$35.00 > \$45.00
- Office Visit \$25.00 > \$35.00
- Inpatient copay \$500.00
- Outpatient copay \$200.00
- ER copay \$100.00 > \$130.00
- Urgent care \$50.00 > \$60.00
- Allergy Services \$35.00 > \$45.00
- Rehab Services \$35.00 > \$45.00

Cost Share: current 21%

- July 1, 2022 - 21%
- July 1, 2023- 22%
- July 1, 2024 - 23%

- Wage Adjustment: FY 2022-2023 - 4%; FY 2023-2024 -3%; FY 2024-2025 - 2.75%.

- For Fiscal Years 2023-2024 and 2024-2025 employees shall receive non-cumulative incentive pay equal to 1% of their base salary. This equates to \$46,411.99 for FY 2023-2024, and \$47,688.32 for FY 2024-2025. The incentive pay is for recruitment and retention. Due to recruitment difficulties in the police field over the past few years, this incentive pay is a creative way to both attract candidates and retain existing employees, without cumulatively increasing the cost of the contract.
- The cost of the three- year contract is a 10.27% increase, or an average of 3.42% each year.

This tentative agreement has been ratified by the union membership. Staff will be available to answer any questions.

MOTION:

Agenda Item N-2

To authorize the Town Manager to work with Farmington's Legislative Delegates to request that the State of Connecticut convey the Parsons Property to the Town of Farmington to use as Modified Open Space at a minimal fee to the Town.

NOTE: As you are aware, Parsons Property is an important gateway into Farmington. The Town has been looking to acquire this piece of property from the State of Connecticut since 2015.

On September 13, 2022, the Town Council reviewed the history and status of the Parsons Property. Below is a brief summary of what was discussed at the September meeting.

Summary:

Between 2015 and 2020, it was the intent of the Town to purchase the Parsons Property for Economic Development purposes. Over time, the Town Council realized that between the substantial purchase price of the property from the State of Connecticut, the environmental factors that needed to be addressed, and the changing market conditions, developing the property for economic development purposes was no longer achievable or practical.

In March of 2021, the Town Council determined that the correct use of the property was modified open space. The State of Connecticut Department of Transportation agreed to convey the property to the Town for \$1,000 for modified open space. This includes such uses as a Welcome Gateway into the Historic Village Center, increased public parking, with access to the planned Historical Society Welcome Center, and the potential for the relocation of a historic structure. It should be noted that this agreement did not preclude the Town from renegotiating a new value with the State of Connecticut if the Town determined the property would be used for economic development in the future. The Town was informed that this conveyance would be an internal transfer process through the CTDOT, not a legislative process.

In July of 2022, the Town was made aware that the CTDOT was not permitted to convey the Parsons Property to the Town through an internal transfer process and advised the Town to go through the legislative process.

By approving this motion, the Town Council is reaffirming the previous policy decision regarding the development of this property. The Town Council is also authorizing me to work with Farmington's Legislative Delegates to convey the Parsons Property to the Town of Farmington through the legislative process, to use as Modified Open Space at a minimal fee to the Town.

If the Town Council chooses not to move forward with this motion, there are two alternative options to consider.

Alternative Options:

Option 1: The State Selling the Property to the Town of Farmington for Economic Development

The first alternative would be to purchase the property from the State of Connecticut for the average of two appraisals plus an administrative fee. In 2019, the State conducted two appraisals of the property and determined the average value was \$2,010,000.

Option 2: The State Selling the Property to a Private Developer for Economic Development

The second alternative is to not pursue the property. In that case, the State of Connecticut would market the property to a developer. If a developer purchases the property, the Town's only involvement would be through Plan & Zoning.

MOTION:

Agenda Item N-3

To award a contract in the amount of \$68,200 for the acquisition and installation of communication equipment to convert the West Farms Mall Site into a simulcast transmit site for public safety communications to NORCOMMCT of Naugatuck, CT.

NOTE: The purpose of this motion is to contract with NORCOMMCT of Naugatuck, CT to provide the equipment and labor necessary to convert the West Farms Mall radio receive site into a simulcast transmit site for public safety communications. The Town utilizes the roof at the West Farms Mall for stationing radio equipment for public safety communications at the mall and the surrounding area. Over the years the radio coverage in this area of Town has experience deterioration causing communication problems. Town staff have researched the coverage problems and have determined that converting the site into a simulcast transmit site would improve coverage.

Funds were included in the FY2022/2023 Capital Budget for this purpose. The contract award for the equipment and labor would be under State of Connecticut Contract # 19PSX0088. This contract award is being submitted for Town Council approval because the contract value is expected to equal or exceed \$50,000.

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

MOTION:

Agenda Item N-4

To Set the Registrar of Voter's Salary for Fiscal-Years 2023 and 2024.

NOTE: The Registrar of Voter's Salary is set at the beginning of each new term by the Town Council. The current salary for our Registrar of Voters is \$29,400 per year. A recent salary surveys shows that this salary is in line with surrounding and similar towns.

The incoming Registrar of Voters are brand new to the position, but not to Farmington elections. Both have experience working the polls on Election Day. Although the position is part-time, the Registrars ultimately bear the responsibility of running the elections. They also maintain and manage an extensive number of part-time and temporary workers.

It is my recommendation that, at this time, the Town Council continue to set the incoming Registrars salary at the rate of \$29,400 per year. It is anticipated that the State Legislature will finalize the details for Early Voting in the near future. Once we understand the additional workload, I recommend that the Town Council reexamines the salary to see if it is still appropriate.

MOTION:

Agenda Item N-5

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 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.