

Minutes of the Town of Farmington  
Regular Town Council Meeting  
September 27, 2016

Present:

Nancy W. Nickerson, Chair  
Peter M. Mastrobattista  
Gary Palumbo  
Amy Suffredini  
Meredith A. Trimble  
John Vibert

Kathy Eagen, Town Manager  
Paula B. Ray, Town 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. Proclamations and Recognitions**

1. Proclamation

Mrs. Suffredini introduced Mr. Pelham, reviewed his accomplishments as the Scout Leader for Troop 68 and read the following proclamation:

PROCLAMATION

WHEREAS, Scoutmasters help train the Boy Scouts of America with skills which serve them well in the future, and

WHEREAS, Scoutmasters must undergo a thorough and comprehensive Leader specific training program, and

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

WHEREAS, Doug Pelham is stepping down as Scoutmaster for Troop 68 Boy Scouts of America after three years of service, and

WHEREAS, under Doug Pelham's leadership, the Troop has continued to grow and prosper and currently has 50 registered Scouts, and

WHEREAS, during Doug Pelham's tenure, the Troop has participated in numerous community service projects totaling hundreds of hours of dedicated service, and

WHEREAS, during Doug Pelham's term, eight Scouts attained the rank of Eagle Scout, Boy Scouting's crowning achievement, and

WHEREAS, as a result of Doug Pelham's hard work and dedication, the lives of the people of Farmington will be enriched and enhanced.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend to Doug Pelham our best wishes and we hereby proclaim June 8, 2016 as Doug Pelham Day in Farmington, Connecticut.

Dated at Farmington, Connecticut this 7th day of June 2016.

Nancy W. Nickerson  
Farmington Town Council Chair

Mr. Mike Demicco, State Representative 21<sup>st</sup> District read a citation from the State Legislature for Mr. Phelham.

Motion was made and seconded (Trimble/Mastrobattista) to waive the rules of Procedure to add an item to the Agenda.

Adopted unanimously.

Motion was made and seconded (Trimble/Mastrobattista) to add as Agenda Item F-2 to Change the name of the FHS Renovation Committee.

Adopted unanimously.

**D. Public Comments**

There were no public comments made.

**E. Consideration of Special Topics**

**1. Sub Edge Farm Lease Discussion**

The Chair told the Council meeting the purpose of the evening was to review the information asked for at the previous Town Council and answer any other questions the Council may have on the Sub Edge Farm lease.

The Manager reviewed the following report:

**Sub Edge Farm Discussion**

In follow up to the last Town Manager's report regarding Sub Edge Farm, I have put together some information regarding the Farm and initiatives the Phillips have worked on over the last three years.

**Town Accounts:**

The Town accounts for the community gardens, farm land maintenance and the Fisher Farm through the "Open Space Rental Fund". This fund is supported by the activities and not through the general fund or the taxpayer. There are five activities accounted for in this fund, of which three (3) deal directly with the Town's open space farmland:

**Garden Plots**

Money received from the rental of garden plots at the community gardens is accounted for in this fund as well as any expenses for maintenance of the garden plots. The Town collects approximately \$5,300 a year from the rentals and pays out about the same amount for maintenance of the land. There currently is \$14,221.41 available in this account.

**Land Rentals**

This activity accounts for the collection of rents from farmers who rent land from the Town to grow crops, and for any expenses that the Town incurs for maintenance of this land. This account does not include the Fisher Farm Property. The Town on average collects about \$14,325 per year for rental of Town-owned farm land, and spends on average about \$9,600 per year to maintain it. There currently is a balance of \$107,771.69 in this account.

**Fisher Farm**

The third account in this Fund is to record the financial activity for the Fisher Farm. Under an agreement reached with the previous farmer who rented the Fisher Farm, the Town deposits into the Fisher Farm account one-half of the monthly rental income received from cell phone carriers who rent space on the cell tower located on the farm. Currently two carriers rent space: Verizon and AT&T. Income from these rents was approximately \$16,500 per year but in recent years the amount has increased due to escalation clauses in the rental agreements and renegotiations of the rental agreements. For Fiscal Year 2015/2016 rental income was \$20,164.

The Town also uses this account to record any expenses that are incurred for maintaining the Fisher Farm that under the rental agreement are the Town's responsibilities. Examples of expenses included cleaning out the septic system, maintaining the street light at the bend in the driveway, and repairs to the heating system in the house. The Town also uses the funds in this account for any matching grant requirements. For example, funds were recently used as a match for a State of Connecticut Department of Agriculture grant that was sought to replace the roof and paint the vegetable barn.

Prior to 2013 there was a sizable balance in this account. In 2013 approximately \$228,000 was used to renovate the house and clean up the barns and grounds. Excluding capital expenses, the Town spends \$3,000 per year to maintain the farm. This amount includes a portion of the salary for one staff member in the Town Manger's office. Currently there is a balance of \$16,009.97 in the Fisher Farm account.

I have attached the five year Capital Plan which shows expenses incurred since 2013. It also shows the grants the Town has received. I have also attached non-capital expenditures. Except for labor costs when Town forces are involved, all of these expenditures are paid from the Fisher Farm account.

### **Community Supported Agriculture**

The Community Supported Agriculture (CSA) program has grown from 100 to 200 families in the last three years. In 2015/2016 a meat share program was added as well as an egg share program. In 2016/2017 the farm will be piloting a 20 member winter share program.

### **Food Share**

The monetary equivalent for the 10 CSA share rent is valued at \$5,000. This equates to about 50 large share boxes of produce per year. The farm donates approximately 3,500 lbs. of food each year to emergency food programs. The largest recipient is Gifts of Love, located in Avon. Gifts of Love serve the greater Hartford community. The donations concentrate on the basics that most individuals know how to prepare, like corn, squash and potatoes. Some of the more exotic farm share items are not popular with the food pantry participants. In addition to emergency food pantries, the farm has donated to the Hometown foundation, who hosts Dream Ride. The farm also donated produce to the Farmington Land Trust's Farm-To Table Tasting at the West District Nature Preserves for over 300 people.

### **Education Programming**

In 2016 the farm hosted three workshops for children on food and farming topics including cooking with vegetables, pasture raised poultry and beekeeping. The Farmington High School Industrial Arts class worked with the farm to produce poultry tractors. These units protect the fowl from predators and allow the farmers to move the fowl to new grazing land easily. Last year the farm hosted a farm tour and talk on composting for the Farmington Green Efforts Committee. Workshops have been held on the farm for young farmers and the Phillip's have given talks at the Northeast Organic Farming Association's winter conference. The farm has worked with and donated to *Simsbury A Better Chance*, a group that works on closing the educational gap for students of color. In 2016 the Phillip's visited community groups to talk about farm related topics. Some of these groups included the Avon-Canton Rotary Club, the Farmington Garden Club, and the Farmington Library.

### **Community Outreach**

In 2015 the farm co-hosted with the Farmington Land Trust a Community Day. This event brought hundreds of people to the farm for hayrides, pumpkin painting, music, wood-fired pizza, storytelling and more. In 2016 an Open Farm Day was held to engage the public in the workings of the farm and what was offered there. The farm website includes information on the crops grown as well as recipes, cooking and storage tips and nutrition facts. The farm has partnered with several restaurant groups for Farm to Table dining events. These have been very well attended with the most recent event being sold out. The farm was also involved in a national marketing campaign for Nabisco's Triscuit cracker. The commercial highlighted a sub edge farm egg in its appetizer idea. The Phillip's will be representing the United States at a food and farming conference (Terra Madre), running September 22-26 in Turin, Italy. The

conference will focus on ways to change the food system through global consciousness and a deep respect for the diverse, international food movement. They were invited by Slow Food, USA to represent America.

### **Investment**

The farm aims to have a growth rate of 5-10% per year. To do this they continually invest back into the farm. They also seek to maintain a reserve for future capital purchases. Some of this is from their own finances as well as many grants and other funding sources such as internet based crowd funding campaigns (Indiegogo, Go Fund Me). Investments have been made into equipment, labor, fencing, and infrastructure. They have also made investments into the soil to build its health and improve its structure. Some examples of infrastructure investments include a new tractor, freezers and refrigerators for the farm shop, a tent for community events, an egg washer, and three hoopouses or high tunnels. The high tunnels are the latest investment which will allow the farm to extend the growing season and offer the piloted winter share program. At a cost of \$45,000 the tunnels were paid from farm funds and a federal grant. An increased flock of laying hens has been purchased to support the egg share. This summer there was a seven member farm crew hired to assist in the planting, weeding and harvesting of the crops. Three of these laborers were Farmington residents. There are also more beef cattle on the farm as well as seasonal poultry such as turkeys and geese. These birds are sold at the holiday season. I have asked the Phillip family to provide me with a listing and break down of grants they have received and monies through other funding sources.

### **Future**

The objective of the Phillip's is to continue to grow the farm. They want to continue to invest in the soil, the capital needs of the farm, and to develop ways to extend the growing season so that they can supply more healthy food to families. They continue to increase their livestock and work to incorporate them into their business plan. They also hope to be able to find new ways to get healthy food to underprivileged families. One idea that is being considered is a subsidized CSA program for individuals who meet certain income criteria.

It was agreed the lease would be on the agenda of the next Town Council meeting as an action item. It was the consensus of the Council to keep the language of the lease the same as the previous lease except to leave the term, rental amount and the details of CSA program stipulations blank to be discussed as part of the action item. It was the consensus of the Council to have the term of the lease more than one year.

## **2. Strategic Plan Goal 5 Presentation**

Mr. Russell Arnold, Director of Public Works and Planning Services gave the presentation on a third river crossing recorded with these minutes as Agenda Item E-2 and answered Council questions. It was the consensus of the Council to continue to pursue a third crossing over the river at the recommended location.

### 3. State Grant History Presentation

The Manager reviewed the presentation recorded with these minutes as Agenda Item E-3 and answered Council questions. The Manager agreed to report to the Council regularly on the status of the State of Connecticut grant receipts.

### F. New Business

1. To Consider and Take Action on the Proposed Contract Salary Reopener Between the Farmington Administrators' and Supervisors' Association (FASA) and the Board of Education.

Motion was made and seconded (Trimble/Mastrobattista) to approve the proposed contract salary reopener between the Farmington Administrators' and Supervisors' Association (FASA) and the Board of Education.

Adopted unanimously.

2. To Change the Name of the Farmington High School Renovation Committee to the Farmington High School Building Committee

Motion was made and seconded (Trimble/Mastrobattista) to change the name of the Farmington High School Renovation Committee to the Farmington High School Building Committee.

Adopted unanimously.

### G. Executive Session

Motion was made and seconded (Trimble/Mastrobattista) to move to Executive Session at 9:00 p.m. for the discussion of the selection of a site or the lease, sale, or purchase of real estate with the Town Council and Town Manager present.

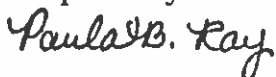
The Council returned to Open Session at 9:30 p.m.

### H. Adjournment

Motion was made and seconded (Trimble/Mastrobattista) to adjourn the meeting at 9:30 p.m.

Adopted unanimously.

Respectfully submitted,



Paula B. Ray, Clerk

# Farmington River Crossing



REGULAR TOWN COUNCIL MEETING  
SEPTEMBER 27, 2016

## Strategic Plan Goal 5

*To continue to evaluate the potential and location of an additional river crossing with the State of Connecticut Department of Transportation to alleviate traffic in the Town Centers.*

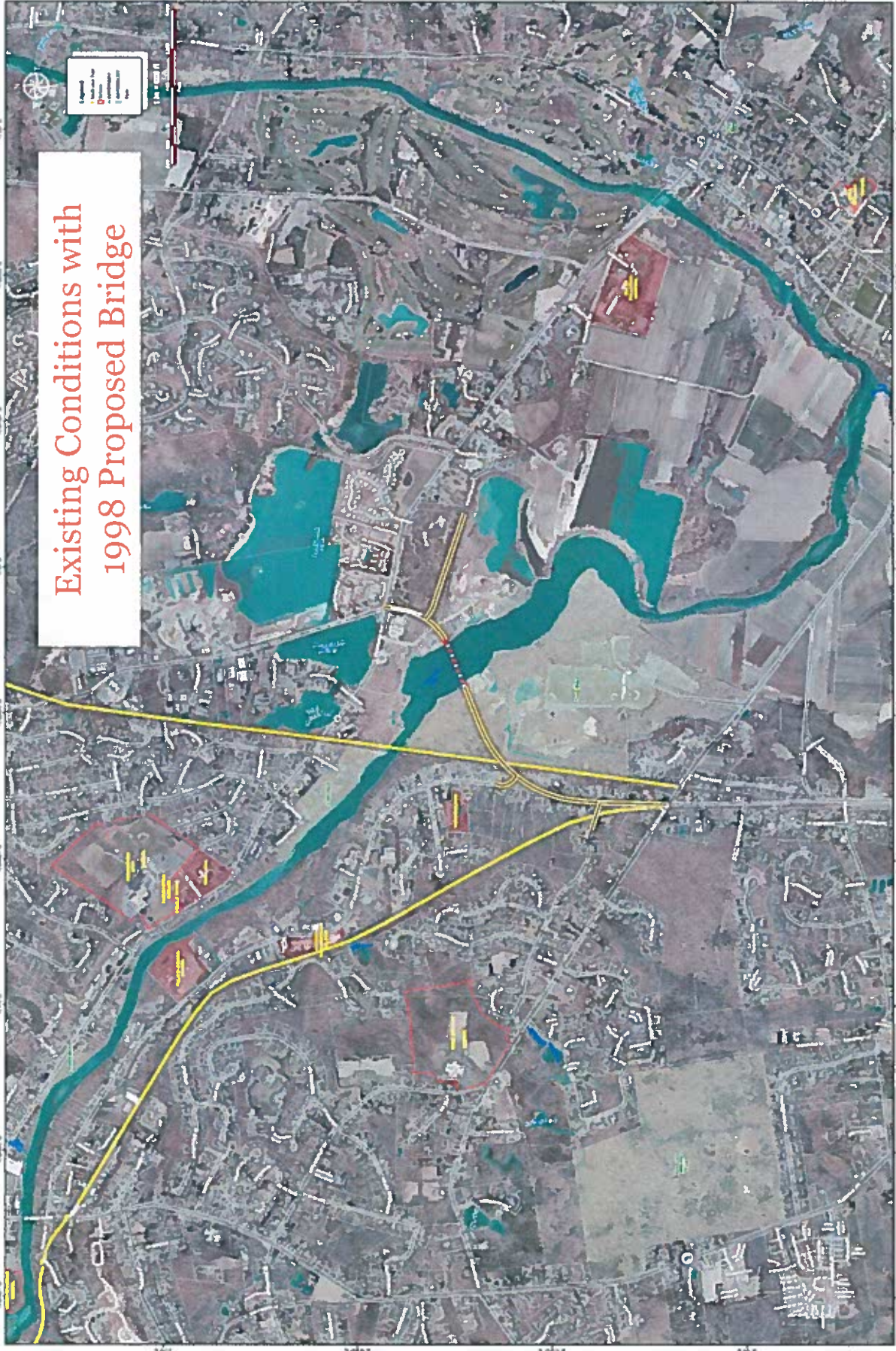


## Brief History



- **Two previous river crossing proposals.**
- **Most recent was in 1998**
  - Failed at referendum for various reasons 4746-3519

# Existing Conditions with 1998 Proposed Bridge



# 1998 Proposed Location



**Legend**

- Proposed 775 Feet Bridge Location 1998
- == Proposed Roadway Location 1998



CONCEPTUAL THIRD BRIDGE FROM BRIDGEWATER ROAD TO NEW BRITAIN AVENUE 1998  
DATE PRINTED 07/27/2018



**TOWN OF FARMINGTON  
HARTFORD COUNTY,  
CONNECTICUT**

**CONCEPTUAL THIRD  
BRIDGE FROM  
BRIDGEWATER ROAD TO  
NEW BRITAIN AVENUE  
1998**

**NOTE:** Data generated on this map is subject to the same accuracy as the data provided. The Town of Farmington, Connecticut, does not warrant the accuracy of the data provided by the U.S. Department of Agriculture, et al 2009.

These resources were not used to verify the accuracy of the data provided and are provided for informational purposes only. The Town of Farmington, Connecticut, does not warrant the accuracy of the data provided by the U.S. Department of Agriculture, et al 2009.

The data used in this map is based on the Connecticut State Plane System (as a Datum of 1973) and is not intended to be used for any other purpose. The data is provided for informational purposes only and is not intended to be used for any other purpose.

Copyright 2009, Farmington, Connecticut, Inc. All rights reserved.



## Existing Conditions

- Farmington River bisects the Town
- Crossing Points are in Farmington Village & Unionville
  - North Side- Town Hall/Library/High School
  - South Side- Police Station/Community Center/Public Works/Tunxis Mead Park/School Bus/Waste Collection
- Travel Time impacted by congestion in both centers

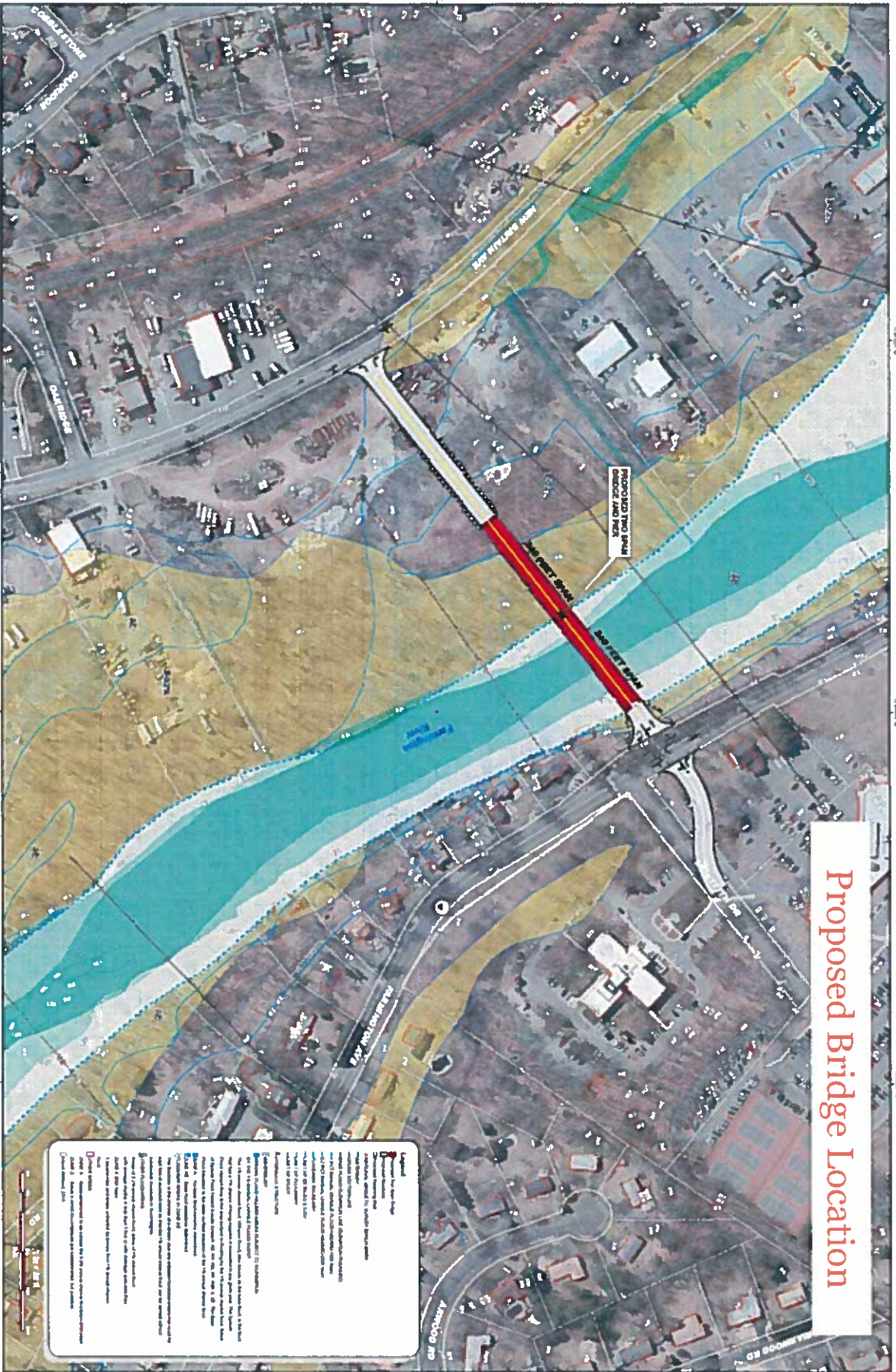
# Proposed New Crossing



- Intended to be a local bridge which will provide traffic improvement to the village centers.
- Extend Monteith Drive over Farmington River to New Britain Ave. on new bridge
- Provides connection between:
  - Town Hall/Library/High School on North Side and;
  - Police Station/Community Center/Public Works on South Side
- Serves: Motor Vehicles, Bicyclists and Pedestrians
- Reduces Traffic congestion in Farmington Village & Unionville

# Proposed New Crossing

- **New Bus Route Circulation**
- **Connects Unionville Senior Housing with Senior/Community Center & Library**
- **Connection to Trail System**
- **Access to River**
  - Future trail along river
  - 2007 River Access Committee



## Why are we recommending this location?

- River is at its narrowest point
- Minimal environmental impact
- Connection to various town owned properties
- River access
- Split between Unionville and Farmington
- Overall residential impact is significantly less than the 1998 proposal
- Cost



# STATE GRANT HISTORY

---

Regular Town Council Meeting

September 27, 2016



## Grant Analysis

10 year analysis of state and federal grants  
(FY 2005-2006 – FY 2015-2016)

Includes estimates for FY 2016-2017

TOWN OF FARMINGTON, CT  
 FY2016/2017  
 ADOPTED BUDGET  
 GENERAL FUND REVENUE

ACCOUNT DESCRIPTION	2014-2015 ACTUAL	2015-2016 REVISED BUDGET	2015-2016 7 MONTH ACTUAL	2015-2016 ESTIMATED 12 MONTHS	2016-2017 ADOPTED	% CHANGE
PROPERTY TAXES						
CURRENT TAXES	84,505,795	87,587,928	56,297,617	87,715,950	91,064,511	3.97%
DELINQUENT TAXES	222,501	200,000	191,084	275,600	200,000	0.00%
INTEREST & LIENS	266,930	200,000	126,162	249,400	225,000	12.50%
SUPPLEMENTAL TAXES	683,473	679,000	47,873	747,642	750,000	10.46%
TOTAL	85,678,699	88,666,928	56,662,736	88,988,592	92,239,511	4.03%
LICENSES						
DOG LICENSES	6,244	5,000	3,672	6,370	6,000	20.00%
BUILDING TAXES	840,880	825,000	307,287	554,665	675,000	-18.18%
OTHER	8,292	13,500	12,200	23,038	13,500	0.00%
TOTAL	853,416	843,500	323,159	584,093	694,500	-17.66%
FINES AND COURTS						
DOG LICENSES	37,471	36,000	8,603	41,328	37,000	2.78%
BUILDING TAXES	2,481	3,200	1,275	2,234	3,000	-6.25%
OTHER	39,952	39,200	9,878	43,562	40,000	2.04%
TOTAL	65,555	75,000	44,445	93,398	85,000	13.33%
INTEREST EARNINGS						
TOTAL	65,555	75,000	44,445	93,398	85,000	13.33%



ACCOUNT DESCRIPTION	2014-2015 ACTUAL	2015-2016 REVISED BUDGET	2015-2016 7 MONTH ACTUAL	2015-2016 ESTIMATED 12 MONTHS	2016-2017 ADOPTED	% CHANGE
STATE AND FEDERAL GRANTS						
PILOT: STATE-OWNED PROPERTY	3,507,095	3,318,343	3,147,460	3,147,460	3,086,385	-6.99%
PILOT: COLLEGES & HOSPITALS	31,718	29,789	29,785	29,785	29,924	0.45%
VETERAN'S EXEMPTION	5,285	5,390	5,873	5,873	5,873	8.96%
ELDERLY CIRCUIT BREAKER	141,280	144,105	138,586	138,586	138,586	-3.83%
ELDERLY TAX FREEZE	896	914	929	929	929	1.64%
PEQUOT/MOHEGAN FUND GRANT	31,383	32,778	9,857	29,572	29,874	-8.86%
PILOT: TELECOMM EQUIP	115,532	112,713	794	103,812	112,713	0.00%
REVENUE SHARING-PROJECTS	513,328	545,804	-	545,804	545,804	0.00%
REVENUE SHARING-SALES TAX	-	-	-	-	241,319	0.00%
SOCIAL SERVICE GRANTS	8,008	12,000	4,636	10,772	12,000	0.00%
POLICE GRANTS	55,633	105,637	74,462	169,772	75,000	-29.00%
TOWN AID ROADS	372,988	372,988	186,671	373,341	373,341	0.09%
HOLD HARMLESS GRANT	12,843	-	-	-	-	0.00%
EDUCATION GRANTS	1,617,748	1,611,013	402,753	1,559,944	1,181,846	-26.64%
TRANSPORTATION GRANT	26,185	16,869	-	15,302	16,577	-1.73%
SCHOOL BLDG GRANT	171,125	162,932	162,932	162,932	-	-100.00%
TOTAL	6,611,046	6,471,275	4,164,738	6,293,884	5,830,171	-9.60%

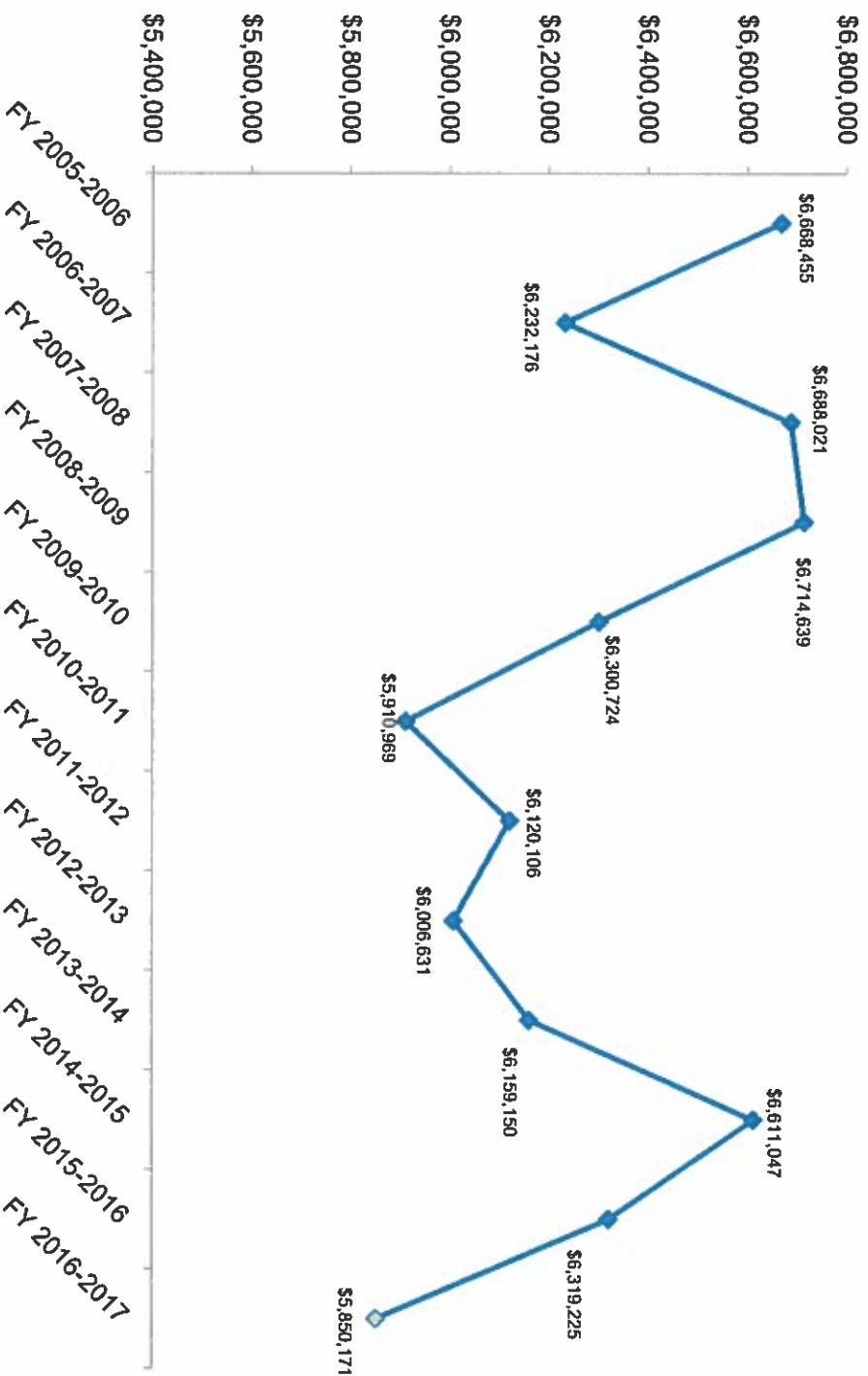
In Lieu of Taxes

# Big Picture Revenue FY 2016-2017

Account Description	2016-2017 Adopted	Percentage
Property Taxes	\$92,239,511	91.7%
State and Federal Grants	\$5,850,171	5.8%
Service Charges	\$1,327,543	1.3%
Other	\$1,182,490	1.2%
<b>Total Revenues</b>	<b>\$100,599,715</b>	

# Total Grant Revenue

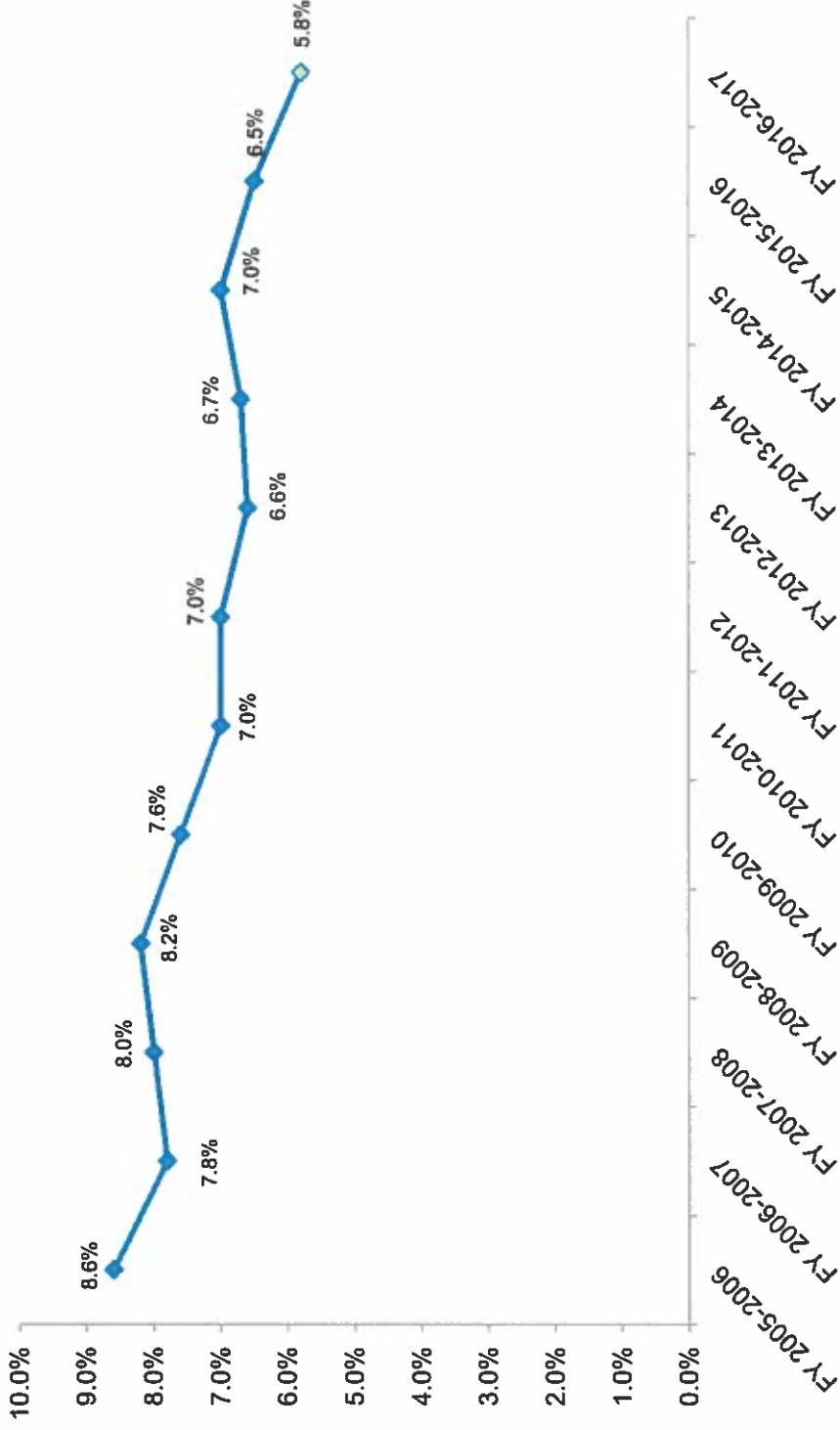
Total Grant Revenue has fluctuated with an average of \$6,339,195 per year. Current trends are showing a decline in the total grant revenue.



\*NOTE: FY 2016-2017 is not included in average- "Estimated" amount

# Percentage of Total Budget

On Average, Grant Revenue equals 7.4% of the total budget. Current trends are showing a decline in the percentage of total budget.



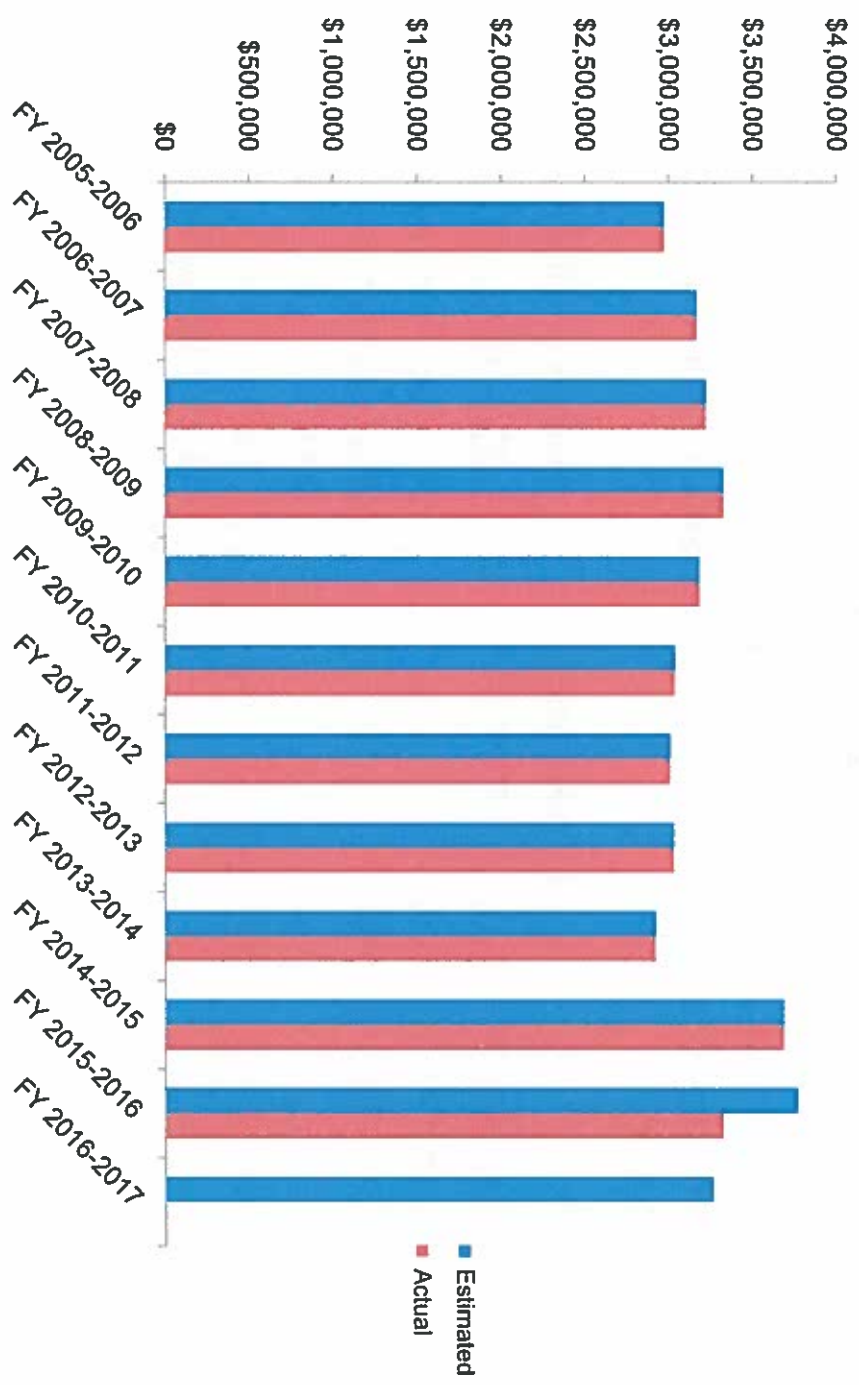
\*NOTE: FY 2016-2017 is not included in average- "Estimated" amount

# In Lieu of Taxes- Estimated vs. Actual

"In Lieu of Taxes" is the largest grant and consists of:

- PILOT: State-Owned Property
- PILOT: Colleges & Hospitals
- Veteran's Exemption
- Elderly Circuit Breaker
- Elderly Tax Freeze

Funding has matched or exceeded budget estimates every year except FY 2015-2016



\*NOTE: FY 2016-2017 is an "Estimated" amount

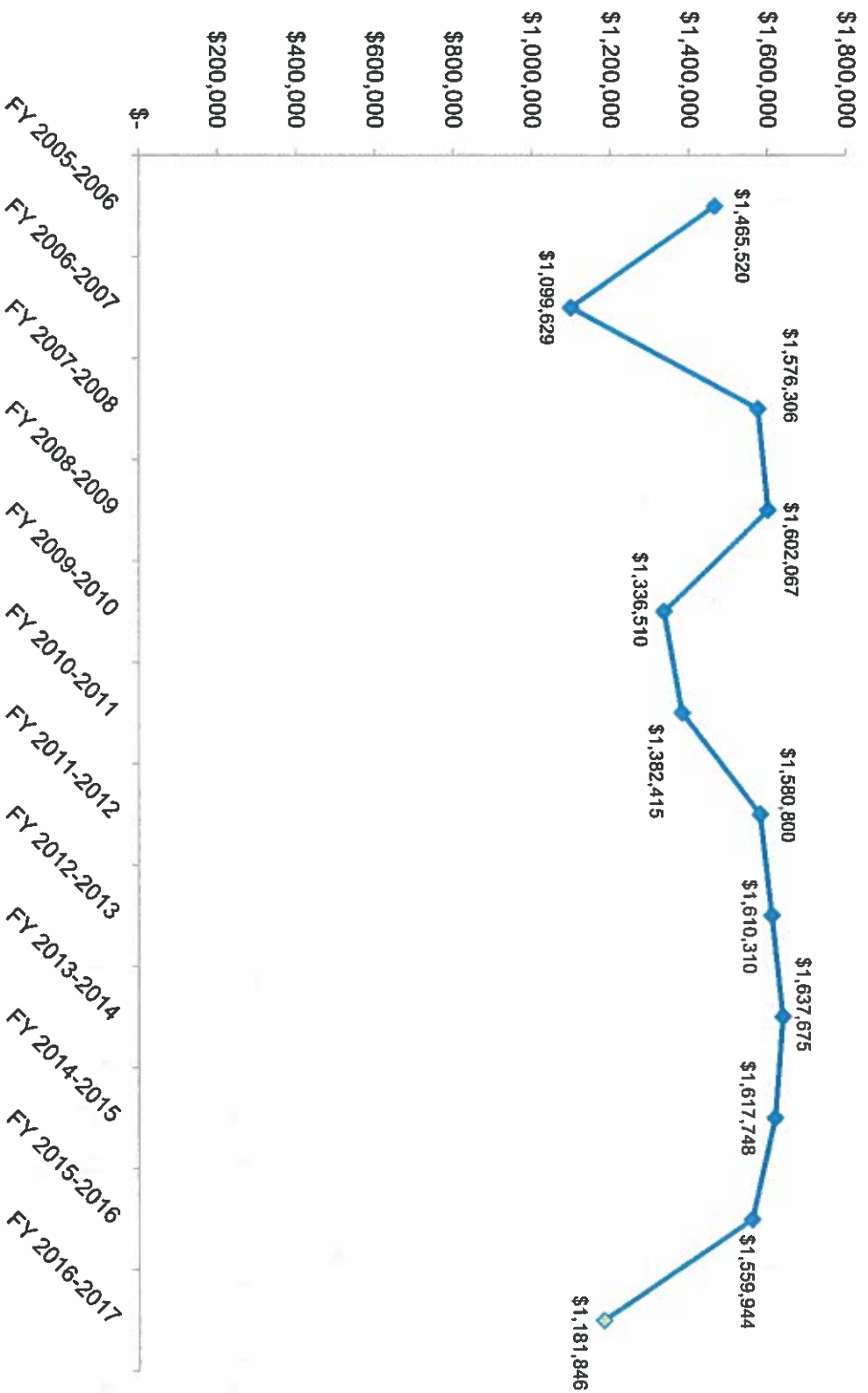
# Large Grant Analysis

- **Large Grant Analysis (FY 2005-2006- FY 2015-2016):** Manufacturing Machinery & Equipment, Pequot/Mohegan Fund Grant, Lieu of Taxes, Town & Roads (Highway) Grants, and Education Grants.
- These large grants equal, on average, **83%** of Farmington's total grant allocation.

	% of Grant Allocation	Difference of Actual to Estimated
FY 2005-2006	82%	\$382,320 over budget estimate
FY 2006-2007	82%	\$6,423 over budget estimate
FY 2007-2008	84%	\$33,618 over budget estimate
<b>FY 2008-2009</b>	<b>85%</b>	<b>\$8,945 under budget estimate</b> <b>ECS</b>
<b>FY 2009-2010</b>	<b>86%</b>	<b>\$44,668 under budget estimate</b> <b>ECS</b>
FY 2010-2011	86%	\$1,236 over budget estimate
<b>FY 2011-2012</b>	<b>79%</b>	<b>\$30,213 under budget estimate</b> <b>ECS</b>
FY 2012-2013	81%	\$1,309 over budget estimate
FY 2013-2014	81%	\$26,662 over budget estimate
FY 2014-2015	86%	\$1,076 over budget estimate
FY 2015-2016	84%	\$1,788 over budget estimate



# Education Cost Sharing Grant



\*NOTE: FY 2016-2017 is an "Estimated" amount

## Conclusions

- The analysis showed that the largest grant (In Lieu of Taxes) was the most consistent over 10 years
  - However, this appears to be changing. In FY 2015-2016 the payment in Lieu of taxes grant received from the State of Connecticut was reduced midyear by the Governor's Office as part of the Governor's budget saving measures
- Although the grants have been consistent over the past 10 years, they are currently on a downward trend
- Education Cost Sharing Grant remains the most unpredictable
- Overall, our annual revenue projections are very accurate (Joe ROCKS!)