

Minutes of the Town of Farmington
Regular Town Council Meeting December 13, 2022
Held in Person and by Zoom Webinar Meeting

Attending:

C. J. Thomas, Chair
Rafeena Bacchus-Lee
Joe Capodiferro
Johnny Carrier
Brian F. X. Connolly
Edward Giannaros
Absent: Keith Vibert

Kathy Blonski, Town Manager
Kat Krajewski, Asst. Town Manager
Maureen Frink, Clerk

A. Call to Order

The Chair called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance

The Council and members of the public recited the Pledge of Allegiance.

C. Presentations and Recognitions

1. Firefighter of the Year – Richard “Dick” Glanovsky

Mr. Capodiferro introduced and congratulated Mr. Glanovsky and read the following Proclamation into record:

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

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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, and

WHEREAS, David Marimekala has received numerous awards and recognitions, including the 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 Teakwondo 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

3. Eagle Scout – Alexander Rivard

Mr. Carrier congratulated Alexander Rivard and read the following Proclamation into record:

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

4. Eagle Scout – Jonathan Blore

Mr. Thomas congratulated Jonathan Blore and read the following Proclamation into record:

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, and

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.

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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

Representative Mike Demicco congratulated and presented Citations to David Marimekala, Alexander Rivard, and Jonathan Blore in recognition of their elevation to the rank of Eagle Scout.

5. Presentation – Human Rights Day & Annual Award

There was no presentation on Human Rights Day.

D. Public Hearing

There was no Public Hearing held

E. New Items

There were no New Items added to the Agenda

F. Public Comments

Mike Demicco, 21st District State Rep., 6 Deborah Lane, spoke regarding this meeting's Agenda Item N-2 stating he is ready to work with the Town of Farmington and the State of Connecticut to make sure this (Agenda Item N-2) gets done. Rep. Demicco reminded the Council of the legislative procedures and that it will not all be done by the end of January, but he will try to speed it up if possible.

G. Reading of the Minutes

1. November 15, 2022 Regular Town Council Meeting

Motion was made and seconded (Capodiferro/Carrier) to approve the Minutes from the November 15, 2022 Regular Town Council Meeting with the following corrections to November 15 Agenda Item L-2 Farmington Historic District Commission (Hatzenbuhler):

Clifton Mix be appointed to the Farmington Historic District Commission for the balance of a five-year term beginning immediately and ending September 30, 2023.

Adopted Unanimously

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H. Reading of Communications and Written Appeals

There were no communications and written appeals

I. Report of the Committees

1. 1928 Building Committee

Mr. Capodiferro reported the Committee met earlier in the day and are coming up with 3-D designs of how the original high school looks and the goal is now to transform it into the town hall. The current town hall will be used as an annex and move almost everyone under one roof. This will also provide the much needed space for the Probate office. The Committee will meet on January 24, 2023 to discuss options and cost, and to ask to use the ARPA funds received last year. Mr. Capodiferro also reported that the result of the referendum question next year regarding the 1928 building is a pass/fail only; and, if it fails, the building will be destroyed.

2. Farmington High School Building Committee

Mr. Carrier reported that the December 8, 2022 Referendum passed with over a 2:1 positive vote. He stated the high school construction progresses. The next meeting will be held on December 21, 2022 at 5:00.

3. Green Efforts Committee
4. Land Acquisition Committee
5. Racial Equality Taskforce

There were no reports on Agenda Items I-3 through I-5

J. Report of the Council Chair and Liaisons

1. Chair

Mr. Thomas reported that the High School Building Referendum passed overwhelmingly, however turnout was not high reporting at almost 13%. He also reported that the Stanley-Whitman House has a few events coming up, one of which is the Yuletide Carolers this weekend, and the Village Green will have a Menorah lighting this season and a Christmas Eve Carol singing event. Mr. Thomas reminded everyone to shop local businesses this holiday season; and hopes everyone will enjoy the holiday season and wishes all to be safe.

2. Conservation and Inland Wetlands

Ms. Bacchus-Lee reported that the Inland Wetlands approved items at 26 Taine Mountain Rd and Lot 8745 River Rd. She also reported that Commissioner Hannon

was voted to Chair, Commissioner Isner as Vice-Chair, and Commission Statchen as Secretary.

3. Board of Education Liaison

Ms. Bacchus-Lee reported that the Board reviewed the decision making criteria chart for holidays and reversed its November decision to remove the Jewish holidays from the calendar and added them back in at the December 5th meeting. Diwali will not fall on a school day during the 2023-24 school year, the Board anticipates voting on approval of Diwali for the 2024-25 school year.

4. Bicycle and Trails Advisory Committee

Mr. Thomas reported that the next Bicycle and Trails Advisory Committee will meet tomorrow night (Dec. 14, 2022).

5. Economic Development Commission Liaison

Mr. Giannaros reported that the next Economic Development Commission has a meeting tomorrow night (Dec. 14, 2022).

6. Farmington Historic District Commission

Mr. Connolly reported that the next Historic District Commission meeting is Tuesday, December 20 in the Council Chambers at 5:00.

7. Housing Authority

8. Human Relations Commission

There were no reports on Agenda Items J-7 and J-8

Ms. Bacchus-Lee reported that 5 community members spoke to the Commission about the Board of Ed's school calendar issue. She also reported that Ann Newbury spoke on behalf of the Human Relations Commission during public comment.

9. Library Board

10. Town Plan and Zoning Liaison

There were no reports on Agenda Items J-9 and J-10

11. Unionville Historic District Commission

Mr. Giannaros reported that the Commission met on December 1, 2022 and approved an application for 230 Main Street. He reported the next meeting is on January 5 at 7:00 p.m.

12. Unionville Village Improvement Association Liaison

There was no report on Agenda Item J-12

13. Water Pollution Control Authority

Mr. Capodiferro reported the achievements of the WPCA. His report is attached as Agenda Item J-13.

14. Other Liaisons

There were no reports on Agenda Item J-14

K. Report of the Town Manager

a. Police Accreditation

Ms. Blonski reported that on November 19, 2022 the Farmington Police Department was reaccredited. The report is attached as Agenda Item K-a.

b. 1928 Building Committee

Ms. Blonski reported that the Communication Sub-Committee of the 1928 Building Committee is going to have available literature about the 1928 building after the first of the year. Ms. Blonski stated that if the referendum does fail, the 1928 building will be demolished, and would like the Council to include this in the communications that go out to the public. The Chair asked for a consensus from the Council Members, and all responded "yes". The report is attached as Agenda Item K-b.

c. Revaluation Update

Ms. Blonski stated that the revaluation is complete, and residents are receiving their new property assessments. The new assessments reflect 70% of the Fair Market Value of the Property. The revaluation is required by law and the previous revaluation was 5 years ago. Ms. Blonski stated that the effect of the revaluation is unknown until the Grand List is completed at the end of January. The Chair added that the next revaluation will be in four years by State mandate. The report is attached as Agenda Item K-c.

The Town Manager answered questions from the Council regarding Item K-b.

Motion was made and seconded (Capodiferro/Carrier) to accept the Reports of the Town Manager.

Adopted unanimously

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)

There was no action taken on Agenda Items L1 – L9.

10. Retirement Board (Michaud)

Motion was made and seconded (Capodiferro/Carrier) that Art Marques be appointed to the Retirement Board for the balance of a two-year term beginning immediately and ending January, 2024. (Michaud)

The Chair added that this motion was the President of the Farmington Public School Employee United's nomination.

Adopted unanimously

M. Old Business

There was no Old Business conducted

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.

Motion was made and seconded (Capodiferro/Carrier) 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.

Adopted unanimously

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.

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Motion was made and seconded (Capodiferro/Carrier) 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, attached as Agenda N-2.

Adopted unanimously

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.

Motion was made and seconded (Capodiferro/Carrier) 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.

Adopted unanimously

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

Motion was made and seconded (Capodiferro/Carrier) to set the Registrar of Voter's Salary for Fiscal-Years 2023 and 2024 at \$29,400.00 per year.

Ms. Blonski noted that once the State Legislative group finalizes the details of Early Voting, she recommends the Council reexamine the salary's appropriateness. The Chair clarified the Motion.

Adopted unanimously

5. To approve property tax refunds.

Motion was made and seconded (Capodiferro/Carrier) to approve property tax refunds, attached as Agenda Item N-5.

Adopted unanimously

Motion was made and seconded (Capodiferro/Vibert) to adjourn to Executive Session at 7:53 p.m., attached as Agenda Items O-1.

Adopted unanimously

O. Executive Session

1. Land Acquisition

Motion was made and seconded (Capodiferro/Vibert) to adjourn from Executive Session Agenda Item O-1 at 8:20 p.m.

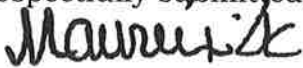
Adopted unanimously

P. Adjournment

Motion was made and seconded (Capodiferro/Vibert) to adjourn the Regular Town Council meeting at 8:21 p.m.

Adopted unanimously

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Maureen Frink". The signature is written in a cursive style with a large, looped initial "M".

Maureen Frink, Clerk

- The Farmington WPCF treated over 1.1 billion gallons of wastewater between July 1st, 2021 and June 30th, 2022. Throughout this time, the facility consistently achieved BOD and TSS removal rates of 98-99%, while seeing large increases in total nitrogen and phosphorus removal. This was achieved with lower chemical costs across the board compared to previous years.
- With the construction of the hybrid primary settling tank the previous year, the WPCF was able to close out the 2021 calendar year under the Nitrogen permit limit for the first time in history. This came with a reimbursement from the DEEP Nitrogen Credit Exchange Program as opposed to a charge from buying nitrogen credits. The 2022 calendar year has had the facility running under permit for effluent Nitrogen every month of the year so far.
- Energy cost saving projects – These improvements continue and include pump station instrumentation and control, heating control systems, energy efficient lighting, and emergency back-up power systems for the seventeen pump stations within town.
- In December 2021, WPCF personnel & Talcott View Development worked on replacing the storm drain and piping on the Right of Way (Canal Trail). The existing hill and slope were badly eroded from summer storms and exposed the aging storm lines. These lines were less than six feet away from the sewer main, leaving little to no material between them. The top of the manholes were removed and covered with steel plating. The ROW was leveled, compacted, and riprap was filled into the eroded area. New corrugated pipe and a basin was installed.
- The Patrick Flood Pump Station force main had a new section of pipe installed on September 21st, 2021. The wet well was pumped out and the force main was drained allowing contractors and WPCF personnel to replace the section of broken pipe. The new section was connected on September 22nd and the pump station was put back online.

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 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.

MOTION:

Agenda Item N-5

To approve the following property tax refunds.

NAME	REASON	AMOUNT
Acar Leasing	Assessor adjustment	\$270.45
Ally Financial	Assessor adjustment	\$9,661.44
Babasuli Irida	Assessor adjustment	\$231.04
Baker Richard & Carroll Janice	Assessor adjustment	\$19.44
Benios Despina	Assessor adjustment	\$308.73
Brahaj Arben	Assessor adjustment	\$399.34
Daimler Trust	Assessor adjustment	\$1,652.15
Farrell	Assessor adjustment	\$1,509.06
Honda Lease	Assessor adjustment	\$1,285.48
Huang & Ming LLC	Assessor adjustment	\$691.48
Lipinski Kristin	Assessor adjustment	\$30.00
Marion Lawrence & Joyce	Assessor adjustment	\$26.86
Mishra Prakash	Assessor adjustment	\$589.00
Nissan Infiniti	Assessor adjustment	\$859.37
Oloughlin Michael	Assessor adjustment	\$49.52
Porsche Leasing	Assessor adjustment	\$2,172.51
Scully James & Noreen	Assessor adjustment	\$200.97
Skinner Suzanne & John Thomas	Assessor adjustment	\$243.77
Sziabowski Edward Jr	Assessor adjustment	\$83.77
Toyota Lease	Assessor adjustment	\$5,727.76
USB Leasing	Assessor adjustment	\$1,681.96
Total		\$27,694.10

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