



# THE FARMINGTON TOWN LETTER

Town Hall, 1 Monteith Drive, Farmington, CT 06032  
[www.farmington-ct.org](http://www.farmington-ct.org)

## A Note From Our Town Council Chair

*"A flower blossoms for its own joy." — Oscar Wilde*

With a mild Winter in our rear view mirror, Town employees have been working diligently to prepare our roads, trails, fields, and waterfront for the warmer months ahead. As residents begin to venture outdoors more frequently, I'd like to remind motorists to exercise caution and care; State Law requires you keep at least 3 feet of space between your vehicle and cyclists. With common courtesy and common sense, Farmington can continue to be a safe community for everyone.

While on the subject of safety, the Connecticut Department of Energy and Environmental Protection (DEEP) has issued a reminder for residents to take steps to "Be Bear Aware" in order to reduce encounters with bears. Food-conditioned bears pose a great risk to public safety and often cause property damage to houses, cars, pets, and livestock. Everyone can be a good neighbor and take steps to avoid potential conflicts, such as removing food attractants like bird seed and unsecured garbage from Mid-March through November. For additional information and best practices, be sure to visit: <https://portal.ct.gov/DEEP-Living-with-Black-Bears>.

This year's 25th Annual Town-Wide Clean-Up Day, led by the Farmington Green Efforts Committee, is scheduled for Earth Day, Saturday, April 22nd, from 8:00 am - 1:00 pm. Trash bags, grabbers and gloves will be provided at the four official clean up locations (Farmington Firehouse, Irving A Robbins Middle School, Tunxis Hose Firehouse, and Tunxis Mead Athletic Fields). For locals planning to Spring clean their own homes, Town-Wide Bulky Waste Collection will begin on Monday, April 24 and will be picked up on your normal trash pickup day, during the week of April 24-28, 2023.

I encourage you to stay informed and involved during this year's budget process, particularly during the Annual Town Meeting on April 17th, and the Budget Referendum Vote on April 27th. For residents interested in calculating how their property taxes will change based on the recent revaluation of all real property and the Town Council's proposed budget for Fiscal Year 2023/2024, I encourage you to utilize the Tax Calculator available on the Town of Farmington website at: [www.bit.ly/FarmingtonTaxCalculator](http://www.bit.ly/FarmingtonTaxCalculator).

I speak for the entire Town Council in saying that we welcome your input and hope that you will actively participate in this year's budgetary process.

*C.J. Thomas, Town Council Chair*

## IMPORTANT DATES

**APRIL 17, 2023 7:00PM**

**ANNUAL TOWN MEETING**  
 FHS Auditorium/Zoom

**APRIL 27, 2023**

**TOWN REFERENDUM VOTE**  
 Vote to include the FY 23-24 Budget,  
 1928 Building Project, and Proposed  
 Road Reconstruction

**APRIL 28, 2023 7:00PM**

**SPECIAL TOWN COUNCIL MEETING**  
 If Needed

**MAY 1, 2023**

**SECOND ANNUAL TOWN MEETING**  
 If Needed

**MAY 11, 2023**

**SECOND REFERENDUM VOTE**  
 If needed

## FARMINGTON VOTING LOCATIONS

- |                                   |   |
|-----------------------------------|---|
| <b>District 1: Precincts 1, 2</b> | <b>Irving Robbins Middle School, 20 Wolf Pit Rd., Farmington</b>      |
| <b>District 1: Precincts 3, 4</b> | <b>West Woods Upper Elementary School, 50 Judson Lane, Farmington</b> |
| <b>District 2: Precinct 5</b>     | <b>Farmington Police Department, 319 New Britain Ave., Unionville</b> |
| <b>District 2: Precinct 6</b>     | <b>Community/Senior Center, 321 New Britain Ave., Unionville</b>      |
| <b>District 2: Precinct 7</b>     | <b>Farmington Public Library, 6 Monteith Drive, Farmington</b>        |

# TOWN-WIDE REFERENDUM VOTE

## APRIL 27, 2023

### TOWN OF FARMINGTON

#### EXPLANATORY TEXT-APRIL 27, 2023

**"1. SHALL THE BUDGET FOR THE TOWN OF FARMINGTON PRESENTED BY THE TOWN COUNCIL AND RECOMMENDED BY THE ANNUAL TOWN MEETING FOR FISCAL YEAR 2023-2024 BE APPROVED?"**

A budget, as recommended by the Farmington Town Council at a meeting held on April 3, 2023, and to be presented and discussed at the Annual Town Meeting to be held Monday, April 17, 2023, shall be submitted under the ballot heading above to vote on voting machines of persons qualified to vote in Town meetings of the Town of Farmington on April 27, 2023, between the hours of 6:00 a.m. and 8:00 p.m. The budget as recommended by the Town Council is on file and available for public inspection in the office of the Town Clerk.

**"2. SHALL THE TOWN OF FARMINGTON APPROPRIATE \$4,000,000 FOR REPAIRS TO AND RECONSTRUCTION OF VARIOUS TOWN ROADS AND DRAINAGE SYSTEMS, AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?"**

**"3. SHALL THE TOWN OF FARMINGTON APPROPRIATE \$16,000,000 FOR THE RENOVATION OF THE 1928 BUILDING, AUTHORIZE THE USE OF \$7,000,000 AMERICAN RESCUE PLAN ACT FUNDS TO FINANCE A PORTION OF THE APPROPRIATION, AND AUTHORIZE THE ISSUANCE OF \$9,000,000 BONDS AND NOTES TO FINANCE THE REMAINING PORTION OF THE APPROPRIATION?"**

If approved, question #2 will appropriate \$4,000,000 and authorize borrowing for costs related to repairs to and reconstruction of such various Town roads and drainage systems as may be determined by the Town Manager and the Town Engineer from time-to-time, and will authorize the issue of bonds, notes and temporary notes in an amount not to exceed \$4,000,000 to finance the appropriation.

If approved, question #3 will appropriate \$16,000,000 for costs related to renovations to the 1928 Section of the Farmington High School Building for use as town offices and authorize the use of \$7,000,000 American Rescue Plan Act funds and \$9,000,000 bonds and notes to finance the appropriation.

The full text of each resolution as approved by the Town Council is on file and available for public inspection in the office of the Town Clerk.

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 places 2-5 shall vote at the Farmington Police Department, 319 New Britain Avenue, Unionville Connecticut; 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 meeting who are not electors shall vote at their respective polling place at Irving A. Robbins Middle School, West Woods Upper Elementary School, the Farmington Police Department, the Community & Senior Center or the Municipal Complex. Absentee ballots will be available from the Town Clerk's office.

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# TOWN-WIDE REFERENDUM VOTE

## APRIL 27, 2023

### TOWN COUNCIL RECOMMENDED BUDGET

EXPENDITURES	FY 22/23 Adopted Budget	FY 23/24 Town Council Recommended Budget	Dollar Change	% Change
<i>Education</i>	74,448,257	75,937,222	1,488,965	2.00
<i>Town</i>	33,380,320	34,039,268	658,948	1.97
<i>Debt Service</i>	9,306,656	9,964,743	658,087	7.07
<i>Capital Improvements</i>	3,881,000	1,000,000	(2,881,000)	(74.23)
<i>BOE Defined Contribution</i>	250,000	325,000	75,000	30.00
<b>Total</b>	<b>121,266,233</b>	<b>121,266,233</b>	<b>0</b>	<b>0.00</b>

<b>GRAND LIST</b>				
<i>Real Estate</i>	3,248,094,596	3,915,249,614	667,155,018	20.54
<i>Personal Property</i>	233,594,145	255,606,782	22,012,637	9.42
<i>Motor Vehicles</i>	315,511,580	325,752,037	10,240,457	3.25
<b>Total</b>	<b>3,797,200,321</b>	<b>4,496,608,433</b>	<b>699,408,112</b>	<b>18.42</b>

REVENUES				
<i>Other Property Taxes</i>	1,405,000	1,519,318	114,318	8.14
<i>Licenses and Permits</i>	781,500	961,500	180,000	23.03
<i>Fines and Penalties</i>	15,000	14,500	(500)	(3.33)
<i>Interest</i>	150,000	697,000	547,000	364.67
<i>Grants</i>	6,459,586	6,854,691	395,105	6.12
<i>Service Charges</i>	1,514,308	1,513,065	(1,243)	(0.08)
<i>Other</i>	772,126	768,963	(3,163)	(0.41)
<i>Westwoods Contribution</i>	320,000	335,000	15,000	4.69
<i>Fund Balance</i>	-	1,200,000	1,200,000	100.00
<b>Total</b>	<b>11,417,520</b>	<b>13,864,037</b>	<b>2,446,517</b>	<b>21.43</b>

TAX & MILL RATE		
<i>Tax Levy</i>	\$110,948,713	\$108,502,196
<i>Mill Rate</i>	29.32	24.21
<i>Mill Rate Change</i>	0.52	(5.11)
<i>% Change</i>	<b>1.80%</b>	<b>-17.43%</b>
<i>Avg Resident Assessment</i>	\$226,777	\$301,455
<i>Real Estate Taxes</i>	\$6,650.04	\$7,298.13
<i>Dollar Increase</i>	117.29	648.09
<i>% Increase</i>	<b>1.80%</b>	<b>9.75%</b>

**EVERY \$100,000 OF  
ASSESSED VALUE =  
\$2,421 IN TAXES**

Connecticut law requires that all property be revalued for assessment purposes periodically. The Farmington State-Mandated revaluation reflects 70% of the fair market value of property as of **October 1, 2022**.

# TOWN-WIDE REFERENDUM VOTE

## APRIL 27, 2023

### TOWN COUNCIL RECOMMENDED BUDGET

**"Shall the budget for the Town of Farmington presented by the Town Council and recommended by the Annual Town Meeting for Fiscal Year 2023-2024 be approved?"**

State law requires a town-wide revaluation every five years. A revaluation is the process of verifying property data, analyzing economic data, and then appraising all town real estate at a common point in time. The purpose is to equalize assessments at a common level so that all property owners pay their fair share of the property tax burden.

The last revaluation was as of October 1, 2017, and the market has changed at different rates for different types of properties since then. This property revaluation will reflect the market as of October 1, 2022. The result of the revaluation is that the grand list increased by 18.42% or \$699,408,112. Real property grew by 20.54%.

The Recommended FY 2023-2024 budget includes a \$0 or 0% increase in expenditures over last year's budget.

**For more information on the Town Budget and to calculate your individual tax bill, please visit <https://www.farmington-ct.org/about-farmington/town-budget>.**

### ROAD REPAIRS & RECONSTRUCTION

**"Shall the Town of Farmington appropriate \$4,000,000 for repairs to and reconstruction of various town roads and drainage systems, and authorize the issuance of bonds and notes in the same amount to finance said appropriation?"**

The Department of Public Works is responsible for the construction, maintenance, and repair of approximately 125 miles of Town roads. A complete inventory of every street in Farmington and Unionville is conducted annually.

Visual inspections and street surveys are conducted to analyze overall road conditions and the volume of traffic each road receives. Specific road repairs are then recommended and street conditions are prioritized in the most economically efficient order, while also considering future slated improvements (municipal, state, utility, or otherwise).

Each year's list is finalized, pending budget funding and Town Council authorization. Please note, work to be performed is subject to adjustment based on factors such as funding, scheduling, etc.

**For a summary of previously completed road projects as well as projected future paving projects, please visit: <https://www.farmington-ct.org/departments/highway-grounds>**

# TOWN-WIDE REFERENDUM VOTE

## APRIL 27, 2023

### 1928 BUILDING PROJECT

"Shall the Town of Farmington appropriate \$16,000,000 for the renovation of the 1928 Building, authorize the use of \$7,000,000 American Rescue Plan Act Funds to finance a portion of the appropriation, and authorize the issuance of \$9,000,000 bonds and notes to finance the remaining portion of the appropriation?"

#### PROJECT BUDGET

- The estimated total project cost is **\$16M** with a net municipal cost of **\$9M**.
- This will be offset by American Rescue Plan Act (ARPA) funds in the amount of **\$7M**.

#### PROJECTED TAX IMPACT

- The projected tax impact of the 1928 Building Project to the average taxpayer (assessment of \$301,455) is estimated to be **\$44.96 in total, averaging \$8.99 per year for the first five years of the bond repayment schedule**.
- After the first five years, there are no incremental increases to taxes due to the 1928 Building debt issue as the required debt service is absorbed by the retirement of old debt.

Please visit the "Project Cost" page of the 1928 Building Committee website, [www.1928building.org](http://www.1928building.org) to view the Town's Financial Forecast, and resources related to this project.

Renovations to the 1928 Section of the Farmington High School Building for use as Town offices.





# TOWN OF FARMINGTON

Town Hall, Farmington, CT 06032-1053  
www.farmington-ct.org

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## 25TH ANNUAL TOWN-WIDE CLEAN UP DAY SATURDAY, APRIL 22ND • 8:00AM-1:00PM

Join the Town of Farmington Green Efforts Committee for the 25th Annual Town-Wide Clean Up Day, on Saturday, April 22nd, from 8:00AM - 1:00PM.

Pre-register at [www.bit.ly/CleanDay2023](http://www.bit.ly/CleanDay2023), or stop by any of the four official locations for a clean-up assignment, trash bags, grabbers, and gloves.

**FARMINGTON FIREHOUSE**  
76 Main Street, Farmington

**IRVING ROBERTS MIDDLE SCHOOL**  
20 Wolf Pit Road, Farmington

**TUNXIS HOSE FIREHOUSE**  
11 School Street, Unionville

**TUNXIS MEAD ATHLETIC FIELDS**  
80 Tunxis Road, Farmington

### HEAVIEST HAUL COMPETITION

Prizes from local businesses for the individual and team collecting the most trash by weight. Trash may be collected from April 1st to April 22nd. Any single item weighing more than 25lbs will be counted as 25lbs. Trash will be weighed at our official locations.



## BULKY WASTE COLLECTIONS APRIL 24 - APRIL 28

Town-wide bulky waste collections will begin on Monday, April 24, 2023. Bulk items will be picked up on your normal trash pickup day during the week of April 24-28, 2023.

During the week of April 24-28, 2023 all Farmington residents who pay for town trash service, by the Town's contractor (Waste Material Trucking Company) are asked to leave their bulk items curbside the night before their regular collection day.

### ACCEPTABLE BULKY WASTE:

- \*\*Large Furniture
- \*\* Appliances
- \*\* Tires and Rims
- \*\*Plumbing Features
- Carpet / Padding
- Misc. Household Items

### UNACCEPTABLE BULKY WASTE

- Recyclable Materials
- Building Materials
- Lumber / Plywood
- Concrete Items
- Propane Tanks
- Paint (Latex or oil based)
- TVs, PCs or Laptops